

Report No. DDR-1267

July 06, 2026

DLF HOME DEVELOPERS LIMITED

**1st Floor, DLF Gateway Tower, R-Block,
DLF City, Phase-III, Gurugram.**

**SUB : LEGAL OPINION-CUM-TITLE SEARCH REPORT IN RESPECT OF
LAND BEARING;**

1. KHEWAT NO. 396, KHATONI NO. 414, RECT NO. 28, KILLA NO. 24/2/1 MIN (0-12), 24/2/3(0-3) ADMEASURING 00 KANAL 15 MARLA (property exclusively owned by M/s DLF LIMITED.)
2. KHEWAT NO. 548, KHATONI NO. 581, RECT NO. 27, KILLA NO. 20/2/1(5-17), 21/1/1(0-1), 21/1/3(4-5) ADMEASURING 10 KANAL 03 MARLA (property exclusively owned by M/s DLF LIMITED.)
3. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT NO. 28, KILLA NO. 25/2(2-9) RECT. NO. 45, KILLA NO. 5/1(1-3) ADMEASURING 03 KANAL 12 MARLA (property exclusively owned by M/s DLF LIMITED.)
4. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/2(1-6) ADMEASURING 01 KANAL 06 MARLA (property exclusively owned by M/s DLF LIMITED.)
5. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/3(0-7) ADMEASURING 00 KANAL 07 MARLA (property exclusively owned by M/s DLF LIMITED.)
6. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/4(5-4) ADMEASURING 05 KANAL 04 MARLA (property exclusively owned by M/s DLF LIMITED.)

7. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 28, KILLA NO. 16/2(6-9), 25/1(5-11) ADMEASURING 12 KANAL 00 MARLA (property exclusively owned by M/s DLF LIMITED.)

TOTAL ADMEASURING 33 KANAL 07 MARLA OR 4.16875 ACRES SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE MAIDAWAS, TEHSIL BADSHAPUR & DISTRICT GURUGRAM, HARYANA READ WITH LICENCE NO. 209 OF 16.10.2025, ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF THE AFORESAID LAND UNDER REPORT HAS BEEN CONVERTED INTO RESIDENTIAL/RETIREMENT HOUSING PROJECT AND LICENCE IS VALID/RENEWED UP TO 15.10.2030

Sir,

I have been engaged by M/s DLF Home Developers Ltd. through its authorized representative for preparing the **TITLE SEARCH REPORT** of the period of last thirteen years regarding the aforesaid subjected land. Accordingly I have inspected the relevant records pertaining to the land mentioned above for ascertaining the Title/ Status / encumbrances/ charges of the aforesaid land under report/search, at the Office of Sub-Registrar Badshapur & Gurugram, Halqua Patwari Moza-Maidawas District Gurgaon, based on the aforesaid inspection, my report/opinion is as under;

PRESENT PROPERTY OWNERS

THE AFORESAID LAND OF CLAUSE NO.-(1 TO 7) IS PRESENTLY OWNED BY M/S DLF LIMITED VIDE MERGER ORDER DT. 14.01.2026 PASSED BY NATIONAL COMPANY LAW TRIBUNAL, DELHI, ACCORDING TO WHICH THE FOLLOWING COMPAINES- M/S ARLIE BUILDERS & DEVELOPERS PVT. LTD, M/S VAMIL BUILDERS & DEVELOPERS PVT. LTD., M/S HOSHI BUILDERS & DEVELOPERS PVT. LTD., M/S AKINA BUILDERS & DEVELOPERS PVT. LTD, [ETC.] MERGED WITH DLF LIMITED, DULY ENTERED IN MUTATION NO. 4301 [COPY OF MUTATION ATTACHED]

PRESENTLY -M/S DLF LIMITED- EXCLUSIVE OWNER.

PROPERTY DEVELOPER

*Chandigarh Bench,
Chandigarh*

The said order dt - 14.1.26

*Atharal Builders &
Dev. Pvt. Ltd.*

[Signature]

PAHUJA LAW ASSOCIATES
Chamber No.23-24, Block-C
Dist. Courts Complex, Gurugram
Mobile : 9312478821

M/s DLF Home Developers Ltd. -DEVELOPER of the land vide Development Agreement Registration no. 6733 dt. 23.08.2024 for the land of clause no.-1

M/s DLF Home Developers Ltd. -DEVELOPER of the land vide Development Agreement Registration no. 7511 dt. 27.08.2025 for the land of clause no.-2

M/s DLF Home Developers Ltd. -DEVELOPER of the land vide Development Agreement Registration no. 6737 dt. 23.08.2024 for the land of clause no.-3

M/s DLF Home Developers Ltd. -DEVELOPER of the land vide Development Agreement Registration no. 7511 dt. 27.08.2025 for the land of clause no.-4.

M/s DLF Home Developers Ltd. -DEVELOPER of the land vide Development Agreement Registration no. 6735 dt. 23.08.2024 for the land of clause no.-5

M/s DLF Home Developers Ltd. -DEVELOPER of the land vide Development Agreement Registration no. 6736 dt. 23.08.2024 for the land of clause no.-6.

