



PERVINDER YADAV
ADVOCATE,
DISTRICT COURTS, GURUGRAM

OFFICE AT:
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District & Sessions Courts,
Gurugram, Haryana
Mob: 9811406165
Email: Raoparvinder2@gmail.com

Date: -17-03-2026

TO WHOM SO EVER IT MAY CONCERN

TITLE SEARCH REPORT & LEGAL SCRUTINY REPORT

SUB: -Title Search Report & Legal Scrutiny Report with respect to All that piece and parcel of Land bearing **M/S Forsythia Propbuild Pvt. Ltd.** is recorded owner of the land comprising in Khewat No.944, Khatoni No.966, Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Khatoni No. 967, Rect. No.51, Killa. No. 17/3, (1-5), Khewat No. 571, Khatoni No. 586, Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, (3-16), total measuring **27 Kanal 4 Marla** as per thevide Jamabandi for the year **2019-2020** and M/S Boxacres Developers Pvt. Ltd. Is the recorded owner in possession of Land bearing Khewat No. 572, Khatoni No.587, Rect. No. 51, Killa No. 25/2/2 (4-18), and Rect. No. 52, Killa No. 21/2/2(1-8), and Rect. No. 54, Killa No. 1/2(3-16),total measuring **10 Kanal 2 Marla** as per thevide Jamabandi for the year **2019-2020**, and **Mutation Nos. 4922 & 5015** Situated in the Village Naurnagpur, Tehsil Mahesar, Distt. Gurugram, Haryana.

Note:- Rapat No 443 dated 17.03.2026 and according licence no. 22/2026 dated 30.01.2026 has been granted by DTCP Chandigarh.

Dear Sir,

I, Pervinder Yadav, Advocate, having been engaged by Forsythia Propbuild Pvt. Ltd. and Boxacres Developers Pvt. Ltd., for Title Search Report and to examine the Legal Scrutiny Report with respect to all that piece and parcel of Diverted Land bearing **M/S Forsythia Propbuild Pvt. Ltd.** is recorded owner of the land comprising in Khewat No.944, Khatoni No.966, Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-



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8), Khatoni No. 967, Rect. No.51, Killa. No. 17/3, (1-5), Khewat No. 571, Khatoni No. 586, Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, (3-16), total measuring **27 Kanal 4 Marla** as per thevide Jamabandi for the year **2019-2020** and M/S Boxacres Developers Pvt. Ltd. Is the recorded owner in possession of Land bearing Khewat No. 572, Khatoni No.587, Rect. No. 51, Killa No. 25/2/2 (4-18), and Rect. No. 52, Killa No. 21/2/2(1-8), and Rect. No. 54, Killa No. 1/2(3-16),total measuring **10 Kanal 2 Marla** as per thevide Jamabandi for the year **2019-2020**, and **Mutation Nos. 4922 & 5015 and rapat no 443 dated 17.03.2026** Situated in the Village Naurnagpur, Tehsil Manesar, Distt. Gurugram, Haryana.**(Hereinafter called the said property)** and conducted a detailed investigation of the title since inception and conducted the search for available records period from 1994 to the present date with the Revenue Departments to till date and submit my report as under:

A. Particulars:

1. Name(s) of the Owners with address:

Forsythia Propbuild Pvt. Ltd. And Boxacres Developers Pvt. Ltd.
A/GF-03, Ground Floor, Kh. No. 369-379; 371/1, Village
Sultanpur, MG Centrum, Gadaipur, Southwest Delhi, New Delhi-
110030

2. Name of the Companies/Owners in Possession

With parentage/constitution and address: As Above

3. Detail of the property Owners

(As per title deed/As per present position): -

M/S Forsythia Propbuild Pvt. Ltd. is the recorded owner of the agricultural land comprising **M/S Forsythia Propbuild Pvt. Ltd.** is recorded owner of the land comprising in Khewat No.944, Khatoni

