

Khushal Singh Raghav

Advocate

Registration No. P/608/1996
Bar Registration No. 105 (Sohna)
District Courts Gurugram &
Sub-Divisional Judicial Complex,
Sohna, District Gurugram

**RESI. CUM OFFICE:**

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Mail ID : khushalsingh0740@gmail.com

Date : 11.09.2025

TO WHOM IT MAY CONCERN

Sub:- Legal opinion/search report on the title to the property of Hobby Developers LLP (LLPIN:AAN-0079) a LLP Registered under the provision of the LLP Act 2008, having its Registered Office at Plot No. 10, 3rd Floor, Local Shopping Complex, B-1, Vasant Kunj, New Delhi-110070.

Sir,

As per the documents i.e. Jamabandies for the year 1991-92, 1996-97, 2001-02, 2006-07, 2011-12, 2016-17 & 2021-22 as well as mutation No. 8512, 11096, 11097, 11098, 11121, 11214, 11217, 11218, 11219, 11221, 11459, 11483, 12215, 12632, 12691, 12721, 12750, 12751, 12752, 12840, 12960, 13035, 13166, 13372, 13373, 13374, 13843, 13844, 15791, 16937, 17272, 17785, 17786, 17794, 17795, 18278, 19382, 21046, 21777, 22888, 25403, 25407, 25467, 25468, 26160, 27904, 27935, 28571, 28636, 28671, 29500, 29590, 30776, 30774, 18438, 18551, 18554, 18601, 18555, 19382, Conveyance deed bearing Vasika No. 3736, 3733, 3734, 3735, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746 all dated 23.06.2025, Regd. in the Office of Sub-Registrar, Sohna, Tehsil Sohna, District Gurugram, supplied to me pertaining to the immovable property mentioned below, I have conducted the detail search and investigation from the revenue record as well as registration record Sohna/Gurugram and my detailed report as under :-

(A) Name & Address of the title holders :-

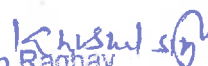
Hobby Developers LLP (LLPIN:AAN-0079) a LLP Registered under the provision of the LLP Act 2008, having its Registered Office at Plot No. 10, 3rd Floor, Local Shopping Complex, B-1, Vasant Kunj, New Delhi-110070.

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(B) Description of the documents scrutinized

Sr. No.	Date of Document	Name of Document	Whether original/No. Certified/Attested
1.	09.09.2025	Jamabandi for the year 1991-92	Certified
2.	09.09.2025	Jamabandi for the year 1996-97	Certified
3.	09.09.2025	Jamabandi for the year 2001-02	Certified
4.		Jamabandi for the year 2006-07	Online
5.		Jamabandi for the year 2011-12	Online
6.		Jamabandi for the year 2016-17	Online
7.	10.09.2025	Jamabandi for the year 2021-22	Online
8.	09.09.2025	Mutation Nos. 8512, 11096, 11097, 11098, 11121, 11214, 11217, 11218, 11219, 11221, 11459, 11483, 12215, 12632, 12691, 12721, 12750, 12751, 12752, 12840, 12960, 13035, 13166, 13372, 13373, 13374, 13843, 13844, 15791, 16937, 17272, 17785, 17786, 17794, 17795, 18278, 19382, 21046, 21777, 22888, 25403, 25407, 25467, 25468, 26160, 27904, 27935, 28571, 28636, 28671, 29500, 29590, 30776, 30774, 18438, 18551, 18554, 18601, 18555, 19382.	Certified
9.	10.09.2025	Conveyance deed bearing Vasika No. 3736, 3733, 3734, 3735, 3737, 3738, 3739, 3740, 3741, 3742, 3743, 3744, 3745, 3746 all dated 23.06.2025, Regd. in the Office of Sub-Registrar, Sohna,	Certified


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(C) Description of the property

