

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

Off:- Chamber No.34 Block B, District Court Gurgaon

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Report No. AR-03/25

Date: 28-01-2025

To

M/s DLF Ltd.

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

- A. Khewat No.52 Khata No.54 Rect. No.64 Kila No.1(8-0), 2(8-0), 3(8-0), 10(8-0) field 4 total measuring 32 Kanal 0 marla.
- B. Khewat No.53 Khata No.55 Rect. No.65 Kila No. 4/2(7-11), 5/2(7-11), 6/1(7-11) field 3 total measuring 22 kanal 13 marla.
- C. Khewat No.54 khata No.56 Rect. No.65 Kila No. 4/1(0-9), 5/1(0-9) field 2 total measuring 0 kanal 18 marla.
- D. Khewat No.575 Khata No.593 Rect. No.58 Kila No.24/1(7-19), 25/1(7-19) field 2 total measuring 15 Kanal 18 Marla.
- E. Khewat No.576 Khata No.594 Rect. No.59 Kila No.19/1(4-0), 22(8-0), 23(8-0) field 3 total measuring 20 Kanal 00 marla.
- F. Khewat No.577 Khata No.595 Rect. No.59 Kila No.19/2(4-0), 20(8-0), 21(8-0) field 3 total measuring 20 Kanal 00 Marla.
- G. Khewat No.626 Khata No.647 Rect. No.59 Kila No.3/1(4-0), 3/2(4-0) field 2 total measuring 8 kanal 00 marla.
- H. Khewat No.669 Khata No.709 Rect. No.59 Kila No.1/1/1(2-2), 2/2(0-18), 9/1(1-0), Khasra No.76/3(8-1) field 4 total measuring 12 kanal 01 marla.
- I. Khewat No.672 Khata No.712 Rect. No.59 Kila No.1/1/2(5-14) total measuring 5 kanal 14 marla.
- J. Khewat No.677 Khata No.717 Rect. No.59 Kila No.8/3(1-1), 9/2/1/3(0-16), 13/1/1(1-12) field 3 total measuring 3 kanal 9 marla.
- K. Khewat No.678 Khata No.718 Rect. No.59 Kila No.8/2(3-17), 9/2/1/2(0-13), 13/1/2(2-8) field 3 total measuring 6 kanal 18 marla.

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- L. Khewat No.680 Khata No.720 Rect. No.59 Kila No.9/2/3(3-14), 10/2(7-12), 11/1(0-18), 12/2(1-18), 13/2(4-0), 18(8-0), 26/2(1-0), Khasra No.76/4/1(0-12) field 8 total measuring 27 kanal 14 marla.
- M. Khewat No.681 Khata No.721 Rect. No.59 Kila No.11/2(7-2), 12/1(5-15), Khasra No.76/4/2(1-1) field 3 total measuring 13 kanal 18 marla
- N. Khewat No.694 Khata No.736 Rect. No.58 Kila No. 23/2(3-16) field 1 total measuring 3 kanal 16 marla.
- Situated within the revenue estate of village Kherki Daula, Tehsil Manesar& District Gurugram.

Total land 192 Kanal 19 marla or 24.118 acres

PRESENT PROPERTY OWNER:

Property mentioned in clause A above is presently owned by M/s Nadish Real Estate Pvt. Ltd. measuring 32 Kanal 0 marla.

Property mentioned in clause B above is presently owned by M/s Nadish Real Estate Pvt. Ltd. measuring 22 Kanal 13 marla..

Property mentioned in clause C above is presently owned by M/s Nadish Real Estate Pvt. Ltd. measuring 0 Kanal 18 marla..

Property mentioned in clause D above is presently owned by M/s Naja Estate Developers Pvt. Ltd. measuring 15 Kanal 18 marla.

Property mentioned in clause E above is presently owned by M/s Highvista Buildcon Pvt. Ltd. measuring 20 Kanal 0 marla.

Property mentioned in clause F above is presently owned by M/s DLF Ltd. measuring 20 Kanal 0 marla.

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Property mentioned in **clause G** above is presently owned by **M/s DLF Ltd. measuring 8 Kanal.**

Property mentioned in **clause H** above is presently owned by **M/s DLF Ltd. measuring 12 Kanal 01 marla.**

Property mentioned in **clause I** above is presently owned by **M/s DLF Ltd. measuring 05 Kanal 14 marla.**

Property mentioned in **clause J** above is presently owned by **M/s Milda Buildwell Pvt. Ltd. measuring 03 Kanal 09 marla.**

Property mentioned in **clause K** above is presently owned by **M/s DLF Ltd measuring 6 Kanal 18 marla.**

Property mentioned in **clause L** above is presently owned by **M/s Naja Estate Developers Pvt. Ltd. measuring 27 Kanal 14 marla.**

Property mentioned in **clause M** above is presently owned by **M/s DLF Ltd. measuring 13 Kanal 18 marla.**

Property mentioned in **clause N** above is presently owned by **M/s Naja Estate Developers Pvt. Ltd. measuring 03 Kanal 16 marla.**

PROPERTY DETAILS:

- A. Khewat No.52 Khata No.54 Rect. No.64 Kila No.1(8-0), 2(8-0), 3(8-0), 10(8-0) field 4 total measuring 32 Kanal 0 marla.
- B. Khewat No.53 Khata No.55 Rect. No.65 Kila No. 4/2(7-11), 5/2(7-11), 6/1(7-11) field 3 total measuring 22 kanal 13 marla.
- C. Khewat No.54 khata No.56 Rect. No.65 Kila No. 4/1(0-9), 5/1(0-9) field 2 total measuring 0 kanal 18 marla.

