

# T.C. Yadav, Advocates

**Chamber no. 3 & 4, Shree Shyam Block, District & Sessions  
Courts, Gurugram**

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## Due Diligence Report of the Property

of

Parcels of land situated in Village Khaika, Tehsil Sohna,

District Gurugram

State of Haryana

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Date: 24.07.2025

Submitted by:

**T. C YADAV, ADVOCATE**

(Reg. No. P/272/1991)

Chamber No. 3 & 4, Shree Shyam Block,

District Courts, Gurugram

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*T. C. Yadav*  
TC YADAV Advocate  
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## INTRODUCTION

### **(A) General Scope of Work**

Due Diligence-cum-search report has been prepared for our client M/s AAR. Housing Pvt. Ltd. having its registered office at 216, 2<sup>nd</sup> Floor, JMD Pacific Square, Sector 15, Part-II, Gurugram, Haryana (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s AAR Housing Pvt. Ltd. having its registered office at 216, 2<sup>nd</sup> Floor, JMD Pacific Square, Sector 15, Part-II, Gurugram, Haryana.

### **(B) Methodology**

Based upon the aforementioned scope of work, we have perused the documents of title i.e. registered sale deed, collaboration agreement and the revenue records maintained under the provisions of Land Revenue Act and our searches and conclusions have been made from various offices as stated in this Report.

### **(C) Scope Limitation**

The scope of our due diligence is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub-Registrar and revenue officer.

2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. I, have taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information.
6. The Report is solely for the benefit of M/s AAR Housing Pvt. Ltd. having its registered office at 216, 2<sup>nd</sup> Floor, JMD Pacific Square, Sector 15, Part-II, Gurugram, Haryana (as defined hereunder in this Report) and no other person(s) shall, except without my consent shall reply/rely on the Report or any part thereof.

**(D) Structure of the Report**

This Report is divided into II sections. It is recommended that specific advice be sought from undersigned Advocate or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

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## GLOSSARY

Term	Meaning
M/s AAR Housing Pvt. Ltd.	M/s AAR Housing Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
Intakal	Means mutation records maintained by revenue officer.
Kanal	A denomination which is used in the State of Haryana for measurement of land 1 Kanal = 20 Marla = 605 sq. yards.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. yards.
Mustil	Means rectangle.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

## 2.0 REFERENCE

### 2.1

<b>Re:</b>	<b>Investigation of Title – Land 4.75 acres, comprising in Rect. No.31, Killa no.3/3/1, 8/1/1, 9/1/1 &amp; Rect. No.23, Killa No.23/3 and Rect. No.30 and 31, Killa No.10, 6, 7, 14/1, situated within the revenue estate of Village Khaika, Tehsil Sohna, District Gurugram in the state of Haryana, (collectively “The Said Land”)</b>
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2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

Sr. No.	Sale Deed No.	Seller	Buyer
1.	Vasika no. 4251 dated 04.07.2023	Brahampuri, Chanderpuri, Chetanpuri, Laxmanpuri all sons of Bhagwanpuri, R/o Tehsil Sohna, District Gurugram.	M/s AAR Housing Pvt. Ltd.
2.	Vasika no.3852 dated 25.06.2024	Neelam D/o Mahender Singh, R/o Village Wazirabad, North Delhi.	M/s AAR Housing Pvt. Ltd.
1. Total kitta 4, Land admeasuring 26 kanal, 0 marla, its 4/5th share admeasuring 20 Kanal 16 Marla comprising in Mustil No.30, killa no. 10 (8-0), Rect. No.31 , Killa No.6 (8-0), 7 (8-			

0), 14/1 (2-0), situated within the revenue estate of Village Khaika, Tehsil Sohna, District Gurugram in the state of Haryana the said land was transferred through sale Deed bearing Vasika No. 4251 dated 04.07.2023 in favour of M/s AAR Housing Pvt. Ltd. by Brahampuri, Chanderpuri, Chetanpuri, Laxmanpuri all sons of Bhagwanpuri, R/o Tehsil Sohna, District Gurugram.