Item No.	Survey No.	Extent	Area	Location	In the Name of
1.	Khewat No. 914, Khatoni No. 931 , Rect. No. 12, Killa No. 16(8-0), 17(8-0), 24(8-0), 25(8-0), Rect. No. 13, Killa No. 20(8-0), total fields 5 & total measuring 40 Kanal 0 Marla.	Salam	40 Kanal 0 Marla	Situated within the revenue estate of Village Sohna, Tehsil Sohna, Distt. Gurugram	M/s Lion Infra Developers LLP Regd. Office Plot No. 10, 3 rd Floor, Local Shopping Complex B-1, Vasant Kunj Delhi-29
2.	Khewat No. 2092 , Khatoni No. 2312, Rect. No. 13, Killa No. 21(8-0), Rect. No. 27, Killa No. 1(8-0), 2(8-0), 9/1(2-18), total fields 4 & total measuring 26 Kanal 18 Marla	Salam	26 Kanal 18 Marla	Situated within the revenue estate of Village Sohna, Tehsil Sohna, Distt. Gurugram	-Do-
3.	Khewat No. 518 , Khatoni No. 534, Rect. No. 28, Killa No. 5/1(5-16), 6/2(5-16), total fields 2 & total measuring 11 Kanal 12 Marla	Salam	11 Kanal 12 Marla	Situated within the revenue estate of Village Sohna, Tehsil Sohna, Distt. Gurugram	M/s Vibhor Home Developers Pvt. Ltd.
4.	Khewat No. 140 , Khatoni No. 145, Rect. No. 12, Killa No. 6(8-0), field 1 & measuring 8 Kanal 0 Marla	Salam	8 Kanal 0 Marla	Situated within the revenue estate of Village Sohna, Tehsil Sohna, Distt. Gurugram	M/s Lion Infra Developers LLP Regd. Office Plot No. 10, 3 rd Floor, Local Shopping Complex B-1, Vasant Kunj Delhi-29
5.	Khewat No. 1449 , Khatoni No. 1615, Rect. No. 12, Killa No. 15/2(6-1), field 1 & measuring 6 Kanal 1 Marla	Salam	6 Kanal 1 Marla	Situated within the revenue estate of Village Sohna, Tehsil Sohna, Distt. Gurugram	M/s Lion Infra Developers LLP Regd. Office Plot No. 10, 3 rd Floor, Local Shopping Complex B-1, Vasant Kunj Delhi-29
6.	Plot No. B-17, A-13, A-12, B-14, B-16, D-44, B-21, B-18, B-19, D-46, B-15, D-45, B-20, D-43.	Salam		Green Valley, Sector-35, Tehsil Sohna, District Gurugram, Haryana.	Hobby Developers LLP (LLPIN:AAN-0079) a LLP Registered under the provision of the LLP Act 2008, having its Registered Office at Plot No. 10, 3 rd Floor, Local Shopping Complex, B-1, Vasant Kunj, New Delhi-110070.

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(D) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the revenue record regarding the above mentioned property and I found as under :-

1. That Previously as per jamabandi for the year 1996-97 & 2001-02, the above land measuring 40 Kanal 0 Marla is owned and possession by various land owners namely Sh. Daya Nand etc. and land measuring 26 Kanal 18 Marla is also owned and possessed by Sh. Madan Lal HUF Karta Madan Lal S/o Sh. Lal Chand etc.

Thereafter, out of above co-sharers one co-sharer Sh. Daya Chand S/o Sewa Ram sold his $\frac{1}{4}$ share i.e. 10 Kanal 2 Marla in the said land in favour of Sh. Ramesh Kumar S/o Sh. Vikramjeet S/o Sh. Sewa Ram vide Regd. Sale deed bearing Vasika No. 1955 dated 24.08.2004 and mutation No. 12691 was sanctioned on 09.12.2004.

Thereafter, another co-sharers Sh. Subhash Chand etc. also sold their $\frac{3}{16}$ share in favour of Sh. Virender Kumar S/o Sh. Satpal vide Regd. sale deed bearing Vasika No. 3600 dated 02.12.2004 and mutation No. 12840 was sanctioned on 06.05.2005.

Thereafter, Sh. Rakesh etc. also sold their $\frac{1}{4}$ share in the above land in favour of Sh. Virender Kumar S/o Sh. Satpal vide Regd. sale deed bearing Vasika No. 5440 dated 15.03.2005 and mutation No. 13166 was sanctioned on 20.04.2005.

Thereafter out of above co-sharer Smt. Kanta Devi etc. sold 32 Kanal 7 Marla in favour of Smt. Nirmla etc. vide Regd. Sale deed bearing Vasika No. 5549 dated 18.03.2005 and mutation No. 13373 was sanctioned on 20.06.2005.

Thereafter, Smt. Sangeeta Jain sold 56 Kanal 7 Marla land in favour of M/s Vallabham Buildcon Pvt. Ltd. vide Regd. sale deed bearing Vasika No. 547 dated 20.04.2012 and mutation No. 21046 was sanctioned on 15.05.2012 in the revenue record.