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No.966, Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Khatoni No. 967, Rect. No.51, Killa. No. 17/3, (1-5), Khewat No. 571, Khatoni No. 586, Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, (3-16), total measuring **27 Kanal 4 Marla** as per thevide Jamabandi for the year **2019-2020** and M/S Boxacres Developers Pvt. Ltd. Is the recorded owner in possession of Land bearing Khewat No. 572, Khatoni No.587, Rect. No. 51, Killa No. 25/2/2 (4-18), and Rect. No. 52, Killa No. 21/2/2(1-8), and Rect. No. 54, Killa No. 1/2(3-16),total measuring **10 Kanal 2 Marla** as per thevide Jamabandi for the year **2019-2020**, and **Mutation Nos. 4922 & 5015** Situated in the Village Naurnagpur, Tehsil Manesar, Distt. Gurugram, Haryana.

B. Investigations:

<u>ASPECTS TO BE CONSIDERED</u>	<u>COUNSEL'S STATEMENT</u>
1. Details of the title deeds/documents (including link deeds/parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of documents, date of execution and details of registration).	: Fard jamabandi for the year 1994-1995, 1999-2000, 2004-2005, 2009-2010, 2014, 2015 & 2019-2020 , of VILLAGE- Naurangpur, TEHSIL MANESAR, DISTT. GURUGRAM, HARYANA along with relevant Mutations and Fard Badars, Rapats
2. Whether documents given to the counsel are original* one or more copies of documents? (*Counsel should examine original documents only, and if any of the documents in the original are not shown, the details of the document should be given with reasons thereof)	: Yes, the certified copies of the Fard Jamabandi(es) & Khasra Girdawaries are given.
3. Whether documents given as original title deeds raise any doubt or suspicion?	: No.

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4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	: Yes, the details of land tally with the revenue record.
5. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	: Yes,
6. Whether the photograph of parties as affixed in the conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	: Photographs of recorded owners are not available on the Fard jamabandies in the revenue record.
7. Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations should be specified. What is its effect?	: Yes.
8. Whether the property has been mutated in the name of the owners.	: Yes,
9. Whether title of the property is clear	: Yes
10. Whether the property is ancestral/ or under joint ownership, or the minor is having interest in the property? If so, its effect thereof.	: The property is recorded in the name of the owners. There is no interest of the minor in the property of the Applicants.
11. Whether the property to be mortgaged has been acquired under the Land Acquisition Act, 1894?	: No.

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12. Whether the Urban Land Ceiling Act is applicable in the State where the property is located?	: No.
13. In case of leasehold property, whether permission/NOC from the lessor is required for the colony, and whether permission of the lessor/NOC is obtained?	: N.A.
14. What is the rate of sharing of unearned income with the lessor in the event of the sale of the property?	: N.A.
15. In respect of agricultural land, whether land is declared surplus or under consolidation of holdings?	: N.A.
16. Nature of Land	License Land
17. Brief history of the properties and how the present owner has derived the title. Is the chain of title for the last 30years complete? If so, please mention the name of the vendor who was in possession of the land 30years back and also the names of the subsequent persons. Please trace out in brief the devolution of title during the last 30 years and its market ability or otherwise in a narrative form.	:The properties in question were purchased by Forsythia Propbuild Pvt. Ltd. and Boxacres Developers Pvt. Ltd.by means of a sale deed. Details mentioned in the Flow of Title Para
18. Whether certified copies of revenue records have been obtained and examined to confirm that no dues are outstanding towards the land?	Yes, the certified copies of the revenue record have been examined, and this land is free from all encumbrances as per the copy of the jamabandi for the year 2019-2020

NATURE OF LAND

TOTAL LAND	LICENSED LAND	CULTIVATED/OTHER
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		LAND
4.6625 Acres	4.5968 Acres	0.0657 Acres

