

**Jagdish Chand Yadav**  
(Advocate)  
Registration No. P/734/1987  
Bar Registration No. 3984 & 330,  
District Courts Gurugram & Sub-  
Divisional Courts, Sohna



**Office-cum-Residence**  
House No. 2110, Sector-46,  
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Date: 28.07.2025

To,

**M/s Ekaakshara Builders LLP,**  
Unit No. 303, Suncity Success Tower,  
Sector- 65, District Gurugram, Haryana- 122005.

**Sub:-** Legal opinion/search report on the title to the property of Mr. Satpal Singh (Aadhaar No. 7932 0437 9746, PAN No. ALHPB2568A) S/o Sh. Surta R/o Sadarpur, Sector-45, Noida, Gautam Budh Nagar, Uttar Pradesh -201301, Mr. Bhopal Singh (Aadhaar No. 5598 3855 0029, PAN No. BHJPS0194N) S/o Sh. Surta R/o House No. 133, Near Shiv Mandir Sector-45, Noida, Uttar Pradesh -201301, Mr. Ravinder @ Ravinder Raghav (Aadhaar No. 3469 4084 5929, PAN No. AFSPR6370K) S/o Sh. Narender Singh R/o 206, Tower No. P-1, Eldeco Accolade, Sohna, Gurugram, Haryana-122103, Mr. Parveen Kumar @ Parveen Kumar Raghav (Aadhaar No. 7398 6365 1072, PAN No. AFUPR7057P) S/o Sh. Raj Kumar Singh R/o Ward No. 11, Thakur Wara Sohna, Gurugram, Haryana-122103 & Mr. Lokesh Kumar @ Lokesh Raghav (Aadhaar No. 7534 7506 6888, PAN No. AWTPR5550K) S/o Sh. Raj Kumar Singh R/o Ward No. 11, Thakurwara Sohna, Gurugram, Haryana-122103.

Sir,

As per the 30-year revenue record i.e., Jamabandies for the years 1991-92, 1996-97, 2001-02, 2006-07, 2011-12, 2016-17 & 2021-22, as well as Mutation Nos. 11938, 11953, 19809, 28849, 28902, 28770, 28656, 24219, 12049, 29640, 25243, 30807, Fard Badar No. 14 and Rapat Roznamcha Nos. 545, 647, 648 & 649, and based on the land schedule of 88 Kanal 14 Marla i.e., 11.0875 Acres as supplied to me pertaining to the immovable property described herein, I have conducted a detailed search and investigation from the revenue records as well as registration records at Sohna and Gurugram. My detailed legal report is as under:

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

Mr. Satpal Singh (Aadhaar No. 7932 0437 9746, PAN No. ALHPB2568A) S/o Sh. Surta R/o Sadarpur, Sector-45, Noida, Gautam Budh Nagar, Uttar Pradesh -201301, Mr. Bhopal Singh (Aadhaar No. 5598 3855 0029, PAN No. BHJPS0194N) S/o Sh. Surta R/o House No. 133, Near Shiv Mandir Sector-45, Noida, Uttar Pradesh -201301, Mr. Ravinder @ Ravinder Raghav (Aadhaar No. 3469 4084 5929, PAN No. AFSPR6370K) S/o Sh. Narender Singh R/o 206, Tower No. P-1, Eldeco Accolade, Sohna, Gurugram, Haryana-

  
JAGDISH CHAND YADAV  
Advocate  
Enrollment No. : P/734/1987  
Distt. Courts, Gurgaon (Hr.)

122103, Mr. Parveen Kumar @ Parveen Kumar Raghav (Aadhaar No. 7398 6365 1072, PAN No. AFUPR7057P) S/o Sh. Raj Kumar Singh R/o Ward No. 11, Thakur Wara Sohna, Gurugram, Haryana-122103 & Mr. Lokesh Kumar @ Lokesh Raghav (Aadhaar No. 7534 7506 6888, PAN No. AWTPR5550K) S/o Sh. Raj Kumar Singh R/o Ward No. 11, Thakurwara Sohna, Gurugram, Haryana-122103