Thereafter, M/s Chand Sons Education City Pvt. Ltd. Sold 37 Kanal 11 Marla land in favour of M/s Lion Infradevelopers LLP vide Regd. Sale deed bearing Vasika No. 4976 dated 14.03.2018 and mutation 25407 was sanctioned on 03.09.2018 in this regard.

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Thereafter, M/s Chand Sons Education City Pvt. Ltd. Sold 17 Kanal 10 Marla land in favour of M/s Lion Infradevelopers LLP vide Regd. Sale deed bearing Vasika No. 293 dated 19.04.2018 and mutation 25467 was sanctioned on 26.04.2018 in this regard.

Thereafter, M/s Chand Sons Education City Pvt. Ltd. Sold 12 Kanal 18 Marla land in favour of M/s Vibhor Home Developers Pvt. Ltd. vide Regd. Sale deed bearing Vasika No. 294 dated 19.04.2018 and mutation 25468 was sanctioned on 26.04.2018 in this regard.

Thereafter, M/s Vallabham Buildcon Pvt. Ltd. transferred 56 Kanal 0 Marla land in favour of M/s Lion Infradevelopers LLP vide order of Court of Sh. Alok Anand, Presiding Officer, National Lok Adalat Sohna in Suit No. CS 635/2019 dated 08.02.2020 and mutation No. 27904 was sanctioned on 05.03.2021.

Thereafter, aforesaid Companies M/s Lion Infradevelopers LLP & M/s Vibhor Home Developers Pvt. Ltd. Gifted some land in favour Town & Country Planning Deptt. Haryana vide Regd. gift deed bearing Vasika No. 9193 dated 16.03.2022 and mutation No. 28571 was sanctioned on 19.04.2022.

Thereafter, aforesaid M/s Lion Infradevelopers LLP also Gifted some land in favour Town & Country Planning Deptt. Haryana vide Regd. gift deed bearing Vasika No. 661 dated 22.04.2022 and mutation No. 28636 was sanctioned on 06.05.2022.

Thereafter, aforesaid Companies M/s Lion Infradevelopers LLP & M/s Vibhor Home Developers Pvt. Ltd. Gifted some land in favour Town & Country Planning Deptt. Haryana vide Regd. gift deed bearing Vasika No. 9193 dated 16.03.2022 and mutation No. 28671 was sanctioned on 20.05.2022.

Thereafter, aforesaid M/s Vibhor Home Developers Pvt. Ltd. Gifted some land in favour Town & Country Planning Deptt. Haryana vide Regd. gift deed bearing Vasika No. 4577 dated 04.08.2023 and mutation No. 29590 was sanctioned on 22.09.2023.

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Thereafter, the names of the aforesaid companies are incorporated in the online jamabandi for the year 2021-22 as owners in the revenue record.

The Vendor M/s Lion Infradevelopers LLP is the absolute and lawful owner of the land comprised in Rect. No. 13, Killa No. 21(8-0), Rect. No. 27, Killa No. 1(8-0), 2(8-0), 7/2(2-13), 8/1(5-16), 9/1(2-18), Rect. No. 28, Killa No. 5/2(2-4), total measuring 37 Kanal 11 Marla situated within the revenue estate of Sohna, Sector-35, Tehsil Sohna, District Gurugram.

M/s Vallabham Buildcon Pvt. Ltd. was absolute and lawful owner of land comprised in Rect. No. 12, Killa No. 6(8-0), 15(8-0), 16(8-0), 17(8-0), 24(8-0), 25(8-0), Rect. No. 13, Killa No. 20(8-0), total measuring 56 Kanal 0 Marla situated within the revenue estate of Sohna, Sector-35, Tehsil Sohna, District Gurugram.

M/s Vibhor Home Developers Pvt. Ltd. was absolute and lawful owner of land comprised in Rect. No. 28, Killa No. 5/1(5-16), total measuring 5 Kanal 16 Marla situated within the revenue estate of Sohna, Sector-35, Tehsil Sohna, District Gurugram.

As per the terms of Collaboration Agreement No. 4662 dated 04th Dec. 2018, M/s Vibhor Home Developers Pvt. Ltd. was allotted the developed plots vide Allotment letter dated 03.07.2023. Subsequently, Assignment Agreement dated 10.07.2023 was executed between the Vendor and M/s Vibhor Home Developers Pvt. Ltd., as per which the land owner transferred the land ownership rights and interest of the said Land in favour of Vendor.