C. HISTORY OF TITLE:

FLOW OF TITLE

I have inspected the property, and in my opinion, on investigation of title and obtaining of the search report, **M/S Forsythia Propbuild Pvt. Ltd.** is recorded owner of the land comprising in Khewat No.944, Khatoni No.966, Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Khatoni No. 967, Rect. No.51, Killa. No. 17/3, (1-5), Khewat No. 571, Khatoni No. 586, Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, (3-16), total measuring **27 Kanal 4 Marla** as per thevide Jamabandi for the year **2019-2020** and M/S Boxacres Developers Pvt. Ltd. Is the recorded owner in possession of Land bearing Khewat No. 572, Khatoni No.587, Rect. No. 51, Killa No. 25/2/2 (4-18), and Rect. No. 52, Killa No. 21/2/2(1-8), and Rect. No. 54, Killa No. 1/2(3-16),total measuring **10 Kanal 2 Marla** as per thevide Jamabandi for the year **2019-2020**, and **Mutation Nos. 4922 & 5015 and Rapat no. 443 dated 17.03.2026** Situated in the Village Naurnagpur, Tehsil Manesar, Distt. Gurugram, Haryana.

As requested, I have conducted the legal investigation of the title and searched records in the registration office and other offices as required in the matter for the last 30 years, i.e. 1996 to till date, as under:

1. As per the Jamabandi for the year 1994-1995, Virinder Singh, Rajender Singh and Surender Singh, sons of Bhagmal, were owners in Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Rect. No. 17/3,

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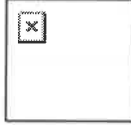
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(1-5), Khasra Numbers and Shiv Ram & Suresh sons of Neki Ram, and Juglal son of Udmi in Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, and M/S Ninteen Hole Golf Club Pvt. Ltd were owners in possession of Rect. No. 51, Killa No. 25/2(6-12) and Rect. No. 52, Killa No. 21(2-2) and rect no. 54 killa no. 1/2 (3-16) owner name is Ramlal-Bohar Singh S/o Tula Ram.

2. As per the jamabandi for the year 1999-2000, Virinder Singh, Rajender Singh and Surender Singh, sons of Bhagmal, were owners in Rect. No.51, Killa No.17/2,(1-19) 24/2(5-8), 25/1(1-8), Rect. No. 17/3, (1-5), Khasra Numbers and Shiv Ram & Suresh sons of Neki Ram, and Juglal son of Udmi in Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, (3-16) and M/S Ninteen Hole Golf Club Pvt. Ltd were owners in possession of Rect. No. 51, Killa No. 25/2 (6-12) and Rect. No. 52, Killa No. 21/2 (4-17) rect no. 54 killa no. 1/2 (3-16) owner name is Ramlal-Bohar Singh S/o Tula Ram..

3. As per the Jamabandi for the year 2004-2005, Smt. Usha Rani, wife of Satpal Grover and Droupadi Devi, daughter of Koturam in equal share, were the owners in Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Rect. No. 17/3, (1-5), vide Mutation No. 3302, and in Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1(3-16) was owned and possessed by Nimiyatram son of Koturam vide Mutation No. 3302 & 3303, and Abhay Ram Yadav, son of Harnaryan was owner in possession of Rect. No. 51, Killa No. 25/2(6-12) and Rect. No. 52, Killa No. 21/2 (4-17) total measuring 11 karnal 7 marla vide vasika no. 6146 dated 01.09.2001 and Mutation bearing no. 3203 was entered and sanction in his favour rect no. 54 killa no. 1/2 (3-16) owner name is Ramlal-Bohar Singh S/o Tula Ram.

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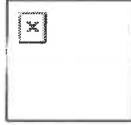
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4. As per the jamabandi for the year 2009-2010, M/S Active Promoter Pvt. Ltd. were owners in Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Rect. No. 17/3, (1-5), and Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, (3-16) was owner in possession and Abhay Ram Yadav, son of Harnaryan of Rect. No. 51, Killa No. 25/2, (6-12) and Rect. No. 52, Killa No. 21/2 (4-17), vide Mutation no. 4419, 4422 & 4551 rect no. 54 killa no. 1/2 (3-16) owner name is Ramlal-Bohar Singh S/o Tula Ram..

