

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants
Off:- Chamber No.34 Block B, District Court Gurgaon
Mob:- 9811534404, E-mail anurag_raghav@rediffmail.com

Report No. AR-02/24

Date: 13.02.2024

To

M/s DLF Limited.

Subject: Legal Opinion-cum-title search report in respect of land falling in
A. Khewat No. 103 Khata No. 107 Rect. No. 26, Kila No. 3/1(4-0),
4/1(4-0), 5/1(6-0) total measuring 14 kanal 00 marla.
B. Khewat No.29, Khata No. 30, Rect. No. 21, Killa No. 23/2(2-18),
total measuring 2 Kanal 18 Marla
C. Khewat No.88 Khata No.91 Rect. No.21 Kila No.24/2/2(5-13)
measuring 5 kanal 13 marla situated within the Revenue Estate of
Village Mewka, Tehsil Harsaru, District Gurugram.

PRESENT PROPERTY OWNER:

Property mentioned above in clause-A is presently owned and possessed by M/s DLF Ltd. to the extent of 11/14 share i.e. 11 Kanal and M/s Atherol Builders & Developers Pvt. Ltd. to the extent of 3/14 share i.e. 3 Kanal.

Property mentioned above in clause-B is presently owned and possessed by M/s DLF Ltd. measuring 2 Kanal 18 Marla.

Property mentioned above in clause-C is presently owned and possessed by M/s Karida Real Estate Pvt. Ltd. measuring 5 Kanal 13 Marla

PROPERTY DETAILS:

A. Khewat No. 103 Khata No.107 Rect. No. 26, Kila No. 3/1(4-0), 4/1(4-0), 5/1(6-0) total measuring 14 kanal 00 marla. B. Khewat No.29, Khata No. 30, Rect. No. 21, Killa No. 23/2(2-18), total measuring 2 Kanal 18 Marla C. Khewat No.88 Khata

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No.91 Rect. No.21 Kila No.24/2/2(5-13) measuring 5 Kanal 13 marla situated within the Revenue Estate of Village Mewka, Tehsil Harsaru, District Gurugram.

SHARE

The aforesaid owners are owners of land as per their respective share mentioned above.

DOCUMENTS EXAMINED:-

Jamabandi for the year 2022-23, 2017-18, 2012-13, 2007-08 and their mutations. I have carried out the up to date search for the period of last 13 years in the office of Sub-Registrar, Haarsaru & Gurugram and also record of concerned Halqua Patwari since the year 2007 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 2007-08.

Flow of title since the year 2007-08 till date for the Land mentioned in Clause-A is as under:-

That M/s DLF Ltd. to the extent of 11/14 share and M/s Atherol Builders & Developers Pvt. to the extent of 3/14 share are recorded as owner of the land measuring 14 Kanal 00 Marla in Jamabandi for the year 2022-23.

That **M/s DLF Ltd.** has acquired the land to the extent of 11/14 share i.e. 11 Kanal vide amalgamation order passed in CAA No. 14-CHD-HRY-2020 Decided on 02.02.2022 bearing Vasika No. 2395 dated 04.05.2022 from M/s DLF Utilities Ltd. The Mutation of the same has been sanctioned vide Mutation No. 1961 dated 09.05.2022.

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That M/s Atherol Builders & Developers Pvt. Ltd. has acquired the land to the extent of 3/14 share i.e. 3 Kanal vide Order passed in case No. 233/176 decided on 27.09.2021 passed by Hon'ble High Court Delhi and Regional Director Delhi from M/s Camden Builders & Developers Pvt. Ltd. The mutation of the same has been sanctioned vide Mutation No. 1942 Dated 21.10.2021.

That M/s DLF Utilities Ltd. to the extent of 11/14 share and M/s Camden Builders & Developers Pvt. Ltd. to the extent of 3/14 share are recorded as owner of the land measuring 14 Kanal 00 Marla in Jamabandi for the year 2017-18.

That M/s DLF Utilities Ltd. has purchased the land to the extent of 1/2 share i.e. 7 Kanal from Vikram Singh S/o Raghunath vide Sale Deed Vasika No. 6166 dated 17.06.2014. The Mutation of the same has been sanctioned vide Mutation No. 1760 dated 03.07.2014.

That M/s DLF Utilities Ltd. to the extent of 2/7 share and M/s Camden Builders & Developers Pvt. Ltd. to the extent of 3/14 share & Vikram Singh S/o Raghunath to the extent of 1/2 share are recorded as owner of the land measuring 14 Kanal 00 Marla in Jamabandi for the year 2012-13.