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- D. Khewat No.575 Khata No.593 Rect. No.58 Kila No.24/1(7-19), 25/1(7-19) field 2 total measuring 15 Kanal 18 Marla.
- E. Khewat No.576 Khata No.594 Rect. No.59 Kila No.19/1(4-0), 22(8-0), 23(8-0) field 3 total measuring 20 Kanal 00 marla.
- F. Khewat No.577 Khata No.595 Rect. No.59 Kila No.19/2(4-0), 20(8-0), 21(8-0) field 3 total measuring 20 Kanal 00 Marla.
- G. Khewat No.626 Khata No.647 Rect. No.59 Kila No.3/1(4-0), 3/2(4-0) field 2 total measuring 8 kanal 00 marla.
- H. Khewat No.669 Khata No.709 Rect. No.59 Kila No.1/1/1(2-2), 2/2(0-18), 9/1(1-0), Khasra No.76/3(8-1) field 4 total measuring 12 kanal 01 marla.
- I. Khewat No.672 Khata No.712 Rect. No.59 Kila No.1/1/2(5-14) total measuring 5 kanal 14 marla.
- J. Khewat No.677 Khata No.717 Rect. No.59 Kila No.8/3(1-1), 9/2/1/3(0-16), 13/1/1(1-12) field 3 total measuring 3 kanal 9 marla.
- K. Khewat No.678 Khata No.718 Rect. No.59 Kila No.8/2(3-17), 9/2/1/2(0-13), 13/1/2(2-8) field 3 total measuring 6 kanal 18 marla.
- L. Khewat No.680 Khata No.720 Rect. No.59 Kila No.9/2/3(3-14), 10/2(7-12), 11/1(0-18), 12/2(1-18), 13/2(4-0), 18(8-0), 26/2(1-0), Khasra No.76/4/1(0-12) field 8 total measuring 27 kanal 14 marla.
- M. Khewat No.681 Khata No.721 Rect. No.59 Kila No.11/2(7-2), 12/1(5-15), Khasra No.76/4/2(1-1) field 3 total measuring 13 kanal 18 marla
- N. Khewat No.694 Khata No.736 Rect. No.58 Kila No. 23/2(3-16) field 1 total measuring 3 kanal 16 marla situated within the revenue estate of village Kherki Daula, Tehsil Manesar& District Gurugram.

As required and instructed by you, I have inspected the records pertaining to the property mentioned above at the Office of the DLF Company Gurugram, Office of Sub Registrar, Manesar, Land Acquisition Collector Gurugram; concerned Halka Patwari & DTP/STP, Gurugram, Registrar of Company for ascertaining the status/usage of the aforesaid property under report.

DOCUMENTS EXAMINED:-

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Jamabandi for the year 2019-20, 2014-15, 2009-10 and their mutations for village Kherki Daula have carried out the up to date search for the period of last 15 years in the office of Sub-Registrar, Manesar, and also record of concerned Halqua Patwari since the year 2009-10 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 2009-10.

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

That aforesaid owners M/s Nadish Real Estate Pvt. Ltd. is recorded as owner of the land falling in Rect no. 64, Killa No. 1(8-0), 2(8-0) 3(8-0), 10(8-0) field 4 measuring 32 Kanal 0 Marla situated within the revenue estate of village Kherki Daula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20 & 2014-15.

That aforesaid owners M/s Nadish Real Estate Pvt. Ltd. has purchased the land bearing Khewat No.44, Khata No.45 Rect no. 64, Killa No. 1(8-0), 2(8-0) 3(8-0), 10(8-0) field 4 measuring 32 Kanal 00 Marla from Dayanand son of Tota son of Ramji Lal vide sale deed bearing vasika no. 1105 dated 29-09-2010 and mutation of the same has been sanctioned vide mutation no. 3398 dated 13-10-2010.

That the owner Sh. Dayanand son of Sh. Tota son of Ramji Lal is recorded as owner of the land falling in Rect no. 64, Killa No. 1(8-0), 2(8-0) 3(8-0), 10(8-0) field 4 measuring 32 Kanal 0 Marla measuring 32 Kanal 00 Marla in the jamabandi for the year 2009-10.

That mutation no.3398 is reflected in red ink in jamabandi for year 2009-10 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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That mutation no.3448, 3479 are reflected in red ink in jamabandi for year 2009 till 2019-20 but the same are not concerned with aforesaid owners and land and therefore have not been discussed above

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

That aforesaid owners M/s Nadish Real Estate Pvt. Ltd. is recorded as owner of the land falling in Rect. No.65 Kila no.4/2(7-11), 5/2(7-11), 6/1(7-11) field 3 total measuring 22 Kanal 13 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20 & 2014-15.

That aforesaid owners M/s Nadish Real Estate Pvt. Ltd. has purchased the aforesaid land falling in Rect. No.65 Kila no.4/2(7-11), 5/2(7-11), 6/1(7-11) field 3 total measuring 22 Kanal 13 Marla from Ramanand son of Tota son of Ramji Lal vide sale deed bearing vasika no.1107 dated 29-09-2010 and mutation of the same has been sanctioned vide mutation no. 3399 dated 13-10-2010.

That the owner Sh. Ramanand son of Sh. Tota son of Ramji Lal is recorded as owner of the land falling in Rect. No.65 Kila no.4/2(7-11), 5/2(7-11), 6/1(7-11) field 3 total measuring 22 Kanal 13 Marla in the jamabandi for the year 2009-10.