The said land mentioned in Schedule-A & B of the Conveyance deed aggregating to approx. 12.41875 acres (5.0256898196 Hectares) shall hereinafter be referred to the "Said Land".

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Pursuant to the above arrangement, the Land owner has vested the Vendor with complete authority and powers to undertake the development and construction of the Project. The Vendor has developed an affordable residential plotted colony on the said Land admeasuring 12.41875 acres situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram.

The said land is being developed in accordance with the terms and conditions of the License No. 23/2019 approved the Office of Director Town & Country Planning Chandigarh, Haryana under the Deen Dayal Jan Awas Yojna ("DDJAY") Policy notified by the Government of Haryana for development of an affordable residential plotted colony on the Said Land as detailed and described therein the Licence, now known as "**Green Valley**" (hereinafter referred to as the "**said Project**")

The Vendor has registered the Said Project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with the Haryana Real Estate Regulatory Authority, Gurugram, Haryana, (hereinafter referred to as HRERA) on 30.08.2019 under the name of "Green Valley" vide Registration No. 45 of 2019 and Memo No. RC/REP/HARERA/ GGM/351/83/2019/45 dated 30.08.2019.

The Vendor has develop the Project in accordance with the Zoning Plan approval vide DRG No. DTCP - 7608 dated 09.12.2020 and Memo No. ZP-1306/AD (RA) 2020/21540 dated 09.12.2020, License No. 23 of 2019, vide Memo No. LC-3804-Asst. (RK) 2019/4994 dated 20.02.2019, Forest NOC Vide (SRN) -QDC-B5G-A9B5 dated 01.10.2018, Demarcation Approval; Endst No. STP(G)/2020/4426 dated 18.11.2020, Layout Plan : Memo No. LC-3804/AD(RA) 2020/20987 dated 01.12.2020. Approval of the service Plan Estimate Memo No. LC-3804-JE (MK)-2021/16373 dated 09.07.2021 and Allotment Letter dated 06.06.2025.

Thereafter, the Vendor has developed the Project and has obtained the Completion Certificate for the Said Project vide Memo No. KC-3804-JE(DS) 2023/20608 dt. 26.06.2023.


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The Vendor acknowledges that the Vendor has provided all the information and clarification as required/sought by the Vendee and that the Vendee has relied on his own judgment and is not influenced by any advertisement, sale brochures, sale material, architect's plans, sales plans, representation, leaflets, of any kind whatsoever either written or oral made by the Vendor, selling agents and/or brokers or any other person authorized by him etc. including but not limited to any representations relating to the description or physical condition of the Project, for the purpose of this Deed.

The Vendee has carried out the inspection of the said Land, Licenses with details of ownership of the Said Land, Zoning Plan, Layout Plans and all other approvals in relation to the Project, and other documents relating to the title, competency & all other relevant details to the satisfaction of the Vendee. The Vendee confirms that the Vendor have furnished all requisite information, clarification and explanations as required by the Vendee to the complete satisfaction of the Vendees.

The applicant company namely **Hobby Developers LLP (LLPIN:AAN-0079)** purchase the said plots from the company and the detail is given as under :-

Sr No.	Name of Vendor	Name of Vendee	Total Area	Property ID No.	Vasika No.	Date
1.	M/s Lion Infradevelopers LLP	Hobby Developers LLP	158.791 Sq. Yds. (132.769 Sq. Mtr.)	3T8NNFM2	3733	23.06.2025
2.	-Do-	-Do-	157.44 Sq. Yds. (131.64 Sq. Mtr.)	3TA5HQ65	3734	23.06.2025
3.	-Do-	-Do-	157.44 Sq. Yds. (131.64 Sq. Mtr.)	3T373AD2	3735	23.06.2025
4.	-Do-	-Do-	158.791 Sq. Yds. (132.769 Sq.mtr.)	3TUDRNR6	3736	23.06.2025
5.	-Do-	-Do-	158.791 Sq. Yds. (132.769 Sq.mtr.)	3T9187B4	3737	23.06.2025
6.	-Do-	-Do-	150.632 Sq. Yds. (125.947 Sq.mtr.)	3TTE8749	3738	23.06.2025
7.	-Do-	-Do-	158.791 Sq. Yds. (132.769 Sq.mtr.)	3TUVECY6	3739	23.06.2025
8.	-Do-	-Do-	158.791 Sq. Yds. (132.769 Sq.mtr.)	3TUYJTQ4	3740	23.06.2025
9.	-Do-	-Do-	150.632 Sq. Yds. (125.947 Sq.mtr.)	3TNNH1G3	3741	23.06.2025
10.	-Do-	-Do-	158.791 Sq. Yds. (132.769 Sq.mtr.)	3TYHGYQ2	3742	23.06.2025
11.	-Do-	-Do-	158.791 Sq. Yds. (132.769 Sq.mtr.)	2TW39F25	3743	23.06.2025
12.	-Do-	-Do-	150.632 Sq. Yds. (125.947 Sq.mtr.)	3TBLUV55	3744	23.06.2025
13.	-Do-	-Do-	150.632 Sq. Yds. (125.947 Sq.mtr.)	3TA07W17	3745	23.06.2025
14.	-Do-	-Do-	158.791 Sq. Yds. (132.769 Sq.mtr.)	3TE8A4W1	3746	23.06.2025