2. Total kitta 4, Land admeasuring 26 kanal, 0 marla, its 1/5th share admeasuring 5 Kanal 4 Marla comprising in Mustil No.30, killa no. 10 (8-0), Rect. No.31 , Killa No.6 (8-0), 7 (8-0), 14/1 (2-0), situated within the revenue estate of Village Khaika, Tehsil Sohna, District Gurugram in the state of Haryana the said land was transferred through sale Dccd bearing Vasika No. 3852 dated 25.06.2024 in favour of M/s AAR Housing Pvt. Ltd. by M/s Neelam d/o Mahender Singh r/o village Wazirabad, North Delhi.

### 3.0 DOCUMENTS PERUSED/ INSPECTED :

We had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village Khaiki, Tehsil Sohna, District Gurugram in the state of Haryana, Jamabandi for the year 1992-93 to 2022-23.
2. Mutations related to above noted land.

3. Registration record, Index register & Foot – note register.

**4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES**

4.1 On the basis of the documents perused by us and searches made, the observations in respect of the said Land are stated hereunder.

4.2 It may also be stated that the total land 4.75 acres of Village Khaika, Tehsil Sohna, District Gurugram in the state of Haryana and is recorded under the revenue estate of Village Khaika, Tehsil Sohna, District Gurugram in the state of Haryana.

4.3 It is also stated that the devolution of the land mentioned in clause 2.2 is as under:

Jamabandi for the year	Khewat/ Khatoni No.	Persons recorded as owner(s)	Mutation if any
2022-23	43/45 //22	Killa No.22//, 25/2 (7-4), 23// 18 (8-0), 19 (8-0), 20 (8-0), 21/1 (5-18), 21/2 (1-14), 22/1 (7-12), 22/2 (0-8), 23/1 (7-9), 23/3 (0-1), kitta 10 is in the name of M/s Success Probuild Pvt. Ltd. ¼ share , M/s Vishwas Probuild Pvt. Ltd. ½	<ul style="list-style-type: none"><li>• <b>Mortgage of Rs. 125 crore has been cancelled vide report no. 255 dated 19/12/2019</b></li><li>Vide report no. 490 dated 19/06/2025 license no. 25 dated 12.03.2025 has been granted on rectangle no. 23 and killa no. 23/3</li><li>Vide report no. 491 dated 19/06/2025 collaboration has been executed on</li></ul>

2017 2018	- 22/27 //17	<p>share and M/s Coral Build Home Pvt. Ltd. ¼ share.</p> <p>Killa No.22//, 25/2 (7-4), 23// 18 (8-0), 19 (8-0), 20 (8-0), 21/1 (5-18), 21/2 (1-14), 22/1 (7-12), 22/2 (0-8), 23/1 (7-9), 23/3 (0-1), kitta 10 is in the name of M/s Success Probuild Pvt. Ltd. ¼ share , M/s Vishwas Probuild Pvt. Ltd. ½ share and M/s Coral Build Home Pvt. Ltd. ¼ share</p>	<p>rectangle no. 23 killa no. 23/3(0-1)</p> <p>Mutation no. 549, 556, 557, 567, 580, 590, 593, 592, 647, 645, 604-608,605,606,607,609.</p> <p>Remarks : Mortgage of 125 crore with Punjab National bank removed vide report no. 255 dated 19/12/2019</p>
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2012-13	17/24 //14	Rectangle no. 22// Killa No.25 (8-0), Rectangle no. 23// 18 (8-0), 19 (8-0), 20 (8-0), 21/1 (5-18), 21/2 (1-14), 22 (7- 12), 23/1 (7-9), 23/3 (0-1), Kita 9 is in the name of Success Probuild Pvt. Ltd. ¼ share , M/s Vishwas Probuild Pvt. Ltd. ½ share and M/s Coral Build Home Pvt. Ltd. ¼ share	Vide mutation no. 549, 556, 557, 567, 580, 590, 593, 592, 647, 645, 604, 605, 606, 607 and 608.  Remarks: Mortgaged vide report no. 337 dated 18/02/2015 for a loan of Rs.1.25 Cr cleared vide report 255 dated 18/2/2015
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2007-08	14/21 //12	<p>Rec. 10// Killa No. 1 (8-0),10 (8-0), 22//, 25 (8-0), 23// 18 (8- 0), 19 (8-0), 20 (8- 0), 21/1 (5-18), 21/2 (1-14), 22 (7-12), 23/1 (7-9), 23/3 (0- 1), kita 11 is in the name of Tejpal, Kanwar Singh, Kanhiya Lal</p> <p>All s/o Jagram s/o Dighram 3/4<sup>th</sup> share, Subhash Chand s/o Budhram s/o Jagram 1/4<sup>th</sup> Share</p>	<p>Mutation no. 548, 555,447 Badar no. 9</p> <p>Report no. 409 dated 04.02.2008 as per report khewat no. 23// killa no. 21/1, 22, 23/1, 23/3, 18, 19, 20, 10// Killa no. 1, Killa no. 10 22//25 Total Land 70-6 out of this land 1/4<sup>th</sup> share mortgaged to Subhash Chand s/o Budhram</p> <p>Note : Mortgage of Rs. 450,000/- but removed vide report no. 749 dated 03/07/2012</p>
	Khata no. 22	<p>22// 16(8-0) is in the name of Tejpal, Kanwar Singh, Kanhiya Lal</p> <p>All s/o Jagram s/o Dighram 3/4<sup>th</sup> share, Subhash Chand s/o Budhram s/o Jagram 1/4<sup>th</sup> Share</p>	



