

SEARCH REPORT

Having been engaged by M/s Agrante Realty Ltd. having its office at 122,1st Floor, Suncity Trade Tower, Sector-21 Gurugram to search and examine the title regarding Project Namely "Vanmaya Premium Residences" in the land having 6.6625 Acres situated in the revenue estate of Village Babupur & Dharampur, Tehsil and Distt. Gurugram, Haryana (hereinafter called the said Property).

That my search report is as under:

1. That I have thoroughly searched and examined the registration records maintained at the office of Sub- Registrar Gurugram as well as also before Patwari offices concerned, for last 30 years to till date, vide receipt No.1567 dated 25.08.2025 issued from Kadipur Tahsil for the year 2017-2025, Receipt No. 13131 issued from 25.08.2025 issued from Tahsil Gurugram for the year 1997-2017 and also Receipt No. 6163 dated 26.08.2025 for the year 1993-1997 before kadipur Tehsil.
2. Whereas we have also obtained the certified copy of all Sale deeds from the sub-registrar concerned. After verification of revenue record and the sale deed concerned be found that presently the entire Licensed Project land is scheduled in the table below:

Chamber No. 619, Lawyer's Chamber, Additional Building, Block-D, Supreme Court of India, New Delhi-110001

For Agrante Realty Ltd.

Authorized Signatory

S. No.	Jamabandi year	Dated	Land Owner	VILLAGE	REC T. NO	KILLA NO.	AREA
							(K-M)
1	2023-24	28-8-2025	Agrante Realty Ltd through collaboration with Mr. Arvinder Singh, Mr. Harpal Singh Yadav, Ms. Samta Yadav, Mr. Mukul Yadav and Mr. Vitual Yadav	Babupur	19	24/1	02-11
						25	07-07
					20	21/2	04-03
					28	01/2	03-17
				Dharampur	28	17/1/1	04-01
2	2023-24	28-8-2025	Arvinder Singh, Mr. Harpal Singh Yadav, Ms. Samta Yadav, Mr. Mukul Yadav and Mr. Vitual Yadav	Babupur	19	16/2	01-10
				Babupur	19	15/2	02-03
3	2023-24	28-8-2025	Arvinder Singh, Mr. Harpal Singh Yadav, Ms. Samta Yadav, Mr. Mukul Yadav and Mr. Vitual Yadav			16/1	05-12
					29	4/2	8-05
4	2023-24	28-8-2025	Arvinder Singh, Mr. Harpal Singh Yadav, Ms. Samta Yadav, Mr. Mukul Yadav and Mr. Vitual Yadav			7/1	07-11
						8/1	02-09
						14/1	01-01
						26	0-5
				Babupur	19	24/2	0-18
				Babupur	29	4/1	1-13

That as per above table the entire project land is distributed as land owners are Mr. Arvinder Singh S/o Sh. Raghubeer Singh, M/s Agrante Realty Ltd., Mr. Harpal Singh Yadav, Ms. Samta Yadav, Mr. Mukul Yadav and Mr. Vitual Yadav, all the land owners have collaborated with M/s Agrante Realty Ltd.

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3. That initially the land having Kila NO. 28//17/1/1 total land measuring 4 Kanal 1 Marla was in the name of Jayparkash S/o Mamraj, R/o Village Dharampur, Tehsil and Distt. Gurugram, Haryana vide Fard Jamabandi Year 1988-1989 and the same has been continued through Jamabandi Year 1993-94, 1998-99 & in year 2003-04.

4. Thereafter Jai parkash S/o Mam raj, R/o Village Dharampur, Tehsil and Distt. Gurugram, Haryana sold the land bearing Kila NO. 28//17/1/1 total land measuring 4 Kanal 1 Marla to M/s R.K. Associates having its office at D-602, Stellar Kings Court, Sector – 50, Noida, UP vide sale deed vasika No. 6471 dated 20.06.2006, registered in the office at of Sub – Registrar, Gurugram, Haryana.

5. Thereafter M/s R.K. Associates having its office at D-602, Stellar Kings Court, Sector – 50, Noida, UP sold the land bearing Kila NO. 28//17/1/1 total land measuring 4 Kanal 1 Marla to Best Technopark Ltd. having its registered office at 20, Samrat enclave, New Delhi vide sale deed vasika No. 5015 dated 30.05.2007, registered in the office at of Sub – Registrar, Gurugram, Haryana and the same has been endorsed in Jamabandi Year 2008-09 & continued through Jamabandi year 2013-14 & 2018-19.