That mutation no.3399 is reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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

That aforesaid owners M/s Nadish Real Estate Pvt. Ltd. is recorded as owner of the land falling in Rect. No.65 Kila no.4/1(0-9), 5/1(0-9) field 2 measuring 0 Kanal 18 Marla situated

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within the revenue estate of village KherkiDaula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20 & 2014-15.

That aforesaid owners M/s Nadish Real Estate Pvt. Ltd. has purchased the aforesaid land falling in Rect. No.65 Kila no.4/1(0-9), 5/1(0-9) field 2 measuring 0 Kanal 18 Marla from Harikishan, Dayanand, Ramanand sons of Tota son of Ramji Lal vide sale deed bearing vasika no.1109 dated 29-09-2010 and mutation of the same has been sanctioned vide mutation no. 3400 dated 13-10-2010.

That aforesaid owners Harikishan, Dayanand, Ramanand sons of Sh. Tota son of Ramji Lal in equal share are recorded as owner of the land falling in Rect. No.65 Kila no.4/1(0-9), 5/1(0-9) field 2 measuring 0 Kanal 18 Marla in the jamabandi for the year 2009-10.

That mutation no.3400 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

That mutation no.3448 are reflected in red ink in jamabandi for year 2009 till 2019-20 but the same are not concerned with aforesaid owners and land and therefore have not been discussed above.

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

That vide badar no. 30 dt.08-06-23 the name of the company has been corrected to Naja Estate Developers Pvt. Ltd. in place of Naj estate Developers Pvt. Ltd.

That aforesaid owners M/s Naj Estate Developers Pvt. Ltd. is recorded as owners of the land bearing Rect no. 58, Killa No. 24/1(7-19), 25/1(7-19) field 2 measuring 15 Kanal 18 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20 & 2014-15.

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That M/s Naja Estate Developers Pvt. Ltd. has purchased the land measuring 15 Kanal 18 Marla from Mahabir to the extent of 91/318, Dalip Singh to the extent of 216/318 sons of Sh. Likhiya son of Harlal, Dal Singh, Ishwar Singh, Basti Ram, sons of Mangal Singh son of Harlal to the extent of 11/318 share vide Sale deed bearing vasika no. 1516 dated 24-11-2010 and mutation of the same has been sanctioned vide mutation No. 3421 dated 23-11-2010.

That aforesaid owners Sh. Mahabir to the extent of 91/318, Dalip Singh to the extent of 216/318 sons of Sh. Likhiya son of Harlal, Dal Singh, Ishwar Singh, Basti Ram, sons of Mangal Singh son of Harlal to the extent of 11/318 are recorded as owners of the land measuring 15 Kanal 18 marla in Khewat No. 433 and 395 in the Jamabandi for the year 2009-10.

That mutation no.3421, badar no.30, are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have not been discussed above.

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

That the name of owner company M/s Vikram Electric Equipment Pvt. Ltd. has changed to M/s Highvista Buildcon Pvt. Ltd. vide letter no.U68100HR1979PTC0099851 issued by Registrar of Companies, Minsitry of Corporate Affairs and mutation of the same has been sanctioned in revenue records vide mutation no.4346 dt.14-11-24.

That aforesaid owners M/s Vikram Electric Equipment Pvt. Ltd. is recorded as owners of the land falling in Rect no. 59, Killa No. 19/1(4-0), 22(8-0), 23(8-0) field 3 measuring 20 Kanal 00 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20 & 2014-15.

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That aforesaid land falling in Khewat No. 397 & 491 Khata No 421 & 537 Rect no. 59, Killa No. 19(8-0), 20(8-0), 21(8-0), 22(8-0) 23(8-0) measuring 40 Kanal 0 Marla situated within the revenue estate of Village Kherki Daula, Tehsil Manesar Distt Gurgaon has been partitioned vide order dated 24-09-2010 passed in case No. 296/THE/M between the co-sharers vide report No. 399 dated 01-12-2010 and the land falling in Rect No. 59, Killa No. 19/1(4-0), 22(8-0), 23(8-0) field 3 measuring 20 Kanal 0 Marla has fallen in the share of M/s Vikram Electric Equipment Pvt. Ltd. and Rect No. 59, Killa No. 19/2(4-0), 20(8-0), 21(8-0) measuring 20 Kanal 0 Marla has fallen in the share of M/s Balaji Tirupati Balaji Infrastructure Pvt. Ltd. to the extent of ½ share and M/s Nexus Infracon Pvt. Ltd. to the extent of ½ share and mutation of the same has been sanctioned vide mutation No. 3426 dated 02-12-2010.

That the aforesaid owners M/s Vikram Electric Equipment Pvt. Ltd to the extent of ½ share in khewat no.434 & 529(jamabandi year 2009-10) measuring 20 Kanal 0 Marla are recorded as owners in the Jamabandi for the year 2009-10.

That mutation no. 4346, 3388, 3395, 3426 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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

That M/s DLF Ltd. has purchased the aforesaid land falling in Rect. No.59 Kila no.19/2(4-0), 20(8-0), 21(8-0) field 3 total measuring 20 Kanal 0 marla to the extent of ½ share i.e 10 Kanal 0 Marla from M/s Tirupati Balaji Infrastructure LLP vide sale deed vasika no.6408 dt.01-08-24. The mutation of the same has been sanctioned vide mutation no.4325 dt.13-08-24.

That M/s Tirupati Balaji Infrastructure Pvt. Ltd. has converted to M/s Tirupati Balaji Infrastructure LLP vide letter issued by Govt. Of India through corporate ministry, Delhi vide

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letter no.58/LP Act 2008 dt.22-06-2024 and mutation of the same has been sanctioned in revenue records vide mutation no.4322 dt.04-07-24.