M/s DLF Home Developers Ltd. -DEVELOPER of the land vide Development Agreement Registration no. 6734 dt. 23.08.2024 for the land of clause no.-7

PROPERTY DETAILS

As Already Mentioned above

DOCUMENTS EXAMINED

Jamabandi for the Year 2009-2010, 2014-2015 and 2019-2020 and their mutations.

I have carried out the upto date search for the period of last Thirteen Years in the office of Sub-Registrar, Badshapur and Gurugram and also record of concerned Halqua Patwari since 2009-2010 with regard to the above said land to verify the flow of title of the said land and my findings is given as herein follows: -

SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE

FOR THE LAND OF CLAUSE NO.-1


PAHUJA LAW ASSOCIATES
Chamber No.23-24, Block-C
Dist. Courts Complex, Gurugram
Mobile : 9312478821

KHEWAT NO. 396, KHATONI NO. 414, RECT NO. 28, KILLA NO. 24/2/1 MIN (0-12), 24/2/3(0-3) ADMEASURING 00 KANAL 15 MARLA (property exclusively owned by M/s DLF LIMITED)

1. That the aforesaid owner under report- **M/s DLF LIMITED** has got the aforesaid land of clause no.-1 from **M/s Arlie Builders & Developers Pvt. Ltd.** vide merger order dt. 14.01.2026, passed by National Company Law Tribunal, Delhi, duly entered vide registered roznamcha no. 1411 dt. 16.06.2026 in the revenue record and the same has been duly mutated in the revenue record vide **mutation no. 4301 sanctioned on 30.06.2026.**
2. That prior to this the aforesaid previous owner i.e **M/s Arlie Builders & Developers Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report of clause no.-1 along with other land bearing Rect. No. 28, Killa No. 24/2(5-6), Rect. No. 46, Killa No. 2(8-0), 3/1(7-12) admeasuring 20 Kanal 18 marla in the revenue record as per **Jamabandi for the year 2019-2020**, beside this mutation no. 3873 in red ink has also been reflected in the column of remarks in the aforesaid Jamabandi.
3. That mutation no. 3873 reveals that the aforesaid owner under report i.e **M/s Arlie Builders & Developers Pvt. Ltd.** has Gifted the land bearing Rect. No. 28, Killa no. 24/2/2(1-17) out of the land bearing Rect. No. 28, Killa no. 24/2(5-6) **in favour of Governor State of Haryana** vide Gift deed bearing vasika no. 5822 dt. 17.08.2022 duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 3873 sanctioned on 25.08.2022.** it is pertinent to mention here that filed tatima of Rect. No. 28, Killa no. 24/2 (5-6) has been carved out in the revenue record as 24/2/1(3-6), 24/2/2(1-17) & 24/2/3(0-3) and the same has been reflected in the aforesaid mutation no. 3873 sanctioned on 25.08.2022.
4. That prior to this the aforesaid owner under report i.e **M/s Arlie Builders & Developers Pvt. Ltd.** has also been shown to be exclusive owner in possession of the aforesaid land under report of clause no.-1 along with other land total admeasuring 65 Kanal 11 marla in the revenue record as per **Jamabandi for the year 2014-2015.**

5. That prior to this the aforesaid owner under report i.e **M/s Arlie Builders & Developers Pvt. Ltd.** has also been shown to be exclusive owner in possession of the aforesaid land under report of clause no.-1 along with other land total admeasuring 76 Kanal 05 marla in the revenue record as per **Jamabandi for the year 2009-2010.**

Hence, the chain of the title is completed since the year of 2009-2010 to till date in all respects and no defects in title of the land of the aforesaid land under report mentioned above of clause no.-1 has been observed

FOR THE LAND OF CLAUSE NO.-2

KHEWAT NO. 548, KHATONI NO. 581, RECT NO. 27, KILLA NO. 20/2/1(5-17), 21/1/1(0-1), 21/1/3(4-5) ADMEASURING 10 KANAL 03 MARLA (property exclusively owned by **M/s DLF LIMITED.**)

1. That the aforesaid owner under report- **M/s DLF LIMITED** has got the aforesaid land of clause no.-2 from **M/s Arlie Builders & Developers Pvt. Ltd.** vide merger order dt. 14.01.2026, passed by National Company Law Tribunal, Delhi, duly entered vide registered roznamcha no. 1411 dt. 16.06.2026 in the revenue record and the same has been duly mutated in the revenue record vide **mutation no. 4301 sanctioned on 30.06.2026.**
2. That prior to this the aforesaid previous owner i.e **M/s Arlie Builders & Developers Pvt. Ltd.** has purchased the aforesaid land of clause no.-2 bearing Rect. No. 27, Killa no. 20/2/1(5-17), 21/1/1(0-1), 21/1/3(4-5) admeasuring 10 Kanal 03 Marla **from M/s Milda Buildwell Pvt. Ltd.** vide sale deed vasika no. 1950 dt. 06.05.2025, duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 4165 sanctioned on 08.05.2025.**
3. That prior to this the aforesaid seller i.e **M/s Milda Buildwell Pvt. Ltd.** has got the aforesaid land of clause no.-2 bearing Rect. No. 27, Killa no. 20/2/1(5-17), 21/1/1(0-1), 21/1/3(4-5) admeasuring 10 Kanal 03 Marla to **from M/s Beyla Builders & Developers Pvt. Ltd.** vide court case no. 240/2022, decided on 27.03.2023 and the same has been duly entered and

mutated in the revenue record vide **mutation no. 3957 sanctioned on 31.05.2023.**