6. Thereafter Best Technopark Ltd. having its registered office at 20, Samrat enclave, New Delhi sold the land Khewat No. 16, Kila NO. 28//17/1/1 total land measuring 4 Kanal 1 Marla to Mr. Arvinder Singh

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S/o Raghubir Singh R/o House No.253, Janakpuri, Prem Nagar, Braeilly, UP vide sale deed vasika No. 6124 dated 08.03.2021 registered in the office at of Sub – Registrar, Gurugram, Haryana and the same has been mutated vide Mutation No. 617, dated 17.03.2021 and endorsed in Jamabandi 2023-24.

7. That initially the land Khewat No. 61/68, Kila NO. 19//16/2 total land measuring 1 Kanal 10 Marla was in the name of Bhaiya Ram S/o Ram Rikh S/o Khushaal R/o Village Sikanderpur, Tehsil and District Gurugram, Haryana vide Fard Jamabandi 1993-1994.

8. Thereafter Shamsher S/o Ram Pal and Mansi D/o Rampal R/o Village Sikanderpur, Tehsil and Distt. Gurugram, Haryana get the land through his father Ram Pal S/o Bhaiya Ram R/o Village Sikanderpur, Tehsil and Distt. Gurugram, Haryana Khewat No. 67/61, Kila NO. 19//16/2 total land measuring 1 Kanal 10 Marla through Partition & inheritance, taqsim 1005-983 in the office at of Tehsildar, Gurugram, Haryana.

9. Thereafter Shamsher S/o Ram Pal and Mansi D/o Rampal R/o Village Dharampur, Tehsil and Distt. Gurugram, Haryana sold the land Khewat No. 149, Kila NO. 19//16/2 total land measuring 1 Kanal 10 Marla to Smt. Meenakshi Sharma w/o Anil Dutt Sharma R/o H.No. Q-2/10B, Vashist Kunj, DLF City Phase-2, Gurugram, Haryana vide Vasika/Sale deed no. 15123/1 dated 11.01.2019 registered in the office at of Sub – Registrar, Gurugram, Haryana.

10. Thereafter Smt. Meenakshi Sharma w/o Anil Dutt Sharma R/o

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H.No. Q-2/10B, Vashist Kunj, DLF City Phase-2, Gurugram, Haryana sold the land Khewat No. 149, Kila NO. 19//16/2 total land measuring 1 Kanal 10 Marla sold to M/s Agrante Realty Ltd. Office at: Unit No. 122, 1st Floor, Sun City Trade Tower, Sector-21, Gurugram vide sale deed vasika No. 5691 dated 01.08.2022 registered in the office at of Sub - Registrar, Gurugram, Haryana and the same has been mutated vide mutation no. 1330 dated 05.08.2022 and endorsed in Jamabandi year 2023-24.

11. That initially the land Kila NO. 29//26 total land measuring 0 Kanal 5 Marla was in the name of Ram kishan, Bhagwan das S/o Banwari lal s/o Tek chand and Pawan Kumar S/o Prem Singh all residents of Tehsil and Distt. Gurugram, Haryana vide Fard Jamabandi 1993-1994.

12. Thereafter Ram kishan, Bhagwan das S/o Banwari lal s/o Tek chand and Pawan Kumar S/o Prem Singh land Kila NO. 29//26 total land measuring 0 Kanal 5 Marla was sold to Ashok S/o E. H. Soloman, Chandra lekha soloman w/o Ashok Soloman both R/o 44 Golf Link, Lodhi Road, H.O South Delhi, Panna Lal Jain S/o Nem chand jain R/o B-7 Green Park, Main Hauz Khas South West Delhi, Smt. Prabha Harishan w/o Vijay Harishan, R/o 7/12 2nd Floor West Patel nagar, Central Delhi, M/s Raj kiran Pvt. Ltd. registered at Firdos Park Bijwasan and M/s Alfa Fighto Chemical Pvt. Ltd now M/s Alba Properties and Infrastructure Pvt. Ltd. and Logic Soft E-Solutions Ltd. Delhi all registered at A-11, Kailash Colony, New vide Fard Jamabandi 1998-1999.

