

# 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-10/25

Date: 28-03-2025

To

**M/S DLF HOME DEVELOPERS LTD.**

- Sub:** Legal Opinion-cum-title search report in respect of License land falling in
- A. Khewat No.317 Khata No.325 Rect. No.23 Kila No.20/2/2(1-3), Rect. No.24 Kila No. 12/2/1/1 (0-12), 12/2/2(1-0), 15/1/1(4-18), 16/2(7-19-5), 17(8-0), 18/1(7-19), 19/1/1/1(0-14), 19/1/2/1/1(0-4) total measuring 32 kannal 09 marla 5 sarsai.
- B. Khewat No.319 Khata No.327 Rect. No.24 Kila. 13(8-0), 14(8-0), total measuring 16 kannal 00 marla.
- C. Khewat No.320 Khata No.328 Rect. No.24 Kila No.12/2/1/2(0-8), 12/1/3(3-3), 19/1/2/2/1(0-5), 19/2/1/1(0-4) total measuring 4 Kanal 0 Marla situated within the revenue estate of village Sihi, Tehsil Manesar & District Gurgaon.

**PRESENT PROPERTY OWNER:**

Property mentioned in clause A to C above is presently owned by M/s DLF Home Developers Ltd measuring 52 Kannal 09 marla 5 sarsai.

**PROPERTY DETAILS:**

- A. Khewat No.317 Khata No.325 Rect. No.23 Kila No.20/2/2(1-3), Rect. No.24 Kila No. 12/2/1/1 (0-12), 12/2/2(1-0), 15/1/1(4-18), 16/2(7-19-5), 17(8-0), 18/1(7-19), 19/1/1/1(0-14), 19/1/2/1/1(0-4) total measuring 32 kannal 09 marla 5 sarsai.
- B. Khewat No.319 Khata No.327 Rect. No.24 Kila. 13(8-0), 14(8-0), total measuring 16 kannal 00 marla.

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C. Khewat No.320 Khata No.328 Rect. No.24 Kila No.12/2/1/2(0-8), 12/1/3(3-3), 19/1/2/2/1(0-5), 19/2/1/1(0-4) total measuring 4 Kanal 0 Marla situated within the revenue estate of village Sihi, Tehsil Manesar & District Gurgaon.

## DOCUMENTS EXAMINED:-

Jamabandi for the year 2019-20, 2014-15, 2009-10 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, Manesar and also record of concerned Halqua Patwari since the year 2009 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 M/s Melanctha Builders & Developers Pvt. Ltd. is recorded as owner of land falling in Rect. No.23 Kila No.11(7-15), 20(8-0), Rect. No.24 Kila No.12/2/1/1(0-8), 12/2/2(1-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19/1/1(1-0), 19/1/2/1(0-8) measuring 50 Kanal 11 marla falling in khewat no.279 of jamabandi for the year 2009-10.

That vide rapat no.377 dt.30-01-08 land falling in Rect. No.23 Kila no.11min & 20min Rect. no.24 Kila no.15min has been notified under section 4 of Land Acquisition Act and further vide rapat no.569 dt.03-04-08 the said land has been notified under section 6 of Land Acquisition Act.

That vide rapat no.49 dt.26-09-08 the award no.17 dt.26-09-08 of the land falling in Rect. No.23 Kila No.11(7-15) & 20(8-0) has been announced and land falling in Rect. no.23 Kila No.11/2(7-11), 20/1(4-8), Rect. no.24 Kila No.15/2(1-2) total measuring 13 kanal 1 marla has been acquired for public purposes and land falling in Rect No.23 Kila No.11/1(0-4),

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20/2(3-12), Rect. No.24 Kila No.15/1(6-18) measuring 10 kanal 14 marla has been left with owners. The mutation of the same has been sanctioned vide mutation no.2842 dt.22-12-11.

That M/s Melanctha Builders & Developers Pvt. Ltd. is recorded as owner of land falling in Rect No.23 Kila No.11/1(0-4), 20/2(3-12) Rect. No.24 Kila No.12/2/1/1(0-8), 12/2/2(1-0), 15/1(6-18), 16(8-0), 17(8-0), 18(8-0), 19/1/1(1-0), 19/1/2/1(0-8) measuring 37 Kanal 10 marla falling in khewat no.317 of jamabandi for the year 2014-15.

That M/s Melanctha Builders & Developers Pvt. Ltd has transferred the aforesaid land measuring 37 kannal 10 marla to M/s DLF Home Developers Ltd vide order of Sh.Sudershan Kumar Mishra, Hon'ble High Court at Delhi in petition no.792 of 2014 decided on 09-09-15. The mutation of the same has been sanctioned in revenue records vide mutation no.3318 dt.27-02-17.

That M/s DLF Home Developers Ltd. is recorded as owner of land measuring 37 Kanal 10 marla falling in khewat no.317 of jamabandi for the year 2019-20.