4. That prior to this the aforesaid previous owner/seller i.e **M/s Beyla Builders & Developers Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report of clause no.-2 along with other land bearing Rect. No. 27, Killa No. 20/2(6-8), 21/1(6-8) admeasuring 12 Kanal 16 marla in the revenue record as per **Jamabandi for the year 2019-2020**, beside this mutation no. 3873, 3957, 4165 in red ink has also been reflected in the column of remarks in the aforesaid Jambandi.
5. That mutation no. 3957, 4165 have already been explained above.
6. That mutation no. 3873 reveals that the aforesaid owner under report i.e **M/s Beyla Builders & Developers Pvt. Ltd.** has Gifted the land bearing Rect. No. 27, Killa no. 20/2/2(0-11), 21/1/2(2-2) land measuring 2 Kanal 13 marla out of the land bearing Rect. No. 27, Killa no. 20/2(6-8), 21/1(6-8) land measuring 12 Kanal 16 marla in **favour of Governor State of Haryana** vide Gift deed bearing vasika no. 5822 dt. 17.08.2022 duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 3873 sanctioned on 25.08.2022.** it is pertinent to mention here that filed tatima of Rect. No. 27, Killa no. 20/2 (6-8) has been carved out in the revenue record as 20/2/1(5-17), 20/2/2(0-11) & filed tatima of Rect. No. 28, Killa no. 21/1 (6-8) has been carved out in the revenue record as 21/1/1(0-1), 21/1/2(2-2), 21/1/3(4-5) and the same has been reflected in the aforesaid mutation no. 3873 sanctioned on 25.08.2022.
7. That prior to this the aforesaid previous owner/seller i.e **M/s Beyla Builders & Developers Pvt. Ltd.** has also been shown to be exclusive owner in possession of the aforesaid land under report of clause no.-2 along with other land bearing Rect. No. 27, Killa No. 20/2(6-8), 21/1(6-8) admeasuring 12 Kanal 16 marla in the revenue record as per **Jamabandi for the year 2014-2015.**
8. That prior to this the aforesaid previous owner/seller i.e **M/s Beyla Builders & Developers Pvt. Ltd.** has also been shown to be exclusive owner in

possession of the aforesaid land under report of clause no.-2 along with other land bearing Rect. No. 27, Killa No. 20/2(6-8), 21/1(6-8) admeasuring 12 Kanal 16 marla in the revenue record as per **Jamabandi for the year 2009-2010.**

Hence, the chain of the title is completed since the year of 2009-2010 to till date in all respects and no defects in title of the land of the aforesaid land under report mentioned above of clause no.-2 has been observed.

FOR THE LAND OF CLAUSE NO.-3 TO 7

3. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT NO. 28, KILLA NO. 25/2(2-9) RECT. NO. 45, KILLA NO. 5/1(1-3) ADMEASURING 03 KANAL 12 MARLA (property exclusively owned by **M/s DLF LIMITED.**)

4. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/2(1-6) ADMEASURING 01 KANAL 06 MARLA (property exclusively owned by **M/s DLF LIMITED.**)

5. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/3(0-7) ADMEASURING 00 KANAL 07 MARLA (property exclusively owned by **M/s DLF LIMITED.**)

6. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/4(5-4) ADMEASURING 05 KANAL 04 MARLA (property exclusively owned by **M/s DLF LIMITED.**)

7. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 28, KILLA NO. 16/2(6-9), 25/1(5-11) ADMEASURING 12 KANAL 00 MARLA (property exclusively owned by **M/s DLF LIMITED.**)

1. That the aforesaid owner under report- **M/s DLF LIMITED** has got the aforesaid land of clause no.-3 from **M/s Vamil Builders & Developers Pvt. Ltd.** vide merger order dt. 14.01.2026, passed by National Company Law Tribunal, Delhi, duly entered vide registered roznamcha no. 1411 dt. 16.06.2026 in the revenue record and the same has been duly mutated in the revenue record vide mutation no. 4301 sanctioned on 30.06.2026.