5. As per the Jamabandi for the year 2014-2015, M/S Forsythia Propbuild Pvt. Ltd. were owners in Rect. No.51, Killa No.17/2, 24/2(5-8), 25/1(1-8), Rect. No. 17/3, (1-5), and Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), M/S Revital Reality Pvt. Ltd. Was owner in possession in Rect. No. 54, Killa No. 1/1, (3-16) and Abhay Ram Yadav, son of Harnaryan, was the owner in possession of Rect. No. 51, Killa No. 25/2, (6-12) and Rect. No. 52, Killa No. 21/2(4-17) vide Mutation No. 4074 and 4789 and Rapat no. 621 & 7 dated 17.07.2023 land was recorded as self cultivated rect no. 54 killa no. 1/2 (3-16) owner name is Revital Reality PVT LTD and vide motion no 4551 land is self cultivated.

6. As per the Jamabandi for the year 2019-2020, M/S Forsythia Propbuild Pvt. Ltd. is recorded owner of the land comprising in Khewat No.944, Khatoni No.966, Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Khatoni No. 967, Rect. No.51, Killa. No. 17/3, (1-5), Khewat No. 571, Khatoni No. 586, Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, (3-16), total measuring **27 Kanal 4 Marla** as per thevide Jamabandi for the year **2019-2020** and M/S Boxacres Developers Pvt. Ltd. Is the recorded owner in possession of Land bearing Khewat No. 572, Khatoni No.587, Rect. No. 51, Killa No. 25/2/2 (4-18), and Rect. No. 52, Killa No. 21/2/2(1-8), and Rect. No. 54,



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Killa No. 1/2(3-16), total measuring **10 Kanal 2 Marla** as per the vide Jamabandi for the year **2019-2020**, and **Mutation Nos. 4922, 4551 & 5015**. Rapat No 443 dated 17.03.2026 and according licence no. 22/2026 dated 30.01.2026 has been granted by DTCP Chandigarh Situated in the Village Naurnagpur, Tehsil Manesar, Distt. Gurugram, Haryana.

I have answered all the queries in the Special Report, which is enclosed. I hereby certify that the registration particulars-number, date and page particulars, etc., as shown in the original title deed and contents thereof, tally with the information as stated in the records of the office of Sub-Registrar/Registrar of assurances, as well as with a certified copy of the title deed, which was obtained by me, and is enclosed with this certificate.

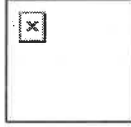
I further certify that the photograph of the previous owner and affixed/seen in the title deed tally with records of the registration office, as well as a certified copy of the title deed.

The chain of the title relating to the property is complete as hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1. Fard Jamabandi for the year **2004-2005, 2009-2010, 2014-2015 & 2019-2020**,
2. Khasra Girdawari & Rapat No. 621 dated 17.07.2023 & Rapat No. 443 dated 17.03.2026
3. Mutation No.: 4922, 4551, 5015, 4074, 4789, 4419, 3202 & 3203

The search report, which is annexed hereto, conducted by me, for the period from **1996 to Till Date**, does not disclose any encumbrances.



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I have not given/have given an opinion earlier on the investigation of the title relating to the same property as detailed hereunder:

- (a) Name of lender- **Nil**
- (b) Date of opinion & reference no. (if any)- **Nil**
- (c) Remarks-**Nil**

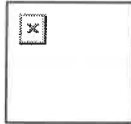
I find no defects in the title of the owners