(B) Description of the documents scrutinized

| Sr. No. | Date of Document | Name of Document                                                                                                        | Whether original/No. Certified/Attested                     |
|---------|------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|
| 1.      | N/A              | Jamabandi for the year 1991-92                                                                                          | Verified in the Office of Halqua Patwari Sohna              |
| 2.      | N/A              | Jamabandi for the year 1996-97                                                                                          | -Do-                                                        |
| 3.      | 28.05.2025       | Jamabandi for the year 2001-02                                                                                          | Certified                                                   |
| 4.      | N/A              | Jamabandi for the year 2006-07                                                                                          | Verified in the Office of Halqua Patwari Sohna              |
| 5.      | N/A              | Jamabandi for the year 2011-12                                                                                          | -Do-                                                        |
| 6.      | N/A              | Jamabandi for the year 2016-17                                                                                          | -Do-                                                        |
| 7.      | N/A              | Jamabandi for the year 2021-22 (online)                                                                                 | -Do-                                                        |
| 8.      | N/A              | Mutation Nos. 11938, 11953, 19809, 28849, 28902, 28770, 28656, 24219, 12049, 29640, 25243, 30807.                       | Photocopies having verified in the Office of Halqua Patwari |
| 9.      | N/A              | Fard Badar No. 14                                                                                                       | -Do-                                                        |
| 10.     | N/A              | Rapat Roznamcha No. 545, 647, 648 & 649.                                                                                | -Do-                                                        |
| 11.     | 13.06.2025       | Addendum to the Joint development Agreement dated 27.03.2025 vide Vasika No. 17469 and Vasika No. 3267 dated 13.06.2025 | Photocopy verified in the Office of Sub-Registrar, Sohna    |
| 12.     | 13.06.2025       | Addendum to the Joint development Agreement dated 27.03.2025 vide Vasika No. 17468 and Vasika No. 3272 dated 13.06.2025 | -Do-                                                        |
| 13.     | 16.06.2025       | Addendum to the Joint development Agreement dated 24.03.2025 vide Vasika No. 17134                                      | -Do-                                                        |

  
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 Distt. Courts, Gurgaon (Hr.)

|     |            |                                      |                                                                               |
|-----|------------|--------------------------------------|-------------------------------------------------------------------------------|
|     |            | and Vasika No. 3318 dated 16.06.2025 |                                                                               |
| 14. | 14.07.2025 | License No. 118 of 2025              | Photocopy with Land Schedule having verified in the Office of Halqua Patwari. |

(C) Description of the property

| Item No.                                                                 | Survey No.                                                                                                                                                                                                                                                          | Extent       | Area                                     | Location                                                                           | In the Name of                                                                               |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| 1.                                                                       | Rect. No. 142, Killa No. 24/2/2 min. east(1-0), Rect. No. 177, Killa No. 4Min. north east(0-8), 5/1(4-0), Rect. No. 178, Killa No. 9(7-12), 12/1(5-12), 12/2(2-8), 18min. north(6-9), 19min. north(6-9), 26(0-8), total fields 9 & total measuring 34 Kanal 6 Marla | Salam        | 34 Kanal 6 Marla                         | Situated within the revenue estate of Village Sohna, Tehsil Sohna, Distt. Gurugram | Satpal Singh - Bhopal Singh both sons of Sh. Surta in equal share i.e. ½ share each          |
| 2.                                                                       | Rect. No. 178, Killa No. 4(8-0), 13(8-0), Rect. No. 177, Killa No. 6/1(6-0), 6/2(2-0), Rect. No. 178, Killa No. 10/1(4-0), 10/2(4-0), 11/2(6-8), total fields 7 & total measuring 38 Kanal 8 Marla                                                                  | Salam        | 38 Kanal 8 Marla                         | -Do-                                                                               | Parveen Kumar-Lokesh Kumar both sons of Sh. Raj Kumar Singh in equal share i.e. ½ share each |
| 3.                                                                       | Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla                                                                                                                                                                          | Salam        | 16 Kanal 0 Marla                         | -Do-                                                                               | Satpal Singh-Bhopal Singh both sons of Surta in equal share i.e. ½ share each                |
| <b>Total fields 17 &amp; measuring 88 Kanal 14 Marla (11.0875 Acres)</b> |                                                                                                                                                                                                                                                                     | <b>Salam</b> | <b>88 Kanal 14 Marla (11.0875 Acres)</b> | <b>-Do-</b>                                                                        | <b>As stated above</b>                                                                       |