2. That prior to this the aforesaid previous owner i.e **M/s Vamil Builders & Developers Pvt. Ltd.** has got the aforesaid land of clause no.-3 admeasuring 03 Kanal 12 Marla-exclusively in lieu of its 72/449 share out of its Joint land admeasuring 22 Kanal 09 Marla, by way of mutual partition between the co-owners duly entered in the revenue report vide rapat no. 1527 dated 30.07.2024 and the same has been duly entered and mutated in the revenue record vide **Partition mutation no. 4079 sanctioned on 13.08.2024.**
3. That the aforesaid owner under report- **M/s DLF LIMITED** has got the aforesaid land of clause no.-4 from **M/s Arlie Builders & Developers Pvt. Ltd.** vide merger order dt. 14.01.2026, passed by National Company Law Tribunal, Delhi, duly entered vide registered roznamcha no. 1411 dt. 16.06.2026 in the revenue record and the same has been duly mutated in the revenue record vide **mutation no. 4301 sanctioned on 30.06.2026.**
4. That prior to this the aforesaid previous owner i.e **M/s Arlie Builders & Developers Pvt. Ltd.** has purchased the aforesaid land of clause no.-4 admeasuring 01 Kanal 06 Marla from **M/s Milda Buildwell Pvt. Ltd.** vide sale deed vasika no. 1950 dt. 06.05.2025, duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 4165 sanctioned on 08.05.2025.**
5. That prior to this the aforesaid seller i.e **M/s Milda Buildwell Pvt. Ltd.** has got the aforesaid land of clause no.-4 admeasuring 01 Kanal 06 Marla-exclusively in lieu of its 26/449 share out of its Joint land admeasuring 22 Kanal 09 Marla, by way of mutual partition between the co-owners duly entered in the revenue report vide rapat no. 1527 dated 30.07.2024 and the same has been duly entered and mutated in the revenue record vide **Partition mutation no. 4079 sanctioned on 13.08.2024.**
6. That the aforesaid owner under report- **M/s DLF LIMITED** has got the aforesaid land of clause no.-5 from **M/s Hoshi Builders & Developers Pvt. Ltd.** vide merger order dt. 14.01.2026, passed by National Company Law Tribunal, Delhi, duly entered vide registered roznamcha no. 1411 dt.

16.06.2026 in the revenue record and the same has been duly mutated in the revenue record vide **mutation no. 4301 sanctioned on 30.06.2026.**

7. That the aforesaid previous owner i.e **M/s Hoshi Builders & Developers Pvt. Ltd.** has got the aforesaid land of clause no.-5 admeasuring 00 Kanal 07 Marla-exclusively in lieu of its 07/449 share out of its Joint land admeasuring 22 Kanal 09 Marla, by way of mutual partition between the co-owners duly entered in the revenue report vide rapat no. 1527 dated 30.07.2024 and the same has been duly entered and mutated in the revenue record vide **Partition mutation no. 4079 sanctioned on 13.08.2024.**
8. That the aforesaid owner under report- **M/s DLF LIMITED** has got the aforesaid land of clause no.-6 from **M/s Akina Builders & Developers Pvt. Ltd.** vide merger order dt. 14.01.2026, passed by National Company Law Tribunal, Delhi, duly entered vide registered roznamcha no. 1411 dt. 16.06.2026 in the revenue record and the same has been duly mutated in the revenue record vide **mutation no. 4301 sanctioned on 30.06.2026.**
9. That prior to this the aforesaid previous owner i.e **M/s Akina Builders & Developers Pvt. Ltd.** has got the aforesaid land of clause no.-6 admeasuring 05 Kanal 04 Marla-exclusively in lieu of its 104/449 share out of its Joint land admeasuring 22 Kanal 09 Marla, by way of mutual partition between the co-owners duly entered in the revenue report vide rapat no. 1527 dated 30.07.2024 and the same has been duly entered and mutated in the revenue record vide **Partition mutation no. 4079 sanctioned on 13.08.2024.**
10. That the aforesaid owner under report- **M/s DLF LIMITED** has got the aforesaid land of clause no.-7 from **M/s Atherol Builders & Developers Pvt. Ltd.** vide merger order dt. 14.01.2026, passed by National Company Law Tribunal, Delhi, duly entered vide registered roznamcha no. 1411 dt. 16.06.2026 in the revenue record and the same has been duly mutated in the revenue record vide **mutation no. 4301 sanctioned on 30.06.2026.**
11. That prior to this the aforesaid previous owner i.e **M/s Atherol Builders & Developers Pvt. Ltd.** has got the aforesaid land of clause no.-7 admeasuring 12 Kanal 00 Marla-exclusively in lieu of its 240/449 share out

of its Joint land admeasuring 22 Kanal 09 Marla, by way of mutual partition between the co-owners duly entered in the revenue report vide rapat no. 1527 dated 30.07.2024 and the same has been duly entered and mutated in the revenue record vide **Partition mutation no. 4079 sanctioned on 13.08.2024**

12. That prior to this the aforesaid previous owner i.e **M/s Atherol Builders & Developers Pvt. Ltd.** has purchased the aforesaid unpartitioned land admeasuring 22 Kanal 09 Marla to the extent of 8/449 share equal to 0 Kanal 8 Marla **from Brahma Realty Pvt. Ltd.** vide sale deed vasika no. 3454 dt. 14.06.2024, duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 4071 sanctioned on 09.07.2024.**
13. That the aforesaid previous owner i.e **M/s Atherol Builders & Developers Pvt. Ltd.** has also acquired the aforesaid unpartitioned land admeasuring 22 Kanal 09 Marla to the extent of 203/449 share equal to 10 Kanal 3 Marla **from Brahma Realty Pvt. Ltd.** vide exchange deed vasika no. 4886 dt. 11.06.2024, duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 4067 sanctioned on 24.06.2024.**
14. That prior to this aforesaid previous owner i.e **M/s Brahma Realty Pvt. Ltd.** has purchased the aforesaid unpartitioned land admeasuring 22 Kanal 09 Marla to the extent of 211/449 share equal to 10 Kanal 11 Marla **from Suncity Buildcon Pvt. Ltd.** vide sale deed vasika no. 12647 dt. 05.12.2023, duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 4033 sanctioned on 19.12.2023.**