That M/s DLF Ltd. has acquired the aforesaid land falling in Rect. No.59 Kila no.19/2(4-0), 20(8-0), 21(8-0) field 3 total measuring 20 Kanal 0 marla to the extent of ½ share i.e 10 kanalvide amalgamation order passed in CCA no.14-CHD-HRY-2020/02-02-22 registered vide vasika no.2395 dt.04-05-22 from M/s DLF Utilities Ltd. The mutation of the same has been sanctioned vide mutation no.4121 dt.14-05-22

That aforesaid owner M/s Balaji Tirupati Infrastructure Pvt. Ltd. to the extent of ½ share and M/s DLF Utilities Ltd. to the extent of ½ share are recorded as owners of land falling in Rect. No.59 Kila no.19/2(4-0), 20(8-0), 21(8-0) field 3 total measuring 20 Kanal 0 marla measuring 20 kanal 0 Marla in Khewat No.577 Khata No. 595 in the jamabandi for the year 2019-20.

That aforesaid owner M/s DLF Utilities Ltd. has purchased the land to the extent of ½ share i.e. 10 Kanal in the land bearing Khewat No.491 Khata No.504 Rect. No.59 Kila No. 19/2(4-0), 20(8-0), 21(8-0) field 3 total measuring 20 Kanal 0 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar & District Gurgaon from M/s Nexus Infracon Pvt. Ltd. vide Sale deed bearing vasika no. 2592 dated 25-10-2016 and mutation of the same has been sanctioned vide mutation No.3704 dated 25-11-2016.

That the owner M/s Balaji Tirupati Infrastructure Pvt. Ltd. to the extent of ½ share and M/s Nexus Infracon Pvt. Ltd. to the extent of ½ share are recorded as owners of land fallig in Rect. No.59 Kila no.19/2(4-0), 20(8-0), 21(8-0) field 3 total measuring 20 Kanal 0 marla in Kliewat No.491 Khata No. 504 in the jamabandi for the year 2014-15

That the owner M/s Nexus Infracon Pvt. Ltd. has purchased the land to the extent of 1/4 share i.e. 10 Kanal 0 Marla in the land measuring bearing Khewat No. 397 & 491 Khata No .421 & 537 Rect no. 59, Killa No. 19(8-0), 20(8-0), 21(8-0), 22(8-0) 23(8-0) measuring 40 Kanal 0 Marla from Puran son of Hazari adopted son of Smt. Asharfi vide Sale deed bearing

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vasika no. 829 dated 25-08-2010 and mutation of the same has been sanctioned vide mutation no. 3395 dated 08-09-2010.

That the owner M/s Balaji Tirupati Infrastructure Pvt. Ltd. has purchased the land to the extent of 1/4 share i.e. 10 Kanal 0 Marla in the land measuring bearing Khewat No. 397 & 491 Khata No .421 & 537 Rect no. 59, Killa No. 19(8-0), 20(8-0), 21(8-0), 22(8-0) 23(8-0) measuring 40 Kanal 0 Marla from Ramkishan son of Hazari adopted son of Smt. Asharfi vide Sale deed bearing vasika no. 617 dated 15-07-2010 and mutation of the same has been sanctioned vide mutation no. 3388 dated 18-11-2010.

That aforesaid land falling in Khewat No. 397 & 491 Khata No .421 & 537 Rect no. 59, Killa No. 19(8-0), 20(8-0), 21(8-0), 22(8-0) 23(8-0) measuring 40 Kanal 0 Marla situated within the revenue estate of Village KherkiDaula, Tehsil Manesar Distt Gurgaon has been partitioned vide order dated 24-09-2010 passed in case No. 296/THE/M between the co-sharers vide report No. 399 dated 01-12-2010 and the land falling in Rect No. 59, Killa No. 19/2(4-0), 20(8-0), 21(8-0) measuring 20 Kanal 0 Marla has fallen in the share of M/s Balaji Tirupati Balaji Infrastructure Pvt. Ltd. to the extent of ½ share and M/s Nexus Infracon Pvt. Ltd. to the extent of ½ share and mutation of the same has been sanctioned vide mutation No. 3426 dated 02-12-2010

That aforesaid owner Ramkishan and Puran sons of Hazari adopted son of Smt. Asharfi are recorded as owner of land falling in Rect no. 59, Killa No. 19(8-0), 20(8-0), 21(8-0), 22(8-0) 23(8-0) measuring 40 Kanal 0 Marla to the extent of 1/2 share each of khewat no.397 & 491 the aforesaid land in the jamabandi for the year 2009-10.

That mutation no.4322, 4325, 4121, 3704, 3388, 3395, 3426 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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

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That M/s DLF Ltd. has purchased the aforesaid land falling in Rect. No.59 Kila no.3/1(4-0), 3/2(4-0) field 2 total measuring 08 Kanal 0 marla from M/s Tirupati Balaji Infrastructure LLP vide sale deed vasika no.6408 dt.01-08-24. The mutation of the same has been sanctioned vide mutation no.4325 dt.13-08-24.

That M/s Tirupati Balaji Infrastructure Pvt. Ltd. has converted to M/s Tirupati Balaji Infrastructure LLP vide letter issued by Govt. Of India through corporate ministry, Delhi vide letter no.58/LLP Act 2008 dt.22-06-2024 and mutation of the same has been sanctioned in revenue records vide mutation no.4322 dt.04-07-24.