That vide fard badar no.13 dt.15-06-22 the area of land falling in Rect. No.24 Kila No.12/2/1/1(0-8) has been corrected to Kila No.12/2/1/1(0-12).

That M/s DLF Home Developers Ltd. has gifted land falling in Rect. No.24 Kila No.18/2(0-1), 19/1/1/2(0-6), 19/1/2/1/2(0-4) measuring 11 marla to Town & Country Planning, Haryana Govt. vide gift deed bearing vasika no.9382 dt.21-12-22. The mutation of the same has been sanctioned vide mutation no.3694 dt.22-12-22.

That M/s DLF Home Developers Ltd. has gifted land falling in Rect. No.23 Kila No.11/1(0-4), 20/2/1(2-9), Rect. No.24 Kila No.15/1/2(2-0), 16/1(0-0-4) measuring 4 kanal 13 marla to Town & Country Planning, Haryana Govt. vide gift deed bearing vasika no.12663 dt.21-03-23. The mutation of the same has been sanctioned vide mutation no.3717 dt.18-04-23.

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That M/s DLF Home Developers Ltd. has been left with land falling in Rect. No.23 Kila No.20/2/2(1-3), Rect. No.24 Kila No. 12/2/1/1 (0-12), 12/2/2(1-0), 15/1/1(4-18), 16/2(7-19-5), 17(8-0), 18/1(7-19), 19/1/1/1(0-14), 19/1/2/1/1(0-4) total measuring 32 kannal 09 marla 5 sarsai.

That mutation no.3318, 2842, 3694, 3717, rapat no.377, 569, 49, badar no.13 are shown in red ink in the jamabnadi for the year 2009-10, 2014-15 & 2019-20 and have been discussed above.

That mutation no.3278(cancelled) is shown in the jamabnadi for the year 2009-10, 2014-15 & 2019-20 but the same is cancelled and hence not discussed above.

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

That M/s Maccaria Builders & Developers Pvt. Ltd. is recorded as owner of land falling in Rect. No.24 Kila No.13(8-0), 14(8-0) measuring 16 Kanal 00 marla falling in khewat no.280 of jamabandi for the year 2009-10.

That M/s Maccaria Builders & Developers Pvt. Ltd. has given in exchange the land falling in Rect. No.24 Kila No.13(8-0), 14(8-0) measuring 16 Kanal 00 marla to Vivek Verma S/o Rajvir Singh 1/2 share & Smt.Renuka Verma W/o Vivek Verma ½ share vide exchange deed bearing vasika no.14448 dt.15-10-07. The mutation of the same has been sanctioned vide mutation no.2841 dt.13-12-11.

That Vivek Verma S/o Rajvir Singh 1/2 share & Smt.Renuka Verma W/o Vivek Verma ½ share has sold the land falling in Rect. No.24 Kila No.13(8-0), 14(8-0) measuring 16 Kanal 00 marla to M/s DLF New Gurgaon Home Developers Pvt. Ltd. vide sale deed bearing vasika no.2471 dt.14-02-13. The mutation of the same has been sanctioned vide mutation no.2992 dt.27-05-13.



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That M/s DLF New Gurgaon Home Developers Pvt. Ltd is recorded as owner of land falling in khewat no.319 in jamabandi for the year 2014-15.

That M/s DLF New Gurgaon Home Developers Pvt. Ltd has transferred the aforesaid land measuring 16 kannal 00 marla to M/s DLF Home Developers Ltd vide order of Sh.Sudershan Kumar Mishra, Hon'ble High Court at Delhi in petition no.792 of 2014 decided on 09-09-15. The mutation of the same has been sanctioned in revenue records vide mutation no.3318 dt.27-02-19

That M/s DLF Home Developers Ltd. is recorded as owner of land measuring 16 Kanal 00 marla falling in khewat no.319 of jamabandi for the year 2019-20.

**That mutation no.2841, 2992, 3318, are shown in red ink in the jamabnadi for the year 2009-10, 2014-15 & 2019-20 and have been discussed above.**

**That mutation no.2751, 3057, 3171, 3278 has been shown in red ink in the jamabandi for the year 2009-10, 2014-15 & 2019-20 but the same is not concerned with aforesaid owner/land and has not 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 M/s Macaria Builders & Developers Pvt. Ltd. is recorded as owner of land falling in Rect. No.24 Kila No. 12/1(6-0), 12/2/1/2(0-12), 19/1/2/2(0-12), 19/2(6-0) measuring 13 Kanal 4 marla falling in khewat no.281 of jamabandi for the year 2009-10.