That prior to this aforesaid previous owner i.e **Suncity Buildcon Pvt. Ltd.** has purchased the aforesaid unpartitioned land admeasuring 22 Kanal 09 Marla to the extent of 211/449 share equal to 10 Kanal 11 Marla **from M/s Jai Kishan Promoters & Builders Pvt. Ltd.** vide sale deed vasika no. 11044 dt. 11.01.2022, duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 3810 sanctioned on 25.02.2022.**

That prior to this aforesaid previous owner i.e **M/s Jai Kishan Promoters & Builders Pvt. Ltd.** has got the aforesaid unpartitioned land admeasuring 22 Kanal 09 Marla to the extent of 211/449 share equal to 10 Kanal 11 Marla from **M/s Brahma Realty Pvt. Ltd.** vide case no. 39404142, decided on 30.07.2020 and the same has been duly entered and mutated in the revenue record vide **mutation no. 3704 sanctioned on 02.02.2021.**

15. That the aforesaid previous owner i.e **M/s Milda Buildwell Pvt. Ltd.** has got the aforesaid unpartitioned land admeasuring 22 Kanal 09 Marla to the extent of 26/449 share equal to 1 Kanal 6 Marla from **Beyla Builders & Developers Pvt. Ltd.** vide court case no. 240 of 2022 decided on 27.03.2023 and the same has been duly entered and mutated in the revenue record vide **mutation no. 3957 sanctioned on 31.05.2023.**
16. That the aforesaid previous owner i.e **M/s Vamil Builders & Developers Pvt. Ltd.-72/449 share, M/s Hoshi Builders & Developers Pvt. Ltd.-7/449 share along with aforesaid previous owner-M/s Beyla Builders & Developers Pvt. Ltd.-26/449 share** have also acquired the aforesaid unpartitioned land admeasuring 22 Kanal 09 Marla from **Brahma Realty Pvt. Ltd.** vide exchange deed vasika no. 9645 dt. 23.11.2022, duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 3907 sanctioned on 06.12.2022 read with sehat mutation no. 3929 sanctioned on 23.02.2023.**
17. That the aforesaid previous owner i.e **M/s Akina Builders & Developers Pvt. Ltd.-104/449 share, M/s Atherol Builders & Developers Pvt. Ltd.-29/449** has also acquired the aforesaid unpartitioned land admeasuring 22 Kanal 09 Marla from **M/s Brahma Realty Pvt. Ltd.** vide exchange deed vasika no. 9646 dt. 23.11.2022, duly registered in the office of Sub-Registrar Badshapur, Gurugram and the same has been duly entered and mutated in the revenue record vide **mutation no. 3909 sanctioned on 19.12.2022 read with sehat mutation no. 3939 sanctioned on 17.03.2023.**
18. That prior to this the aforesaid previous owner/seller i.e **M/s Brahma Realty Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report of clause no.-3 to 7 i.e unpartitioned land

admeasuring 22 Kanal 09 marla in the revenue record as per **Jamabandi for the year 2019-2020**, beside this mutation no. 3704, 3810, 3907, 3909, 3929, 3939, 3957, 4033, 4067, 4071, 4079 in red ink and rapat no. 879/dt. 27.03.2015, 855/dt. 01.04.2022, 848/dt. 09.06.2009, 949/dt. 09.06.2010 & 431/dt.20.11.2023 have also been reflected in the column of remarks in the aforesaid Jambandi.

19. That mutation no. 3704, 3810, 3907, 3909, 3929, 3939, 3957, 4033, 4067, 4071, 4079 have already been explained above.
20. That rapat no. 879/dt. 27.03.2015 reveals that copy of parat Sarkar of mutations no. 2763 and 2764 has been sent to commissioner Gurugram Division for re-consideration.
21. That rapat no. 855/dt. 01.04.2022 reveals that aforesaid rapat no. 879/dt. 27.03.2015 has been closed.
22. That rapat no. 848/dt. 09.06.2009 and rapat no. 949/dt. 09.06.2010 reveals that aforesaid land has been notified under section 4 & 6 of Land Acquisition act.
23. That rapat no. 431 dt. 20.11.2023 reveals that proceedings of under section 4 & 6 of land acquisition act of the aforesaid rapat no. 848 and 949 has been dropped.
24. That the aforesaid previous owner/seller i.e. **M/S Brahma Realty Pvt. Ltd.** had purchased the aforesaid unpartitioned land 22 Kanal 09 Marla from **Kuldeep Raghav son of Ajit Singh Raghav-141/449 share and Amit Kumar son of Ramchander-70/449 share, TOTAL 211/449 share equal to 10 Kanal 11 Marla** vide sale deed bearing vasika no. 5104/1 dated 24.05.2013 duly registered in the office of Sub-Registrar Gurugram and the same has been entered and mutated in the revenue record vide mutation no. 3395 sanctioned on 24.05.2016.
25. That the aforesaid previous owner i.e. **M/S Brahma Realty Pvt. Ltd.** had purchased the aforesaid unpartitioned land 22 Kanal 09 Marla from **Khushi Ram son of Harbans-70/449 share and Dharambir, Rajbir, Gajbir-sons of Buchhe-141/449 share, TOTAL 211/449 share equal to 10 Kanal 11**