That M/s Balaji Tirupati Infrastructure Pvt. Ltd. is recorded as owner of land falling in Rect. No.59 Kila no.3/1(4-0), 3/2(4-0) field 2 total measuring 08 Kanal 0 marla in jamabandi for the year 2019-20 & 2014-15.

That M/s Balaji Tirupati Infrastructure Pvt. Ltd. has purchased the aforesaid land falling in Rect. No.59 Kila no.3/1(4-0), 3/2(4-0) field 2 total measuring 08 Kanal 0 marla from Mawasi Ram-Rajveer-Kude Ram-Pooran sons-Smt.Prem-Ram Kaur daughters, Smt.Brahma Devi wd/o Siri Ram vide sale deed bearing vasika no.999 dt.15-09-10. The mutation of the same has been sanctioned vide mutation no.3461 dt.17-10-11. That mutation no.3437 dt.31-03-11 & 3443 dt.11-07-11 sanctioned on the basis of same sale deed were cancelled.

That Mawasi Ram-Rajveer-Kude Ram-Pooran sons-Smt.Prem-Ram Kaur daughters, Smt.Brahma Devi wd/o Siri Ram are recorded as owners of land falling in Rect. No.59 Kila no.3/1(4-0), 3/2(4-0) field 2 total measuring 08 Kanal 0 marla in equal share in jamabandi for the year 2009-10.

That mutation no.4322, 4325, 3437 3443, 3461 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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That M/s DLF Ltd. has purchased the aforesaid land falling in Rect. No.59 Kila no.1/1/1(2-2), 2/2(0-18), 9/1(1-0), 76/3(8-1) field 4 total measuring 12 Kanal 1 marla from M/s Tirupati Balaji Infrastructure LLP vide sale deed vasika no.6408 dt.01-08-24. The mutation of the same has been sanctioned vide mutation no.4325 dt.13-08-24.

That M/s Tirupati Balaji Infrastructure Pvt. Ltd. has converted to M/s Tirupati Balaji Infrastructure LLP vide letter issued by Govt. Of India through corporate ministry, Delhi vide letter no.58/LLP Act 2008 dt.22-06-2024 and mutation of the same has been sanctioned in revenue records vide mutation no.4322 dt.04-07-24.

That M/s Balaji Tirupati Infrastructure Pvt. Ltd.. is recorded as owner of land land falling in Rect. No.59 Kila no.1/1/1(2-2), 2/2(0-18), 9/1(1-0), 76/3(8-1) field 4 total measuring 12 Kanal 1 marla in jamabandi for the year 2019-20 & 2014-15.

That M/s Balaji Tirupati Infrastructure Pvt. Ltd. has purchased the aforesaid land land falling in Rect. No.59 Kila no.1/1/1(2-2), 2/2(0-18), 9/1(1-0), 76/3(8-1) field 4 total measuring 12 Kanal 1 marla from Kude S/o Siriya 1/8th share, Hari Singh S/o Girwar Singh. 1/8th share vide sale deed bearing vasika no.1000 dt.15-09-10. The mutation of the same has been sanctioned vide mutationno.3436 dt.31-03-11.

That land falling in khewat no.507(jamabandi year 2009-10) has been partitioned in case no.41/tehsil dt.14-06-12 and land falling in Rect. No.50 Kila No.25/2/1(0-7), Rect. No.59 Kila No.1/1/1(2-2), 2/2(0-18), 9/1(1-0), 76/3(8-1), 77/3/2(1-15) field 6 total measuring 14 kanal 3 marla has fallen in the share of M/s Balaji Tirupati Infrastructure Pvt. Ltd.. The mutation of the same has been sanctioned vide mutation no.3494 dt.19-07-12.

That Kude S/o Siriya 1/8th share, Hari Singh S/o Girwar Singh 1/8th share are recorded as owners of land in equal share in jamabandi for the year 2009-10.

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That mutation no.4322, 4325, 3436,3494 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

That mutation no.3462 are reflected in red ink in jamabandi for year 2009 till 2019-20 but the same are not concerned with aforesaid owners and land and therefore have not been discussed above

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

That M/s DLF Ltd. has purchased the land falling in Rect. No.59 Kila no.1/1/2(5-14) field 1 total measuring 5 Kanal 14 marla from Ishwar Singh-Basti Ram sons Mangal Singh 2/3rd share in equal share, Mahender S/o Dal Singh 1/3rd share vide sale deed bearing vasika no.2473 dt.31-05-24. The mutation of the same has been sanctioned vide mutation no.4316 dt.14-06-24.

That Mahender S/o Dal Singh has acquired the land falling in Rect. No.59 Kila no.1/1/2(5-14) field 1 total measuring 5 Kanal 14 marla to the extent of 1/3rd share i.e 1 kanal 18 marla vide transfer deed bearing vasika no.12173 dt.16-03-22 from Dal Singh S/o Mangal Singh. The mutation of the same has been sanctioned vide mutation no.4104 dt.25-03-22.

That Dal Singh-Ishwar Singh-Basti Ram sons Mangal Singh to the extent of 1/3rd share each are recorded as owner of land falling in Rect. No.59 Kila no.1/1/2(5-14) field 1 total measuring 5 Kanal 14 marla in jamabandi for the year 2019-20 & 2014-15.

That land falling in khewat no.507(jamabandi year 2009-10) has been partitioned in case no.41/tehsil dt.14-06-12 and land falling in Rect. No.59 Kila No.1/1/2(5-14) measuring 5 kanal 14 marla has fallen in share of Dal Singh-Ishwar Singh-Basti Ram sons Mangal Singh in equal share. The mutation of the same has been sanctioned vide mutation no.3494 dt.19-07-12.