That M/s Macaria Builders & Developers Pvt. Ltd. has sold the land falling in Rect. no.24 Kila No.19/2/2(3-10) measuring 3 kannal 10 marla to M/s North Star Apartment Pvt. Ltd. vide sale deed bearing vasika no.302 dt.21-05-10. The mutation of the same has been sanctioned in revenue records vide mutation no.3057 dt.11-01-14. The

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land falling in Rect.No.24 Kila No.19/2 has been bifurcated into 19/2/2(3-10) & 19/2/1(2-10) vide this mutation.

That vide rapat no.119 dt.09-123 entry of rapat no.462 dt.29-02-08 has been cancelled.


That M/s Macaria Builders & Developers Pvt. Ltd. is recorded as owner of land falling in Rect. No.24 Kila No. 12/1(6-0), 12/2/1/2(0-12), 19/1/2/2(0-12), 19/2/1(2-10) measuring 9 Kanal 14 marla falling in khewat no.320 of jamabandi for the year 2014-15.

That M/s Macaria Builders & Developers Pvt. Ltd. has transferred the land falling in Rect. No.24 Kila No. 12/1(6-0), 12/2/1/2(0-12), 19/1/2/2(0-12), 19/2/1(2-10) measuring 09 Kanal 14 marla to M/s DLF Home Developers Ltd. vide order passed in case no.792 dated 09-09-15. The mutation of the same has been sanctioned in revenue records vide mutation no.3318 dt.27-02-17.

That M/s DLF Home Developers Ltd. is recorded as owner of land measuring 11 Kanal 04 marla falling in khewat no.320 of jamabandi for the year 2019-20.

That vide fard badar no.13 dt.15-06-22 the area of land falling in Rect. No.24 Kila No.12/2/1/1(0-12) has been corrected to Kila No.12/2/1/1(0-8).

That M/s DLF Home Developers Ltd. has gifted land falling in Rect. No.24 Kila No.12/1/2(2-11), 19/1/2/2/2(0-7), 19/2/1/2(2-6) measuring 5 kanal 4 marla to Town & Country Planning, Haryana Govt. vide gift deed bearing vasika no.9382 dt.21-12-22. The mutation of the same has been sanctioned vide mutation no.3694 dt.22-12-22.

  
ANURAG RAGHAV  
Advocate  
P-1320A/2003

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That M/s DLF Home Developers Ltd. has been left with land falling in Rect. No.24 Kila No.12/2/1/2(0-8), 12/1/3(3-3), 19/1/2/2/1(0-5), 19/2/1/1(0-4) total measuring 4 Kanal 0 Marla .

That mutation no.3057, 3318, 3694, badar no.13 rapat no.119, 462 are shown in red ink in the jamabandi for the year 2009-10, 2014-15 & 2019-20 and have been discussed above.

That mutation no.3278, 3172, 2751, badar no.15 has been shown in red ink in the jamabandi for the year 2009-10, 2014-15 & 2019-20 but the same is not concerned with aforesaid owner/land and has not 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 Ltd.** is the lawful owner/co-owner of the aforesaid land mentioned in **clause A to C** 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 Palwari, 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, 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.** are 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 in **clause A to C** 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, Maneasr
2. Certified copy of Jamabandi for the year 2019-20



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AR-10/25


Dated:28-03-25


## 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.317 Khata No.325 Rect. No.23 Kila No.20/2/2(1-3), Rect. No.24 Kila No. 12/2/1/1 (0-12), 12/2/2(1-0), 15/1/1(4-18), 16/2(7-19-5), 17(8-0), 18/1(7-19), 19/1/1/1(0-14), 19/1/2/1/1(0-4) total measuring 32 kannal 09 marla 5 sarsai.
- B. Khewat No.319 Khata No.327 Rect. No.24 Kila. 13(8-0), 14(8-0), total measuring 16 kannal 00 marla.
- C. Khewat No.320 Khata No.328 Rect. No.24 Kila No.12/2/1/2(0-8), 12/1/3(3-3), 19/1/2/2/1(0-5), 19/2/1/1(0-4) total measuring 4 Kanal 0 Marla situated within the revenue estate of village Sihi, Tehsil Manesar & District Gurgaon.

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      28-03-2025

No:5424      Sub Register Office :Manesar      Date :28-03-2025

Received with Thanks from **ANURAG RAGHAV ADV 2009 TO TILL DATE** resident of **GGN** sum of Rs **fifteen** on account of **Inspection** charges.

Rs.15      ( Incharge)

(First party copy)      B Book Receipt for Non Registration Purpose      28-03-2025

No:5424      Sub Register Office :Manesar      Date :28-03-2025

Received with Thanks from **ANURAG RAGHAV ADV 2009 TO TILL DATE** resident of **GGN** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15      ( Incharge)

(Second party copy )      B Book Receipt for Non Registration Purpose      28-03-2025

No:5424      Sub Register Office :Manesar      Date :28-03-2025

Received with Thanks from **ANURAG RAGHAV ADV 2009 TO TILL DATE** resident of **GGN** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15      Sub Registrar  
( Incharge)  
Manesar (Gurgaon)