Marla vide sale deed bearing vasika no. 23230/1 dated 31.12. 2012 duly registered in the office of Sub-Registrar Gurugram and the same has been entered and mutated in the revenue record vide mutation no. 3396 sanctioned on 24.05.2016.

26. That the aforesaid previous owner i.e. **M/S Brahma Realty Pvt. Ltd.** had also purchased the aforesaid unpartitioned land 22 Kanal 09 Marla from **Braham Singh son of Ram Swaroop -4/449 share equal to 0 Kanal 4 Marla** vide sale deed bearing vasika no. 23231/1 dated 31.12. 2012 duly registered in the office of Sub-Registrar Gurugram and the same has been entered and mutated in the revenue record vide mutation no. 3397 sanctioned on 24.05.2016.
27. That the aforesaid previous owner i.e. **M/S Brahma Realty Pvt. Ltd.** had also purchased the aforesaid unpartitioned land 22 Kanal 09 Marla from **Sahab Singh son of Ram Swaroop -23/449 share equal to 1 kanal 3 marla 0 sarsai** vide sale deed bearing vasika no. 23236/1 dated 31.12. 2012 duly registered in the office of Sub-Registrar Gurugram and the same has been entered and mutated in the revenue record vide mutation no. 3402 sanctioned on 24.05.2016.
28. That prior to this aforesaid sellers/previous owners i.e. **Khushi Ram son of Harbans-70/449 share, Sahab Singh son of Ram Swaroop -23/449 share, Braham Singh son of Ram Swaroop -4/449 share, Dharambir, Rajbir, Gajbir-sons of Buchhe-141/449 share, Kuldeep Raghav son of Ajit Singh Raghav-141/449 share and Amit Kumar son of Ramchander-70/449 share** had got the aforesaid unpartitioned land measuring 22 Kanal 9 Marla by way of partition, in lieu of their share as **Khushi Ram son of Harbans-70/632 share, Sahab Singh son of Ram Swaroop -23/632 share, Braham Singh son of Ram Swaroop -4/632 share, Dharambir, Rajbir, Gajbir-sons of Buchhe-141/632 share, Kuldeep Raghav son of Ajit Singh Raghav-141/632 share and Amit Kumar son of Ramchander-70/632 share along with other co-owners** in un-partitioned land measuring 31 Kanal 12 marla, from the court of ACIG Gurgaon vide case no. 143/the/19.03.08, decided on 28.07.2008 and the same has been entered and mutated in the revenue record **vide partition mutation no. 2827 sanctioned on 01.09.2008.**

29. That prior to this aforesaid seller/previous owners i.e. **Kuldeep Raghav son of Ajit Singh Raghav and Amit Kumar son of Ramchander** had purchased the aforesaid unpartition land measuring 31 Kanal 12 Marla to the extent of 2/9 share equal to 7 Kanal 0 Marla in equal proportion **from Jaggu, Brahma-daughters of Harbans** vide sale deed bearing vasika no. 14807 dated 17.10.2006 and the same has been entered and mutated in the revenue record vide **mutation no. 2763 sanctioned on 03.02.2008.**
30. That the aforesaid seller/previous owners i.e. **Kuldeep Raghav son of Ajit Singh Raghav** had also purchased the aforesaid unpartition land measuring 31 Kanal 12 Marla to the extent of 1/9 share equal to 3 Kanal 10 Marla **from Sherwati-daughter of Harbans** vide sale deed bearing vasika no. 25265 dated 05.03.2007 and the same has been entered and mutated in the revenue record vide mutation no. 2764 sanctioned on 03.02.2008.
31. That prior to this the aforesaid sellers i.e. **Sharbati-daughter of Harbans-35/316 share, Jaggu, Brahma-daughters of Harbans-141/632 share, Khushi Ram son of Harbans-35/316 share, Sahab Singh son of Ram Syrup-23/632 share, Braham Singh son of Ram Swaroop -1/158 share, Dharambir, Rajbir, Gajbir-sons of Buchhe-141/632 share, M/s Beyla Builders & Developers Pvt. Ltd.-5/79 share, M/s Arnon Builders & Developers Pvt. Ltd.-73/632 share, Aaliyah Real Estate Pvt. Ltd.-35/316 share** have been shown to be joint owners in possession of the aforesaid unpartitioned land measuring 31 Kanal 12 Marla **as per Jamabandi for the year 2014-2015.**
32. That prior to this the aforesaid sellers i.e. **Sharbati-daughter of Harbans-35/316 share, Jaggu, Brahma-daughters of Harbans-141/632 share, Khushi Ram son of Harbans-35/316 share, Sahab Singh son of Ram Swaroop -23/632 share, Braham Singh son of Ram Swaroop -1/158 share, Dharambir, Rajbir, Gajbir-sons of Buchhe-141/632 share, M/s Beyla Builders & Developers Pvt. Ltd.-5/79 share, M/s Arnon Builders & Developers Pvt. Ltd.-73/632 share, Aaliyah Real Estate Pvt. Ltd.-35/316 share** have been shown to be joint owners in possession of the aforesaid unpartitioned land measuring 31 Kanal 12 Marla **as per Jamabandi for the year 2009-2010.**