1997-1998	8/13 // 5	23//, killa no. 21/1 (5-18), 21/2(1-14), 22(7-12), 23/1(7-09), 23/3(0-1), 18(8-0), 19(8-0), 20 (07-12), 10//1 (8-0), 22//25(8-0), Kita 10 is in the name of Jagram s/o Dighram s/o Yadram	
1992-1993	Khata No. 13/1  5/11 // 5, 7	22//16 (8-0) is in the name of Jagram s/o Dighram s/o Yadram  23//, killa no. 21/1 (5-18), 21/2(1-14), 22(7-12), 23/1(7-9), 23/3(0-1), 18(8-0), 19(8-0), 20(07-12), 22//25(8-0), 10//, 1(8-0), is in the name of Jagram s/o Dighram s/o Yadram  22//16(8-0) is in the name of Jagram s/o Dighram s/o Yadram	
	Khata No. 12		

Jamabandi for the year	Khewat/ Khatoni No.	Persons recorded as owner(s)	Mutation if any
2022-2023	213/221 // 167	Rectangle no. 30, Killa no. 10(8-0), Rectangle no. 31, killa no. 6(8-0), 7(8-0), Killa no. 14/1 (2-0) Kita 4, is in the name of Brahampuri, Chanderpuri, Chetanpuri, Laxmanpuri, Chamanpuri all sons of Bhagwanpuri, R/o Tehsil Sohna, District Gurugram.	Mutation no. 839,860,866  Sale to AAR HOUSING PVT. LTD.  Note: vide report no. 490 dated 19/06/2025 license no. 25 dated 12.03.2025 has been granted to AAR Housing Pvt. Ltd.
2017-20 18	167/178 // 126	Rectangle no. 30, Killa no. 10(8-0), Rectangle no. 31, killa no. 6(8-0), 7(8-0), Killa no. 14/1 (2-0) is in the name of Brahampuri, Chanderpuri, Chetanpuri,	Mutation no. 839

		Laxmanpuri, Chamanpuri all sons of Bhagwanpuri, R/o Tehsil Sohna, District Gurugram.	
2012-2013	<b>126/140</b> // <b>96</b>	Rectangle no. 30, Killa no. 10(8-0), Rectangle no. 31, killa no. 6(8-0), 7(8-0), Killa no. 14/1 (2-0) is in the name of Brahampuri, Chanderpuri, Chetanpuri, Laxmanpuri, Chamanpuri all sons of Bhagwanpuri, R/o Tehsil Sohna, District Gurugram.	Vide Mutation no. 601 became owners through orders of the court of Sh. Vivek Kaliya HCS dated 26/10/2012
2007-2008	<b>96/110</b> // <b>84</b>	Rectangle no. 30, Killa no. 10(8-0), Rectangle no. 31, killa no. 6(8-0), 7(8-0), Killa no. 14/1 (2-0) is in	