That M/s DLF Utilities Ltd. has purchased the land to the extent of 80/280 share i.e. 4 Kanal from M/s First India Estates & Services Pvt. Ltd. vide Sale Deed Vasika No. 19743 dated 20.11.2012. The Mutation of the same has been sanctioned vide Mutation No. 1684 dated 02.02.2013.

That M/s Camden Builders & Developers Pvt. Ltd. has purchased the land to the extent of 60/280 share i.e. 3 Kanal from Smt. Santra, widow- Raj Kumar, son- Ombati - Bimla-Suman, daughters of Dharampal 3/14 share vide Sale Deed Vasika No. 29162 dated 17.01.2011. The Mutation of the same has been sanctioned vide Mutation No. 1569 dated 18.03.2011.

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That M/s First India Estates & Services Pvt. Ltd. has purchased the land to the extent of 80/280 share i.e. 4 Kanal from Vikram Singh S/o Raghunath 11/14 share vide Sale Deed Vasika No. 24823 dated 03.12.2010. The Mutation of the same has been sanctioned vide Mutation No. 1540 dated 09.12.2010.

That Smt. Santra, widow- Raj Kumar, son- Ombati – Bimla- Suman, daughters of Dharampal 3/14 share & Vikram Singh S/o Raghunath to the extent of 11/14 share are recorded as owner of the land measuring 14 Kanal 00 Marla in Jamabandi for the year 2007-08.

That Mutation No. 1942, 1961, 1760, 1540, 1569, 1684 are shown in Jamabandi for the year 2022-23 till 2007-08 which are concerned with the aforesaid owners and land and have discussed above.

Flow of title since the year 2007-08 till date for the Land mentioned in Clause-B is as under:-

That M/s DLF Ltd. is recorded as exclusive owner of land measuring 2 Kanal 18 Marla in Jamabandi for the year 2022-23.

That **M/s DLF Ltd.** has acquired the land 2 Kanal 18 Marla vide amalgamation order passed in CAA No. 14-CHD-HRY-2020 Decided on 02.02.2022 bearing Vasika No. 2395 dated 04.05.2022 from M/s DLF Utilities Ltd. The Mutation of the same has been sanctioned vide Mutation No. 1961 dated 09.05.2022.

That M/s DLF Utilities Ltd. is recorded as exclusive owner of land measuring 2 Kanal 18 Marla in Jamabandi for the year 2017-18.

That M/s DLF Utilities Ltd. has purchased the land measuring 9 Kanal 8 Marla (which included the aforesaid land) from Smt. Santra, widow- Raj Kumar, son- Ombati – Bimla- Suman, daughters of Dharampal in equal share vide Sale Deed Vasika No. 19465 dated

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22.11.2013. The Mutation of the same has been sanctioned vide Mutation No. 1725 dated 06.02.2014.

That Smt. Santra, widow- Raj Kumar, son- Ombati – Bimla- Suman, daughters of Dharampal are in equal share are recorded as owner of the land in Jamabandi for the year 2012-13 & 2007-08.

That out of land falling in Rect. No. 21 Killa no. 18(8-0), 19(8-0), 22/1(5-11), 23(8-0), land falling in Rect. No. 21 Killa no. 18/1(6-8), 19/2(3-2), 22/1(5-11), 23/1(5-2) has been acquired by the State of Haryana for public purposes and land falling in Rect. No. 21 Killa no. 18/2(1-12), 19/1(4-18), 23/2(2-18) has been left with the owners. The Mutation of the same has been sanctioned vide Mutation No. 1549 dated 18.03.2011.

That Mutation No. 1961, 1725, 1549 are shown in Jamabandi for the year 2022-23 till 2007-08 which are concerned with the aforesaid owners and land and have discussed above. Mutation No. 1871, Rapat No. 787 Dated 03.06.2018 are shown in the Jamabandi for the year 2022-23 till 2007-08 however, the same are not concerned with aforesaid owners/ land and hence, have not been discussed.

Flow of title since the year 2007-08 till date for the Land mentioned in Clause-C is as under:-

That M/s Karida Real Estate Pvt. Ltd is recorded as owner of land measuring 5 kannaal 13 marla in jamabandi for the year 2022-23.

That M/s Karida Real Estate Pvt. Ltd. has acquired the land 5 Kanal 13 Marla vide amalgamation order passed in CAA No. 171/PB-2017 Decided on 07.02.2018 from M/s Ferrol Builders & Developers Pvt. Ltd. The Mutation of the same has been sanctioned vide Mutation No. 1852 dated 17.07.2018.