Hence, the chain of the title is completed since the year of 2009-2010 to till date in all respects and no defects in title of the land of the aforesaid land under report mentioned above of clause no.-3 to 7 has been observed.

STATUS DEVELOPER OF LAND

M/s DLF Home Developers Ltd. is DEVELOPER of the land under report vide Development Agreement Registration no. 6733 dt. 23.08.2024, 6734 dt. 23.08.2024, 6735 dt. 23.08.2024 , 6736 dt. 23.08.2024 , 6737 dt. 23.08.2024 and 7511 dt. 27.08.2025 respectively [for the land of clause no.1 to 7] duly registered in the office of Sub-Registrar Badshapur, Gurugram.

STATUS LICENSE OF LAND

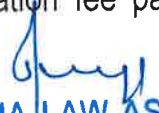
A licence no. 209 of 16.10.2025 has been issued by DTCP Haryana, Chandigarh in favour of the aforesaid owners under the aforesaid Developer- M/s DLF Home Developers Ltd, upon which the status of the aforesaid land under report measuring 33 Kanal 07 Marla or 4.16875 Acre, has been converted into Residential/retirement Housing Project and licence is valid/renewed up to 15.10.2030

STATUS TITLE

Thus, I have critically and minutely read, examined and analysed all the documents/ revenue records pertaining to the aforesaid land under this search report, but possibility of any inadvertently & bonafide mistake/omission can not be ruled out .That during my inspection no circumstances whatsoever have been observed by me so as to give rise to any suspicious regarding the ownership, right, title interest of the present property owners of the aforesaid land under report, except the aforesaid development agreement with M/s DLF Home Developers Ltd.

STATUS ENCUMBRANCES

- (I) That I have thoroughly searched, inspected, examined and scrutinized the registration records in respect of the aforesaid land under search for the period of last thirteen years, in the office of concerned Registrar and Sub-Registrar appointed under the Indian Registration Act. The voucher of the said search and examination fee paid by me in that behalf is attached hereto.


PAHUJA LAW ASSOCIATES
Chamber No.23-24, Block-C
Dist. Courts Complex, Gurugram
Mobile : 9312478821

- (II) That I have also thoroughly searched inspected, examined and scrutinized the revenue records regarding the aforesaid land under report in the office Halqa Patwari/ Revenue Record Room Gurugram from the year of 2009-2010 to up to date.
- (III) That the search, inspection and examination conducted by me, have not disclosed any registered alienation, transfer, encumbrance, lien, mortgage or charge in respect of the aforesaid land as stated in Clause no.-1 to 8 above, which may affect or cast any sort of cloud on the right, title, ownership and possession of the aforesaid owners under report.
- (IV) That I have no interest, direct or indirect, in respect of the aforesaid land under report which I have made the search in the Registration and Revenue Records, nor have I any relationship, association or connection with the aforesaid owners under report, which may detect from the value of my report, as that an independent Legal Advisor in the present case.

OPINION

In my opinion as per registration and revenue record;

M/S DLF LIMITED is the exclusive owner in possession of the land stated in Clause no. (1) to (7) above and has valid, clear, absolute, legal and marketable title in the land bearing;

1. KHEWAT NO. 396, KHATONI NO. 414, RECT NO. 28, KILLA NO. 24/2/1 MIN (0-12), 24/2/3(0-3) ADMEASURING 00 KANAL 15 MARLA .
2. KHEWAT NO. 548, KHATONI NO. 581, RECT NO. 27, KILLA NO. 20/2/1(5-17), 21/1/1(0-1), 21/1/3(4-5) ADMEASURING 10 KANAL 03 MARLA .
3. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT NO. 28, KILLA NO. 25/2(2-9) RECT. NO. 45, KILLA NO. 5/1(1-3) ADMEASURING 03 KANAL 12 MARLA.
4. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/2(1-6) ADMEASURING 01 KANAL 06 MARLA.


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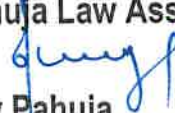
5. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/3(0-7) ADMEASURING 00 KANAL 07 MARLA.
6. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 45, KILLA NO. 5/4(5-4) ADMEASURING 05 KANAL 04 MARLA.
7. KHEWAT NO. 613 MIN, KHATONI NO. 647 MIN, RECT. NO. 28, KILLA NO. 16/2(6-9), 25/1(5-11) ADMEASURING 12 KANAL 00 MARLA.