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(E) Evidence of possession

That from the perusal of the Fard Jamabandies for the year 1996-97 upto 2021-22 along with the above noted documents explained in Column 'B', it is quite evident that above said persons shown in column C as well as their Vendors are continuously coming as owner in possession of the above said land/Property as per record.

(F) Encumbrance Certificate

That I have inspected the record mentioned above issued by the Halqua Patwari concerned i.e. Jamabandies for the year 1996-97 upto 2021-22 and found that the said persons/Company named above have not created any charge by way of sale, mortgage, agreement, loan etc. or otherwise till date as per the above said records, the same is free from all sorts of encumbrances.

(G) Certificate of title

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That the said owners mentioned above have valid, clear and marketable title in the above said property, which is free from all sorts of encumbrances.
2. The said owner mentioned above can execute valid equitable/simple mortgage to whom they likes and also can execute Sale Deed, Gift Deed, Mortgage deed, Lease Deed, Agreement etc. and any type of deeds to whom they likes.
3. The above said property is fit for accepting as security by way of mortgage or in any manner.
4. That the property in question is not subject to any minor or any other claim.
5. That the land in question has not been acquired under the land acquisition Act 1894 as per the record.


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6. That the provision of urban land (Ceiling & Regulation Act 1976) is not applicable in Haryana.

(H) Investigation under the income tax 1961 --- Not applicable

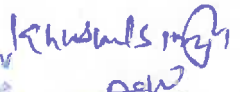
(I) Investigation in regarding to the agricultural land --- Not applicable.

(J) Stamp Duty and Registration Act :

It is certified that all the requirement of Indian Registration Act and the Indian Stamp in respect of the revenue document mentioned have been duly complied with.

(K) Opinion of the lawyer

That in my opinion the above stated property of the said owner mentioned above is free from all sorts of encumbrances, attachments and have not been mortgaged or sold till date as per revenue record and the above said owner have absolute and clear marketable title in the above said property given in schedule C of this search report and the said owners can enjoy the said land in any manner the company does like so as per law.

Yours faithfully 
Khushal Singh Raghav
Advocate
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11/09/2025
Khushal Singh Raghav, Advocate

BAS Registration No.: 105

**Permanent Address : V.P.O DAULAH, TEHSIL SOHNA, DISTT.
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Mobile No. : 9992040740

CHAMBER NO.

140

★ ★ **INSTRUCTION** ★ ★



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TO BAR ASSOCIATION SOHNA IMMEDIATELY**



BAR ASSOCIATION, SOHNA (REGD.)

Sub Division Court Sohna Distt. Gurugram-122103

IDENTITY CARD



Name : KHUSHAL SINGH

D.O.B : 29.11.1969

Designation : Advocate

Name of Bar Council : Punjab & Haryana

Enrollment No. : P/608/1996

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ABHIT RAGHAV
(PRESIDENT)
BAR ASSOCIATION, SOHNA

Khushal Singh
Khushal Singh Raghav
Advocate
Sub Division Court Sohna
Gurugram (Hr.)

Omesh Bharti
OMESH BHARTI
(SECRETARY)
BAR ASSOCIATION, SOHNA
11/09/2020



भारत सरकार

Government of India



खुशहाल सिंह

Khushal Singh

जन्म तिथि / DOB : 29/11/1969

पुरुष / Male



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आधार - आम आदमी का अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

Unique Identification Authority of India

पता:

S/O: खरग सिंह, वॉर्ड न-5, दौलाह,
दौला १९७, दौलाह, गुड़गाँव, हरियाणा,
122103

Address:

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