		<p>the name of Gram Panchayat</p> <p>The owner of the land is Gram Panchayat and Brahampuri, Chanderpuri, Chetanpuri, Laxmanpuri, Chamanpuri all sons of Bhagwanpuri, R/o Tehsil Sohna, District Gurugram. are shown as cultivators.</p>	
<u>2002-2003</u>	84//81 Khatoni no. 98	<p>Rectangle no. 30, Killa no. 10(8-0), Rectangle no. 31, killa no. 6(8-0), 7(8-0), Killa no. 14/1 (2-0) is in the name of Gram Panchayat.</p> <p>The owner of the land is Gram</p>	Mutation no. 601

		<p>Panchayat and  Brahampuri,  Chanderpuri,  Chetanpuri,  Laxmanpuri,  Chamanpuri all  sons of  Bhagwanpuri,  R/o Tehsil Sohna,  District  Gurugram. are  shown as  cultivators.</p>	
1997-1998	81//73 Khatoni no. 93	<p>Rectangle no. 30,  Killa no. 10(8-0),  Rectangle no. 31,  killa no. 6(8-0),  7(8-0), Killa no.  14/1 (2-0) is in  the name of  Gram Panchayat</p> <p>The owner of the  land is Gram  Panchayat and  Brahampuri,  Chanderpuri,  Chetanpuri,  Laxmanpuri,</p>	

		<p>Chamanpuri all sons of Bhagwanpuri, R/o Tehsil Sohna, District Gurugram. are shown as cultivators. Gurugram.</p>	
1992-1993	73//72 Khatoni no. 89	<p>Rectangle no. 30, Killa no. 10(8-0), Rectangle no. 31, killa no. 6(8-0), 7(8-0), Killa no. 14/1 (2-0) is in the name of Gram Panchayat</p> <p>The owner of the land is Gram Panchayat and Brahampuri, Chanderpuri, Chetanpuri, Laxmanpuri, Chamanpuri all sons of Bhagwanpuri, R/o Tehsil Sohna, District</p>	

		Gurugram. are shown as cultivators.	
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2022-2023	53/55 // 31	Rectangle no 31, Killa no. 1/1 (6- 4), 1/2 (1-8), 2/1/1 (7-11), 3/1/1 (1-17), 3/3/1(1-12), 8/1/1 (7-18), 9/1/1(2- 9), 9/3/2 (1-19), Rectangle no. 32, Killa no. 5/2/2 (0- 8) Kita 9 is owned by M/s Adeshwar Real Estate Pvt. Ltd.	Vide report no. 374/7/3/2024 Rect no. 31 , killa no. 1/1,1/2,2/1/1, 3/1/1 rect no. 31, killa no. 10/2/2, killa no. 9/3/2, rect no. 32 killa no. 5/2/2, killa no. 22/5, 23/1 total area 39 kanal 3 marla Owner M/s Adeshwar Real Estate Pvt. Ltd. and Rect no. 32 killa no. 5/1/2, 5/3/2, 6/1 15/1/2 admeasuring 17 kanal 12 marla owned by Vishwas propbuild Pvt. Ltd. and Rect
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			<p>no. 23 killa no. 8/2,13,14, 15/1/2 total admeasuring 24 kanal is in the name of mritunjay real estate pvt ltd. and rect no. 22, killa no. 25/2 rectangle no. 23, killa no. 18,19,20, 21/1,21/2, 22/1,23/1 total admeasuring 534 kanal 9 marla owned by vishwas propbuild pvt. Ltd 1/2 share, Coral Build home Pvt. Ltd and success Propbuild pvt. Ltd. 1/4 share each, rect no. 39 killa no. 3/1 admeasuring 1 kanal 10 marla owned by vishwas</p>
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			<p>Propbuild Pvt. 23/30 share, Coral Build Home Pvt. Ltd 3/30 share, Success Propbuild Pvt. Ltd 3/30 share, Adheshwar Real Estate Pvt. Ltd. 1/30 share, and killa no. 22/6/1 admeasuring 1 kanal 14 marla owned by Vishwas Propbuild Pvt. Ltd. 68/108 share, Success Propbuild Pvt. Ltd 40/108 share and Rectangle no. 23 killa no. 9/1 and 10/1 total admeasuring 10 kanal 8 marla in total admeasuring 147 kanal 16 marla license has been granted vide</p>
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			<p>no. 05/2024</p> <p>Note : vide report no. 490 dated 19-06-2023 license has been granted on rectangle no. 31 killa no. 3/3/1, 8/1/1, 9/1/1.</p> <p>vide report no. 491 dated 19-06-2023 collaboration has been executed on rectangle no. 31 killa no. 3/3/1, 8/1/1, 9/1/1.</p>
2017-2018.	31/36 // 26	<p>Rect no. 31, Killa no. 1/1(6-4), 1/2 (1-8), 2/1 (7-17), 3/1 (1-19), 3/3 (4-4), 8/1 (8-0), 9/1 (3-8), 9/3 (2-18), 10/1 (7-11),</p> <p>Rect no. 32 // Killa no. 5/2/2 (0-8) is owned by M/s Adeshwar Real Estate Pvt. Ltd.</p>	<p>Mutation no. 520, 546, 763 Badar no. 10</p>