AND M/S DLF HOME DEVELOPERS LTD. IS DEVELOPER of the land under report vide Development Agreement Registration no. 6733 dt. 23.08.2024, 6734 dt. 23.08.2024, 6735 dt. 23.08.2024 , 6736 dt. 23.08.2024 , 6737 dt. 23.08.2024 and 7511 dt. 27.08.2025 respectively [for the land of clause no.1 to 7] duly registered in the office of Sub-Registrar Badshapur, Gurugram.

TOTAL LAND ADMEASURING OF AFORESAID CLAUSE NO.1 TO 7 ARE 33 KANAL 07 MARLA OR 4.16875 ACRES SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE MAIDAWAS, TEHSIL BADSHAPUR & DISTRICT GURUGRAM, HARYANA READ WITH LICENCE NO. 209 OF 16.10.2025, ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF THE AFORESAID LAND UNDER REPORT HAS BEEN CONVERTED INTO RESIDENTIAL/RETIREMENT HOUSING PROJECT AND LICENCE IS VALID/RENEWED UP TO 15.10.2030

Yours sincerely

for **Pahuja Law Associates**


Sanjay Pahuja
Advocate, Gurgaon
Enroll. No: P/62/1995
Enclosures


PAHUJA LAW ASSOCIATES
Chamber No.23-24, Block-C
Dist. Courts Complex, Gurugram
Mobile : 9312478821

1. Original Inspection Receipt of Sub-Registrar Badshapur & Gurugram
2. Copies of Revenue Record.

DDO Code: 0362	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 13-07-2026 (Cash)	*0155259344*		
07-07-2026 (Chq./DD)			
GRN No.: 0155259344	Date: 06 Jul 2026 15:06:40		
Office Name: 0362-TEHSILDAR GURGAON			
Treasury: Gurgaon			
Period: (2026-27) One Time			
Head of Account		Amount	₹
0030-03-104-98-51 Fees for searching re		25	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		25	
₹ Twenty Five Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Sanjay Pahuja Advocate			
Address: Chamber 23 24 Block C Near Rajiv Chowk District Court Gurugram -			
Particulars: Inspection fee in respect of search report in the office of sub registrar Badshahpur from 2017 to 2026			
Cheque-DD- Detail:			
		Depositor's Signature	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		29419623127	
Payment Date:		06/07/2026	
Bank:		Punjab National Bank Aggregator	
Status:		Success	

DDO Code: 0362	E - CHALLAN		AG/ Dept Copy
Government of Haryana			
Valid Upto: 13-07-2026 (Cash)	*0155259344*		
07-07-2026 (Chq./DD)			
GRN No.: 0155259344	Date: 06 Jul 2026 15:06:40		
Office Name: 0362-TEHSILDAR GURGAON			
Treasury: Gurgaon			
Period: (2026-27) One Time			
Head of Account		Amount	₹
0030-03-104-98-51 Fees for searching re		25	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		25	
₹ Twenty Five only			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Sanjay Pahuja Advocate			
Address: Chamber 23 24 Block C Near Rajiv Chowk District Court Gurugram -			
Particulars: Inspection fee in respect of search report in the office of sub registrar Badshahpur from 2017 to 2026			
Cheque-DD- Detail:			
		Depositor's Signature	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		29419623127	
Payment Date:		06/07/2026	
Bank:		Punjab National Bank Aggregator	
Status:		Success	

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.

DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy
Valid Upto:	13-07-2026 (Cash)	*0155251148*		
	07-07-2026 (Chq./DD)			
GRN No.:	0155251148	Date:	06 Jul 2026 13:48:48	
Office Name: 0362-TEHSILDAR GURGAON				
Treasury: Gurgaon				
Period: (2026-27) One Time				
Head of Account		Amount ₹		
0030-03-104-98-51 Fees for searching re		25		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		25		
₹ Twenty Five Rupees				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
PAN No:				
Tenderer's Name: Sanjay Pahuja Advocate				
Address: Chamber 23 24 Block C Near Rajiv Chowk District Court Gurugram -				
Particulars: Inspection fee in respect of search report in the office of sub registrar Gurugram from 2013 to 2017				
Cheque-DD- Detail: Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		29418228866		
Payment Date:		06/07/2026		
Bank:		Punjab National Bank Aggregator		
Status:		Success		

DDO Code: 0362		E - CHALLAN Government of Haryana		AG/ Dept Copy
Valid Upto:	13-07-2026 (Cash)	*0155251148*		
	07-07-2026 (Chq./DD)			
GRN No.:	0155251148	Date:	06 Jul 2026 13:48:48	
Office Name: 0362-TEHSILDAR GURGAON				
Treasury: Gurgaon				
Period: (2026-27) One Time				
Head of Account		Amount ₹		
0030-03-104-98-51 Fees for searching re		25		
PD AcNo 0				
Deduction Amount: ₹		0		
Total/Net Amount: ₹		25		
₹ Twenty Five only				
Tenderer's Detail				
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-				
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Cheque-DD- Detail: Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank CIN/Ref No:		29418228866		
Payment Date:		06/07/2026		
Bank:		Punjab National Bank Aggregator		
Status:		Success		

* Note :->Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.