That M/s Ferrol Builders & Developers Pvt. Ltd is recorded as owner of land measuring 5 kannaal 13 marla in jamabandi for the year 2017-18 & 2012-13.

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That M/s Ferrol Builders & Developers Pvt. Ltd has purchased the land falling in Rect. No.21 killa no.24/2(6-15) measuring 6 kannal 15 marla to the extent of 1/3rd share i.e 2 kannal 5 marla from Satpal-Sonu sons Balbir vide sale deed vasika no.29307 dt.18-01-11. The mutation of the same has been sanctioned vide mutation no.1567 dt.03-02-11.

That M/s Ferrol Builders & Developers Pvt. Ltd has purchased the land falling in Rect. No.21 killa no.24/2(6-15) measuring 6 kannal 15 marla to the extent of ½ share i.e 3 kannal 7.5 marla from Mahavir S/o Bagwana vide sale deed vasika no.27635 dt.29-12-10. The mutation of the same has been sanctioned vide mutation no.1565 dt.03-02-11.

That land falling in khewat no.73(jamabandi year 2007-08) has been partitioned in case no.57/tehsil decided on 02-08-11 and land falling in Rect. No.21 Kila No.24/2/2(5-13) measuring 5 kannal 13 marla has fallen in share of M/s Ferrol Builders & Developers Pvt. Ltd. The mutation of the same has been sanctioned vide mutation no.1613 dt.01-09-11.

That land falling in Rect. No.21 kila No.24(8-0) measuring 8 kannal has been acquired by the state of Haryana for public purposes and land falling in Rect. No.21 Kila No.24/1(1-5) has been acquired and award no.3 dt.14-06-10 has been announced and land falling in Rect. No.21 Kila No.24/2(6-15) has been left with owners. The mutation of the same has been sanctioned vide mutation no.1549 dt.18-03-11.

That Mahavir S/o Bagwana ½ share, Satpal-Sonu sons Balbir 1/3rd share in equal share are recorded as owners of land in jamabandi for the year 2007-08.

That Mutation No. 1852-1549-1565-1568-1613 are shown in Jamabandi for the year 2022-23 till 2007-08 which are concerned with the aforesaid owners and land and have discussed above. Rapat No. 787 Dated 03.06.2018 are shown in the Jamabandi for the year 2022-23 till 2007-08 however, the same are not concerned with aforesaid owners/ land and hence, have not been discussed

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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 Ltd, M/s Atherol Builders & Developers Pvt. Ltd & M/s Karida Real Estate Pvt. Ltd.** are the lawful owners/co-owners 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, Harsaru & 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 encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title.

OPINION

In my opinion **M/s DLF Ltd, M/s Atherol Builders & Developers Pvt. Ltd & M/s Karida Real Estate Pvt. Ltd.** are 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
(E. No. P-1320-A/2003)

ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, Harsaru & Gurugram
2. Certified copy of Jamabandi for the year 2022-23.

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Date: 13.02.2024

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. 103 Khata No. 107 Rect. No. 26, Kila No. 3/1(4-0), 4/1(4-0), 5/1(6-0) total measuring 14 kanal 00 marla. **B.** Khewat No.29, Khata No. 30, Rect. No. 21, Killa No. 23/2(2-18), total measuring 2 Kanal 18 Marla **C.** Khewat No.88 Khata No.91 Rect. No.21 Kila No.24/2/2(5-13) measuring 5 kannal 13 marla situated within the Revenue Estate of Village Mewka, Tehsil Harsaru, District Gurugram of **M/s DLF Ltd, M/s Atherol Builders & Developers Pvt. Ltd & M/s Karida Real Estate Pvt. 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.

Your's Sincerely


ANURAG RAGHAV
Advocate
(E. No. P-1320-A/2003)


[ANURAG RAGHAV]
ADVOCATE

(Second party copy)

B Book Receipt for Non Registration Purpose

13-02-2024

No:31455

Sub Register Office :गुरुग्राम

Date :13-02-2024

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

सब इंस्पेक्टर
गुरुग्राम

(Second party copy)

B Book Receipt for Migration Purpose

13-02-2024

No:1666

Sub Register Office : हरसर

Date :13-02-2024

Received with Thanks from **ANURAG RAGHAV ADV GURUGRAM** resident of **2017 TO 2024** sum of
rs **fifteen**
on account of **Inspection** charges.

Rs.15

संयुक्त सब रजिस्ट्रार
(Incharge) गुरुग्राम