  
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(D) Derivation of the title

I have meticulously examined the aforementioned documents and conducted a search of the revenue records pertaining to the said property in the office of the Sub-Registrar, Sohna, on 25.07.2025, vide Revenue Inspection Receipt No. 595 dated 25.07.2025. My opinion is as under:

That Previously as per jamabandies for the year 1991-92 to 2021-22, the above mentioned applicants/owners are coming as owners in possession of the land comprises in Rect. No. 142, Killa No. 24/2/2 min. east(1-0), Rect. No. 177, Killa No. 4Min. north east(0-8), 5/1(4-0), Rect. No. 178, Killa No. 9(7-12), 12/1(5-12), 12/2(2-8), 18min. north(6-9), 19min. north(6-9), 26(0-8), total fields 9 & total measuring 34 Kanal 6 Marla, Rect. No. 178, Killa No. 4(8-0), 13(8-0), Rect. No. 177, Killa No. 6/1(6-0), 6/2(2-0), Rect. No. 178, Killa No. 10/1(4-0), 10/2(4-0), 11/2(6-8), total fields 7 & total measuring Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla 38 Kanal 8 Marla & Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla (admeasuring 88 Kanal 14 Marla i.e. 11.0875 Acres) situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram.

That as per Rapat Roznamcha No. 951, the following Joint Development Agreement(s) have been entered into in respect of the subject land:-

1. **Joint Development Agreement (Collaboration Agreement) dated 27<sup>th</sup> March 2025 executed between Mr. Praveen Kumar alias Praveen Kumar Raghav, Mr. Lokesh Kumar alias Lokesh Raghav and M/s Ekaakshara Builders LLP**, duly registered before the Sub-Registrar Sohna, Regd. No. 17469, Regd. Year 2024-2025, Book No. 01 for land admeasuring 3.91875 acres situated in the revenue estate of village Sohna, Sub Tehsil Sohna, Sector 5, District Gurugram, Haryana.
2. **Joint Development Agreement (Collaboration Agreement) dated 27<sup>th</sup> March 2025 executed between Mr. Ravinder Kumar alias Mr. Ravinder Raghav and M/s Ekaakshara Builders LLP**, duly registered before the Sub-Registrar Sohna, Regd. No. 17468, Regd. Year 2024-2025, Book No. 01 for land admeasuring 2.8 acres situated in the revenue estate of village Sohna, Sub Tehsil Sohna, Sector 5, District Gurugram, Haryana.
3. **Joint Development Agreement (Collaboration Agreement) dated 24<sup>th</sup> March 2025 executed between Mr. Satpal Singh, Mr. Bhopal Singh and M/s Ekaakshara Builders LLP**, duly registered before the Sub-Registrar Sohna, Regd. No. 17134, Regd. Year 2024-2025, Book No. 01 for land admeasuring 6.05 acres situated in the revenue estate of village Sohna, Sub Tehsil Sohna, Sector 5, District Gurugram, Haryana.

  
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Distt. Courts, Gurgaon (Hr.)

That further, M/s Ekaakshara Builders LLP has applied for licence on Rect. No. 142, Killa No. 24/2/2 min. east(1-0), Rect. No. 177, Killa No. 4Min. north east(0-8), 5/1(4-0), Rect. No. 178, Killa No. 9(7-12), 12/1(5-12), 12/2(2-8), 18min. north(6-9), 19min. north(6-9), 26(0-8), total fileds 9 & total measuring 34 Kanal 6 Marla, Rect. No. 178, Killa No. 4(8-0), 13(8-0), Rect. No. 177, Killa No. 6/1(6-0), 6/2(2-0), Rect. No. 178, Killa No. 10/1(4-0), 10/2(4-0), 11/2(6-8), total fields 7 & total measuring Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla 38 Kanal 8 Marla & Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla (admeasuring 88 Kanal 14 Marlai.e. 11.0875 Acres) situated within the reveue estate of Village Sohna, Tehsil Sohna, District Gurugram for setting up of Affordable Plotted Colony under Deen Dayal Jan Awas Yojana, 2016. ('DDJAY')