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That Dal Singh-Ishwar Singh-Basti Ram sons Mangal Singh to the extent of 1/8th share in equal share are recorded as owner of land total measuring 56 Kanal 12 marla in jamabandi for the year 2009-10.

That mutation no.4316, 4104, 3462, 3494 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

That mutation no.3436 are reflected in red ink in jamabandi for year 2009 till 2019-20 but the same are not concerned with aforesaid owners and land and therefore have not been discussed above

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

That aforesaid owners M/s Milda Buildwell Ltd. is recorded as owners of the land bearing Rect no.59, Killa 8/3(1-1), 9/2/1/3(0-16), 13/1/1(1-12) field 3 measuring 3 Kanal 09 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20 & 2014-15.

That aforesaid land falling in Rect No. 59, Killa no. 8(8-0), 9/2/1(1-16), 13/1(4-0) measuring 13 Kanal 16 Marla situated within the revenue estate of Village KherkiDaula, Tehsil Manesar Distt Gurgaon has been partitioned vide order dated 03-02-2011 passed in case No. 309/Tehsil between the co-sharers vide report No. 824 dated 14-03-2011 and the land falling in Rect no.59, Killa No. 8/3(1-1), 9/2/1/3(0-16), 13/1/1(1-12) field 3 measuring 3 Kanal 09 Marla has fallen in the share of M/s Milda Buildwell Pvt. Ltd. and mutation of the same has been sanctioned vide mutation No. 3438 dated 31-03-2011.

That M/s Milda Buildwell Pvt. Ltd. has purchased the land to the extent of ¼ share i.e. 03 Kanal 09 Marla in Rect No. 59, Killa no. 8(8-0), 9/2/1(1-16), 13/1(4-0) measuring 13 Kanal 16 Marla from Kishan Chand son of Likhma son of Har Lal vide Sale deed bearing vasika no.

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1515 dated 24-11-2010 and mutation of the same has been sanctioned vide mutation No. 3420 dated 29-11-2010.

That aforesaid owners Kishan Chand son of Likhma son of Har Lal to the extent of 1/4 share measuring 13 Kanal 16 Marla in the Jamabandi for the year 2009-10.

That mutation no.3420, 3438 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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

That M/s DLF Ltd. has purchased the land falling in Rect. No.59 Kila no.8/2(3-17), 9/2/1/2(0-13), 13/1/2(2-8) field 3 total measuring 6 Kanal 18 marla from Ishwar Singh-Basti Ram sons Mangal Singh 2/3rd share in equal share, Mahender S/o Dal Singh 1/3rd share vide sale deed bearing vasika no.2473 dt.31-05-24. The mutation of the same has been sanctioned vide mutation no.4316 dt.14-06-24.

That Mahender S/o Dal Singh has acquired the land falling in Rect. No.59 Kila no.8/2(3-17), 9/2/1/2(0-13), 13/1/2(2-8) field 3 total measuring 6 Kanal 18 marla to the extent of 1/3rd share i.e 2 kanal 06 marla vide transfer deed bearing vasika no.12173 dt.16-03-22 from Dal Singh S/o Mangal Singh. The mutation of the same has been sanctioned vide mutation no.4104 dt.25-03-22.

That aforesaid owners Dal Singh, Ishwar Singh, Basti Ram sons of Mangal Singh son of Har Lal are recorded as owner of land bearing Rect. No.59 Kila No. 8/2(3-17) 9/2/1/2 (0-13) 13/1/2(2-8), field 3 total measuring 6 Kanal 18 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar & District Gurgaon in the jamabandi for the year 2019-20 & 2014-15.

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That aforesaid land falling in Rect No. 59, Killa no. 8(8-0), 9/2/1(1-16), 13/1(4-0) measuring 13 Kanal 16 Marla situated within the revenue estate of Village KherkiDaula, Tehsil Manesar Distt Gurgaon has been partitioned vide order dated 03-02-2011 passed in case No. 309/Tehsil between the co-sharers vide report No. 824 dated 14-03-2011 and the land falling in Rect no.59, Killa No. 8/2(3-17), 9/2/1/2(0-13), 13/1/2(2-8) field 3 measuring 6 Kanal 18 Marla has fallen in the share of Dal Singh, ishwar Singh, Basti Ram sons of Mangal Singh son of Har Lal in equal share and mutation of the same has been sanctioned vide mutation No. 3438 dated 31-03-2011.

That aforesaid owners Dal Singh, ishwar Singh, Basti Ram sons of Mangal Singh son of Har Lal to the extent of ½ share i.e. 6 Kanal 18 marla in the land measuring 13 Kanal 16 Marla in the jamabandi for the year 2009-10.

That mutation no.4316, 4104, 3438 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

That mutation no.3420 are reflected in red ink in jamabandi for year 2009 till 2019-20 but the same are not concerned with aforesaid owners and land and therefore have not been discussed above

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

That aforesaid owners M/s Naja Estate Developers Pvt. Ltd. is recorded as owners of the land bearing Rect no. 59, Killa No. 9/2/3(3-14), 10/2(7-12), 11/1(0-18), 12/2(1-18), 13/2(4-0), 18(8-0), 26/2(1-0), 76/4/1(0-12) field 8 measuring 27 Kanal 14 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20 & 2014-15.