2012-2013	26/33 // 20	Rect no. 31, Killa no. 1/1(6-4), 2/1 (7-17), 3/1 (1-19), 3/3 (4-4), 8/1 (8-0), 9/1 (3-8), 9/3 (2-18), 10/2 (7-11), 12(1-8), 5/2 (0-9) Rect. no. 32 // Killa no. 5/2 (0-9) Kita 10, is owned by M/s Adeshwar Real Estate Pvt. Ltd	Mutation no. 520, 546
2007-2008	20/28 // 16	Rect. no. 06, killa no. 24(6-8), 25 (8-0), Rect no. 11 killa no. 3(2-2), killa no. 13(8-0), 14 (8-0), 15 (8-0), Rect no. 31 , killa no. 1(7-12), 2/1 (7-17), 3/1 (1-19), 3/3 (4-4), 8/1 (8-0), 9/3 (2-18), 10/2 (7-11), Rect no. 32 killa no. 5 (8-0), 6 (8-0), 15/1 (4-13), 15/3(0-1) Kita 17	Mutation no. 516 520, 546

		is in the name of Hukam Singh, Deshraj, Rajendar, Ramchander all s/o Ved Ram s/o Digh Ram	
2002-2003	16/24 // 11	Rect no. 06, killa no. 24(6-8), 25(8- 0), Rect no. 11 killa no. 3 (2-2), 13 (8-0), 14 (8- 0), 15 (8-0), Rect no. 31 , killa no. 1 (7-12), 2/1 (7- 17), 3/1 (1-19), 3/3 (4-4), 8/1 (8- 0), 9/3 (2-18), 10/2 (7-11), Rect no. 32 killa no. 5 (8-0), 6 (8- 0),15/1 (4-13), 15/3 (0-1) Kita 17 is in the name of Hukam Singh, Deshraj ,Rajendar, Ramchander all s/o Ved ram s/o Digh Ram	Mutation no. 845, 520, 523, 529,575,576,645

1997-1998	11/16 // 8	Rect no. 06, killa no. 24 (6-8), 25 (8-0), Rect no. 11 killa no. 3 (2-2), 13 (8-0), 14 (8-0), 15 (8-0), Rect no. 31 , killa no. 1(7-12), 2/1 (7-17), 3/1 (1-19), 3/3 (4-4), 8/1 (8-0), 9/3 (2-18), 10/2 (7-11), Rect no. 32 killa no. 5 (8-0), 6 (8-0), 15/1 (4-13), 15/3 (0-1) Kita 17 is in the name of Hukam Singh, Deshraj ,Rajendar, Ramchander all s/o Ved ram s/o Digh Ram	
1992-1993	8/15 // 7	Rect no. 06, killa no. 24 (6-8), 25 (8-0), Rect no. 11 killa no. 3 (2-2), 13 (8-0), 14 (8-0), 15 (8-0), Rect no. 31, killa no.	Mutation no. 319