That thereafter, the Director, Town & Country Planning, Haryana has been issued **Licence No. 118 of 2025 dated 14.07.2025 vide Memo No. LC-5621-JE(SK)-2025/26455** on Rect. No. 142, Killa No. 24/2/2 min. east(1-0), Rect. No. 177, Killa No. 4Min. north east(0-8), 5/1(4-0), Rect. No. 178, Killa No. 9(7-12), 12/1(5-12), 12/2(2-8), 18min. north(6-9), 19min. north(6-9), 26(0-8), total fileds 9 & total measuring 34 Kanal 6 Marla, Rect. No. 178, Killa No. 4(8-0), 13(8-0), Rect. No. 177, Killa No. 6/1(6-0), 6/2(2-0), Rect. No. 178, Killa No. 10/1(4-0), 10/2(4-0), 11/2(6-8), total fields 7 & total measuring Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla 38 Kanal 8 Marla & Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla (admeasuring 88 Kanal 14 Marlai.e. 11.0875 Acres) situated within the reveue estate of Village Sohna, Tehsil Sohna, District Gurugram for setting up of Affordable Plotted Colony under Deen Dayal Jan Awas Yojana, 2016. The said Licence is valid upto 13.07.2030. In regarding the above licence No. 118 of 2025 dated 14.07.2025, a rapat has been duly recorded in the revenue record vide Rapat Roznamcha No. 1117 by Halqa Revenue Officer.

That M/s Ekaakshara Builders LLP has obtained Forest Clearance vide Reference No. (SRN)- YYE-HSX-CGVY on 01.07.2025 by the Divisional Forest Officer, District Gurugram, Haryana.

**(E) Evidence of possession**

That from the perusal of the Fard Jamabandies for the year 1991-92 upto 2021-22, the above mentioned applicants/owners are coming as owners in possession of the land comprises in Rect. No. 142, Killa No. 24/2/2 min. east(1-0), Rect. No. 177, Killa No. 4Min. north east(0-8), 5/1(4-0), Rect. No. 178, Killa No. 9(7-12), 12/1(5-12), 12/2(2-8), 18min. north(6-9), 19min. north(6-9), 26(0-8), total fileds 9 & total measuring 34 Kanal 6 Marla, Rect. No. 178, Killa No. 4(8-0), 13(8-0), Rect. No. 177, Killa No. 6/1(6-0), 6/2(2-0), Rect. No. 178, Killa No. 10/1(4-0), 10/2(4-0), 11/2(6-8), total fields 7 & total measuring Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla 38 Kanal 8 Marla & Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla (admeasuring 88 Kanal 14 Marlai.e. 11.0875 Acres) situated within the reveue

  
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Enrollment No. : P/734/1987  
Distt. Courts, Gurgaon (Hr.)

estate of Village Sohna, Tehsil Sohna, District Gurugram. Furthermore, obviously I certify duly verified by me that the applicants/owners of the said land are in possession of the above land themselves as per the revenue documents mentioned at **Column 'B'**, above.

(F) Encumbrance Certificate

That I have inspected the record mentioned above issued by the Halqua Patwari concerned i.e. Jamabandies for the year 1991-92 upto 2021-22 and found that the said applicants/owners 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 and the same is free from all sorts of encumbrances.

(G) Certificate of title

On the basis of my scrutiny of the title documents in the revenue record in the office of the concerned Registrar, Municipal Corporation, Gurugram, CERSAI and builder provided the documents relating to the property and search conducted by me, certified in my opinion:-