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That M/s Naja Estate Developers Pvt. Ltd. has purchased the land measuring 13 Kanal 18 Marla in Khewat No. 513 Khata No. 551, Rect no. 59, Killa No. 12/2(1-18), 13/2(4-0), 18(8-0) field 3 measuring 13 Kanal 18 Marla from Rajender Kumar, Gajraj sons of Ramphal son of Har Lal to the extent of 2/3 share, Naresh Kumar son of Vijay Pal to the extent of 1/3 share vide Sale deed bearing vasika no. 1517 dated 24-11-2010 and mutation of the same has been sanctioned vide mutation No. 3425 dated 29-11-2010.

That M/s Naja Estate Developers Pvt. Ltd. has purchased the land measuring 13 Kanal 16 Marla in Khewat No. 512 Khata No. 550, Rect no. 59, Killa No. 9/2/3(3-14), 10/2(7-12), 11/1(0-18), 26/2(1-0), 76/4/1(0-12) field 5 measuring 13 Kanal 16 Marla from Dal Singh, Ishwar Singh, Basti Ram sons of Mangal son of Har Lal vide Sale deed bearing vasika no. 1518 dated 24-11-2010 and mutation of the same has been sanctioned vide mutation No. 3424 dated 29-11-2010.

That Rajender Kumar, Gajraj sons of Ramphal son of Har Lal to the extent of 2/3 share, Naresh Kumar son of Vijay Pal to the extent of 1/3 share are recorded as owner of land falling in Khewat No. 513 Khata No. 551, Rect no. 59, Killa No. 12/2(1-18), 13/2(4-0), 18(8-0) field 3 measuring 13 Kanal 18 Marla & Dal Singh, Ishwar Singh, Basti Ram sons of Mangal son of Har Lal are recorded as owners of land falling in Khewat No. 512 Khata No. 550, Rect no. 59, Killa No. 9/2/3(3-14), 10/2(7-12), 11/1(0-18), 26/2(1-0), 76/4/1(0-12) field 5 measuring 13 Kanal 16 Marla in jamabandi for year 2009-10.

That mutation no.3424, 3425 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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

That M/s DLF Ltd. has acquired the aforesaid land falling in Rect no. 59, Killa No. 11/2(7-2), 12/1(5-15), 76/4/2(1-1) field 3 measuring 13 Kanal 18 Marla vide amalgamation order

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passed in CCA no.14-CHD-HRY-2020/02-02-22 registered vide vasika no.2395 dt.04-05-22 from M/s DLF Utilities Ltd. The mutation of the same has been sanctioned vide mutation no.4121 dt.14-05-22.

That M/s DLF Utilities Ltd. is recorded as owner of land falling in Rect no. 59, Killa No. 11/2(7-2), 12/1(5-15), 76/4/2(1-1) field 3 measuring 13 Kanal 18 Marla in jamabandi for the year 2019-20.

That aforesaid owners M/s DLF Utilities Ltd. has purchased the aforesaid land bearing Rect no. 59, Killa No. 11/2(7-2), 12/1(5-15), 76/4/2(1-1) field 3 measuring 13 Kanal 18 Marla from M/s Nexus Infracon Pvt. Ltd. vide sale deed bearing vasika no. 2592 dated 25-10-2016 and mutation of the same has been sanctioned vide mutation No. 3704 dated 25-11-2016.

That M/s Nexus Inframom Pvt. Ltd. is recorded as owner of the aforesaid land falling in Rect no. 59, Killa No. 11/2(7-2), 12/1(5-15), 76/4/2(1-1) field 3 measuring 13 Kanal 18 Marla in the jamabandi for the year 2014-15.

That the name of M/s Nexus Infracon Pvt. Ltd has been wrongly written as M/s Nexus Inframom Pvt. Ltd. which has been rectified vide fard badar No. 3 dated 30-01-2016 in Khewat No. 582 in the jamabandi for the year 2014-15.

That aforesaid owners M/s Nexus Infracon Pvt. Ltd. has purchased the aforesaid land bearing measuring 13 Kanal 18 Marla in Khewat no.514 from Balram son of Har Lal son of Ghisa vide sale deed bearing vasika no. 1302 dated 25-10-2010 and mutation of the same has been sanctioned vide mutation No. 3407 dated 15-11-2010

That aforesaid owner Balram son of Har Lal son of Ghisa is recorded as owners of the land falling in Rect no. 59, Killa No. 11/2(7-2), 12/1(5-15), 76/4/2(1-1) field 3 measuring 13 Kanal 18 Marla in the Jamabandi for the year 2009-10.

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That mutation no.4121, 3704, 3407 badar no.3 are reflected in red ink in jamabandi for year 2009 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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

That aforesaid owners M/s Naja Estate Developers Pvt. Ltd. is recorded as owners of the land bearing Rect no. 58, Killa No. 23/2(3-16), field 1 measuring 3 Kanal 16 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20 & 2014-15.

That M/s Naja Estate Developers Pvt. Ltd. has purchased the aforesaid land falling in Rect no. 58, Killa No. 23/2(3-16), field 1 measuring 3 Kanal 16 Marla from Mahabir to the extent of 37/128, Dalip Singh to the extent of 87/128 sons of Sh. Likhma son of Harlal, Dal Singh, Ishwar Singh, Basti Ram, sons of Mangal Singh son of Har lal to the extent of 4/128 share vide Sale deed bearing vasika no. 1520 dated 24-11-2010 and mutation of the same has been sanctioned vide mutation No. 3422 dated 29-11-2010.

That aforesaid owners Sh. Mahabir to the extent of 37/128, Dalip Singh to the extent of 87/128 sons of Sh. Likhma son of Harlal, Dal Singh, Ishwar Singh, Basti Ram, sons of Mangal Singh son of Har lal to the extent of 4/128 share are recorded as owners of the land falling in Rect no. 58, Killa No. 23/2(3-16), field 1 measuring 3 Kanal 16 Marla in Khewat No. 525 in the Jamabandi for the year 2009-10.