I hereby certify that **M/S Forsythia Propbuild Pvt. Ltd.** is recorded owner of the land comprising in Khewat No.944, Khatoni No.966, Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Khatoni No. 967, Rect. No.51, Killa. No. 17/3, (1-5), Khewat No. 571, Khatoni No. 586, Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1, (3-16), total measuring **27 Kanal 4 Marla** as per thevide Jamabandi for the year **2019-2020** and M/S Boxacres Developers Pvt. Ltd. Is the recorded owner in possession of Land bearing Khewat No. 572, Khatoni No.587, Rect. No. 51, Killa No. 25/2/2 (4-18), and Rect. No. 52, Killa No. 21/2/2(1-8), and Rect. No. 54, Killa No. 1/2(3-16),total measuring **10 Kanal 2 Marla** as per thevide Jamabandi for the year **2019-2020**, and **Mutation Nos. 4922 & 5015** Rapat No 443 dated 17.03.2026 and according licence no. 22/2026 dated 30.01.2026 has been granted by DTCP Chandigarh Situated in the Village Naurnagpur, Tehsil Manesar, Distt. Gurugram, Haryanahas a clear, valid and marketable title over the above-mentioned property.

PLACE: - **GURUGRAM**
DATE:-**17-03-2026**


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Seat Hall No.-2 Chamber No. 31
Block-B, Distt. Courts Gurugram
Mob: 9811406165, 9809901865
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Search Receipt No.(i) 29361 Dated-13.03.2026 & (ii) 4982 dated 16.03.2026



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CERTIFICATE OF TITLE

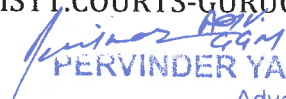
I, Pervinder Yadav, Advocate, have examined the title deeds relating to the said property and that the documents of title referred to in my opinion are valid evidence of right, title and interest.

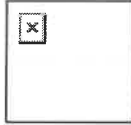
I have examined the documents in detail, taking into account all the guidelines and the other Revenue factors. I confirm having searched the land/ revenue records and Search conducted in the land revenue in the concern office for the last 30 years, I confirms that the chain of title is complete and legally passed from person to person have/has got clear, legal, valid, marketable and title over the property and the residential/flats/houses/plots/building being constructed/developed thereon. I further certify:

That the title document mentioned in the chain of tile were executed, Stamped and registered in accordance with the law. They have the effect of conveying lawful title in favour of the said present
It is further certified that the property is not subject matter of any attachment or any process of court, nor are they or any of them is it the subject matter of any litigation pending before any court of law.

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DATE:-17-03-2026

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LEGAL OPINION

That on the basis of the aforesaid search carried out & 30 years revenue record, and after investigation of the chain of title, I found that it has legally passed from person to person and scrutiny of the documents related to said property produced before me, I am of the opinion: -

That the chain of title is complete and legally transferred from person to person, and finally said **"Forsythia Propbuild Pvt. Ltd. And Boxacres Developers Pvt. Ltd."** derived a valid, clear, legal & marketable title over the aforesaid property as **M/S Forsythia Propbuild Pvt. Ltd.** is the recorded owner of the license land comprising **M/S Forsythia Propbuild Pvt. Ltd.** is recorded owner of the land comprising in Khewat No.944, Khatoni No.966, Rect. No.51, Killa No.17/2, (1-19), 24/2(5-8), 25/1(1-8), Khatoni No. 967, Rect. No.51, Killa. No. 17/3, (1-5), Khewat No. 571, Khatoni No. 586, Rect. No. 55, Killa No. 4/2, (5-8), 5(8-0), Rect. No. 54, Killa No. 1/1., (3-16), total measuring **27 Kanal 4 Marla** as per thevide Jamabandi for the year **2019-2020** and M/S Boxacres Developers Pvt. Ltd. Is the recorded owner in possession of Land bearing Khewat No. 572, Khatoni No.587, Rect. No. 51, Killa No. 25/2/2 (4-18), and Rect. No. 52, Killa No. 21/2/2(1-8), and Rect. No. 54, Killa No. 1/2(3-16), total measuring **10 Kanal 2 Marla** as per thevide Jamabandi for the year **2019-2020**, and **Mutation Nos. 4922 & 5015** Rapat No 443 dated 17.03.2026 and according licence no. 22/2026 dated 30.01.2026 has been granted by DTCP Chandigarh Situated in the Village Naurnagpur, Tehsil Manesar, Distt. Gurugram, Haryana.

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