1. That Mr. Satpal Singh (Aadhaar No. 7932 0437 9746, PAN No. ALHPB2568A) S/o Sh. Surta R/o Sadarpur, Sector-45, Noida, Gautam Budh Nagar, Uttar Pradesh -201301, Mr. Bhopal Singh (Aadhaar No. 5598 3855 0029, PAN No. BHJPS0194N) S/o Sh. Surta R/o House No. 133, Near Shiv Mandir Sector-45, Noida, Uttar Pradesh -201301, Mr. Ravinder @ Ravinder Raghav (Aadhaar No. 3469 4084 5929, PAN No. AFSPR6370K) S/o Sh. Narender Singh R/o 206, Tower No. P-1, Eldeco Accolade, Sohna, Gurugram, Haryana-122103, Mr. Parveen Kumar @ Parveen Kumar Raghav (Aadhaar No. 7398 6365 1072, PAN No. AFUPR7057P) S/o Sh. Raj Kumar Singh R/o Ward No. 11, Thakur Wara Sohna, Gurugram, Haryana-122103 & Mr. Lokesh Kumar @ Lokesh Raghav (Aadhaar No. 7534 7506 6888, PAN No. AWTPR5550K) S/o Sh. Raj Kumar Singh R/o Ward No. 11, Thakurwara Sohna, Gurugram, Haryana-122103 have valid, clear and marketable title in the land comprising in Rect. No. 142, Killa No. 24/2/2 min. east(1-0), Rect. No. 177, Killa No. 4Min. north east(0-8), 5/1(4-0), Rect. No. 178, Killa No. 9(7-12), 12/1(5-12), 12/2(2-8), 18min. north(6-9), 19min. north(6-9), 26(0-8), total fields 9 & total measuring 34 Kanal 6 Marla, Rect. No. 178, Killa No. 4(8-0), 13(8-0), Rect. No. 177, Killa No. 6/1(6-0), 6/2(2-0), Rect. No. 178, Killa No. 10/1(4-0), 10/2(4-0), 11/2(6-8), total fields 7 & total measuring Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & total measuring 16 Kanal 0 Marla 38 Kanal 8 Marla & Rect. No. 178, Killa No. 3(8-0), 8(8-0), total fields 2 & measuring 16 Kanal 0 Marla (admeasuring 88 Kanal 14 Marla i.e. 11.0875 Acres) situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram and is free from all sorts of encumbrances.

**There is no defect in the chain of title and the chain of title is complete in all respect. The owner of the said property has a clear legal and valid marketable title.**

  
JAGDISH CHAND YADAV  
Advocate  
Enrollment No. : P/734/1987  
Distt. Courts, Gurgaon (Hr.)

2. The aforementioned applicants/owners are legally competent to execute valid documents, including equitable/simple mortgages, Sale Deeds, Gift Deeds, Mortgage Deeds, Lease Deeds, Agreements, and any other instruments pertaining to or in connection with the said land, in favour of any third party.
  3. The above-mentioned 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.
  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 land measuring **88 Kanal 14 Marla i.e. 11.0875 Acres** of the said applicants/owners 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 owners have absolute and clear marketable title in the above said property and the said owners can enjoy the said land in any manner they do like so as per law.

**Enclosure:**

**Documents as stated above along with  
Revenue Inspection Receipt No. 595  
dated 25.07.2025.**

Yours faithfully,

  
**JAGDISH CHAND YADAV**  
(Jagdish Chand Yadav, Advocate)  
Enrollment No. : P/734/1987  
Distt. Courts, Gurgaon (Hr.)

(Office copy)

B Book Receipt for Non Registration Purpose

25-07-2025

No:595

Sub Register Office :सोहना

Date :25-07-2025

Received with Thanks from JAGDISH CHAND YADAV ADV resident of SOHNA 1994 TO TILL DATE  
sum of Rs **twenty-five**  
on account of **Inspection** charges.

Rs.25

( Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

25-07-2025

No:595

Sub Register Office :सोहना

Date :25-07-2025

Received with Thanks from JAGDISH CHAND YADAV ADV resident of SOHNA 1994 TO TILL DATE  
sum of rs **twenty-five**  
on account of **Inspection** charges.

Rs.25

( Incharge)

(Second party copy )

B Book Receipt for Non Registration Purpose

25-07-2025

No:595

Sub Register Office :सोहना

Date :25-07-2025

Received with Thanks from JAGDISH CHAND YADAV ADV resident of SOHNA 1994 TO TILL DATE  
sum of rs **twenty-five**  
on account of **Inspection** charges.

Rs.25

SUB REGISTRAR  
( Incharge)  
SOHNA