That mutation no.3422 are reflected in red ink in jamabandi for year 2009-10 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

REPORT ON LICENCE:

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THAT VIDE RAPAT NO.267 DT.12-12-2023 ENTERED IN REVENUE RECORDS THE LICENCE HAS BEEN GRANTED OVER THE AFORESAID LAND BY THE OFFICE OF TOWN & COUNTRY PLANNING FOR CONSTRUCTION OF RESIDENTIAL COLONY.

NATURE OF LAND:

Land for proposed Residential Colony situated in the Sector 76-77, falling in the revenue estate of Village KherkiDaula & Shikhopur, Gurugram Tehsil Manesar & Distt. Gurugram, Haryana.

STATUS - ACQUISITION

The aforesaid property is part of the proposed Residential Colony situated in the Sector 76-77, falling in the revenue estate of Village Kherki Daula & Shikhopur, Gurugram Tehsil Manesar & Distt. Gurugram, Haryana. Hence the aforesaid Property under report is not under acquisition being part of developed colony.

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 Highvista Buildcon Pvt. Ltd. , M/s Nadish Real Estate Pvt. Ltd. M/s Naja Estate Developers Pvt. Ltd, M/s Milda Buildwell Pvt. Ltd.** are the lawful owner/co-owner of the aforesaid land mentioned in **clause A to N** under report to the extent of their share and have full authority and power to sell, transfer, collaborate, alienate the said land to the extent of their aforesaid share.

REPORT ON SEARCH

That as per my inspection in the office of Sub-Registrar, Manesar 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,

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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 Highvista Buildcon Pvt. Ltd. , M/s Nadish Real Estate Pvt. Ltd. M/s Naja Estate Developers Pvt. Ltd, M/s Milda Buildwell Pvt. Ltd. are competent to sell the above referred land and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and have valid, clear, absolute and marketable title in the aforesaid land mentioned in **clause A To N** under report to the extent of their aforesaid share.

Yours sincerely


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


ANURAG RAGHAV
Advocate
P-1320A/2003

ENCLOSURES:

- Original Inspection Receipt of Sub-Registrar, Manesar
- Certified copy of Jamabandi for the year 2019-20 and its mutation.

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AR-03/25

Dated: 28-01-25

CERTIFICATE OF COURT SEARCH

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

- A. Khewat No.52 Khata No.54 Rect. No.64 Kila No.1(8-0), 2(8-0), 3(8-0), 10(8-0) field 4 total measuring 32 Kanal 0 marla.
- B. Khewat No.53 Khata No.55 Rect. No.65 Kila No. 4/2(7-11), 5/2(7-11), 6/1(7-11) field 3 total measuring 22 kanal 13 marla.
- C. Khewat No.54 khata No.56 Rect. No.65 Kila No. 4/1(0-9), 5/1(0-9) field 2 total measuring 0 kanal 18 marla.
- D. Khewat No.575 Khata No.593 Rect. No.58 Kila No.24/1(7-19), 25/1(7-19) field 2 total measuring 15 Kanal 18 Marla.
- E. Khewat No.576 Khata No.594 Rect. No.59 Kila No.19/1(4-0), 22(8-0), 23(8-0) field 3 total measuring 20 Kanal 00 marla.
- F. Khewat No.577 Khata No.595 Rect. No.59 Kila No.19/2(4-0), 20(8-0), 21(8-0) field 3 total measuring 20 Kanal 00 Marla.
- G. Khewat No.626 Khata No.647 Rect. No.59 Kila No.3/1(4-0), 3/2(4-0) field 2 total measuring 8 kanal 00 marla.
- H. Khewat No.669 Khata No.709 Rect. No.59 Kila No.1/1/1(2-2), 2/2(0-18), 9/1(1-0), Khasra No.76/3(8-1) field 4 total measuring 12 kanal 01 marla.
- I. Khewat No.672 Khata No.712 Rect. No.59 Kila No.1/1/2(5-14) total measuring 5 kanal 14 marla.
- J. Khewat No.677 Khata No.717 Rect. No.59 Kila No.8/3(1-1), 9/2/1/3(0-16), 13/1/1(1-12) field 3 total measuring 3 kanal 9 marla.
- K. Khewat No.678 Khata No.718 Rect. No.59 Kila No.8/2(3-17), 9/2/1/2(0-13), 13/1/2(2-8) field 3 total measuring 6 kanal 18 marla.
- L. Khewat No.680 Khata No.720 Rect. No.59 Kila No.9/2/3(3-14), 10/2(7-12), 11/1(0-18), 12/2(1-18), 13/2(4-0), 18(8-0), 26/2(1-0), Khasra No.76/4/1(0-12) field 8 total measuring 27 kanal 14 marla.

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M. Khewat No.681 Khata No.721 Rect. No.59 Kila No.11/2(7-2), 12/1(5-15), Khasra No.76/4/2(1-1) field 3 total measuring 13 kanal 18 marla

N. Khewat No.694 Khata No.736 Rect. No.58 Kila No. 23/2(3-16) field 1 total measuring 3 kanal 16 marla.

Situated within the revenue estate of village Kherki Daula, Tehsil Manesar & District Gurugram. of M/s DLF Ltd, M/s Highvista Buildcon Pvt. Ltd. , M/s Nadish Real Estate Pvt. Ltd. M/s Naja Estate Developers Pvt. Ltd, M/s Milda Buildwell Pvt. Ltd.

After a thorough 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
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