		1(7-12), 2/1 (7-17), 3/1(1-19), 3/3 (4-4), 8/1 (8-0), 9/3 (2-18), 10/2 (7-11), Rect no. 32 killa no. 5 (8-0), 6 (8-0), 15/1 (4-13), 15/3 (1-0) Kita 17 is in the name of Hukam Singh, Deshraj ,Rajendar, Ramchander all s/o Ved ram s/o Digh Ram	
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**Sale Deed bearing Vasika No. 4251 dated 04.07.2023 and 3852 dated 25.06.2024 in favour of M/s AAR Housing Pvt. Ltd.**

As per the above-mentioned sale deeds and Jamabandi for the year 2022-23 M/s AAR Housing Pvt. Ltd., is the current owner of the land admeasuring (3.25 acres) & M/s Success Probuild Pvt. Ltd., M/s Vishwas Probuild Pvt. Ltd., M/s Coral Build Home Pvt. Ltd., Adishwar Real Estate Pvt. Ltd. are the owners of 1.5 acres of Land, situated within the revenue estate of Village Khaika, Tehsil Sohna, District Gurugram in the state of Haryana comprising in comprising in Rect. No.31, Killa no.3/3/1, 8/1/1, 9/1/1 & Rect. No.23, Killa No.23/3 and Rect. No.30 Killa No.10 and 31, Killa No. 6, 7, 14/1.

**Comments:**

**On the basis of the Search and examination of registration record, including Index register, revenue records from Halqua Patwari and Collaboration Agreement, we are of the firm opinion that the title of the above stated land ad measuring 4.75 acres is clear and marketable.**

**5.0 No document required**

**Inspection in the Civil Court at Gurugram:**

5.1 We have inspected about the cases on the available online portal of e-courts Gurugram and on the inspection it has come into the notice of us that there is no litigation is reflected in the name of last title owner of the property in the Civil Court at Gurugram and also on the basis of the documents from the register of suits and appeal made available to us in the Civil Court and verbal information made available to us by the concerned official it appears that no litigation is pending against the said Land.

**Nature of Land**

5.2 As per the revenue records made available for inspection, it is stated that the said land is 'License Land' as on date.

**Inspection in the Office of District Record Centre situated at Gurugram:**

5.3 We have visited the District Record Centre i.e. Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 (thirty) years as aforesaid are maintained. We also inspected the revenue records in the office of Sub-Registrar, office Sohna, Gurugram vide receipt no. 558 dated 17.07.2025.

**Inspection in the Land Acquisition Office situated at Gurugram**

5.4 We visited the Land Acquisition Office situated at Gurugram and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

**6.0 CONCLUSION**

**On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, we are of the firm opinion that the title of the above said land is clear and marketable. The above-named companies and persons are sole and absolute owner. The above-named companies and persons are sole and absolute owner. That as per the documents there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.**

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected and information given to us by the concerned officers and the representatives of the Government are correct and authentic.

This is subject to our other observations made hereinabove in the Report.

*T. C. Yadav*

T. C. YADAV Advocate  
Block-C Chamber No. 10  
First Court Gurugram  
Mob. No. 9113124048

ADVOCATE, GURUGRAM

## NON-ENCUMBRANCE CERTIFICATE

1. I, T.C. Yadav, Advocate, have inspected the Regn. Record in the office of Registrar, Sub-Registrar Sohna, District Gurugram and perused the documents supplied to me and found:-
2. That M/s AAR Housing Pvt. Ltd. having its registered office at 216, 2nd Floor, JMD Pacific Square, Sector 15, Part-II, Gurugram, Haryana is owner in possession of the land admeasuring 26 Kanal 0 Marla situated within revenue estate of Village Khaika, Tehsil Sohna, District Gurugram vide Sale deed bearing Vasika No. 4251 dated 04.07.2023 and Sale deed bearing Vasika no.3852 dated 25.06.2024.
3. That M/s AAR Housing Pvt. Ltd. is in possession and in collaboration of the land measuring 12 Kanal 0 marla situated within revenue estate of Village Khaika, Tehsil Sohna, District Gurugram registered vide Vasika No. 11827 dated 12.12.2023.
4. That the above said land is not mortgaged to any bank or any financial institution and is free from all encumbrances.



T.C. YADAV Advocate  
Block-C Chamber No 55  
1st Floor, Gurugram  
Mob No: 9313240545

(T.C. YADAV)

ADVOCATE, GURUGRAM

PLACE: GURUGRAM

Date :24-07-2025