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13. Thereafter Ashok S/o E. H. Soloman, Chandra lekha soloman w/o Ashok Soloman both R/o 44 Golf Link, Lodhi Road, H.O South Delhi, Panna Lal Jain S/o Nem chand jain R/o B-7 Green Park, Main Hauz Khas South West Delhi, Smt. Prabha Harishan w/o Vijay Harishan,R/o 7/12 2nd Floor West Patel nagar, Central Delhi, M/s Raj kiran Pvt. Ltd. registered at Firdos Park Bijwasan and M/s Alfa Fighto Chemical Pvt. Ltd now M/s Alba Properties and Infrastructure Pvt. Ltd. and Logic Soft E-Solutions Ltd. Delhi all registered at A-11, Kailash Colony had sold the land Kila NO. 29//26 total land measuring 0 Kanal 5 Marla to Smt. Samata Yadav w/o Harpal singh Yadav vide sale deed vasika No. 7755 dated 08.12.2021 registered in the office at of Sub – Registrar, Gurugram, Haryana, the same has been mutated vide mutation no. 1317 dated 20.12.2021 and it has been endorsed in the jamabandi year 2023-24.

14. That initially the land Kila NO. 19//24/1 total land measuring 2 Kanal 11 Marla, Kila NO. 19//25 total land measuring 7 Kanal 7 Marla, Kila NO. 20//21/2 total land measuring 4 Kanal 3, Kila NO. 28//1/2 total land measuring 3 Kanal 17 Marla was in the name of Amar Singh S/o Amilal S/o Khushia residents of katarpuri Delhi vide Fard Jamabandi 1993-1994 & continued in the year 1998-99.

15. Thereafter the land Kila NO. 19//24/1 total land measuring 2 Kanal 11 Marla, Kila NO. 19//25 total land measuring 7 Kanal 7 Marla, Kila NO. 20//21/2 total land measuring 4 Kanal 3, Kila NO. 28//1/2 total land measuring 3 Kanal 17 Marla was transferred in the name of Mittar

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Sain S/o Amar Singh S/o Amilal R/o village Kartarpuri Gurugram through inheritance and endorsed in the Jamabandi year 2003-04

16. Thereafter Mittar Sain S/o Amar Singh S/o Amilal R/o village Kartarpuri Gurugram sold the land Kila NO. 19//24/1 total land measuring 2 Kanal 11 Marla, Kila NO. 19//25 total land measuring 7 Kanal 7 Marla, Kila NO. 20//21/2 total land measuring 4 Kanal 3, Kila NO. 28//1/2 total land measuring 3 Kanal 17 Marla to Arvinder Singh S/o Raghbir Singh R/o 272, 1st floor, Net Ram Market, Naharpur, Sector-7 Rohini, Delhi-85 through sale deed / Vasika no. 20529 dated 30.12.2005, the same has been mutated vide mutation no.832 dated 01.06.2007 and it has been endorsed in the jamabandi year 2008-09 & continued in the year 1998-99.

17. That initially the land Kila NO. 19//15/2 total land measuring 2 Kanal 03 Marla, Kila NO. 19//16/1 total land measuring 5 Kanal 12 Marla, Kila NO. 29//4/2 total land measuring 8 Kanal 5 marla, Kila NO. 29//7/1 total land measuring 7 Kanal 11, Kila NO. 29//8/1 total land measuring 2 Kanal 9, Kila NO. 29//14/1 total land measuring 1 Kanal 1 Marla was in the name of Harpal Singh S/o Prahlad S/o Ram Rikh residents of Sikanderpur, Gurugram vide Fard Jamabandi 1993-1994 & continued in the year 1998-99 & 2003-04.

18. Thereafter land Kila NO. 19//15/2 total land measuring 2 Kanal 03 Marla, Kila NO. 19//16/1 total land measuring 5 Kanal 12 Marla, Kila NO. 29//4/2 total land measuring 8 Kanal 5 marla, Kila NO. 29//7/1

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total land measuring 7 Kanal 11, Kila NO. 29//8/1 total land measuring 2 Kanal 9, Kila NO. 29//14/1 total land measuring 1 Kanal 1 Marla was partitioned through taqsim 1005-983 in two equal parts, 1st part on the name of Harpal Singh S/o Prahlad S/o Ram Rikh and 2nd part on the name of Smt. Samta Yadav W/o Harpal Singh both residents of Sikanderpur, Gurugram. and it has been endorsed in the jamabandi year 2008-09 & continued in the year 2013-14, 2018-19 and 2023-24.

19. That initially the land Kila NO. 19//24/2 total land measuring 0 Kanal 18 Marla, Kila NO. 29//4/1 total land measuring 1 Kanal 13 marla was in the name of Harpal Singh S/o Prahlad S/o Ram Rikh residents of Sikanderpur, Gurugram vide Fard Jamabandi 1993-1994 & continued in the year 1998-99 & 2003-04, 2008-09, 2013-14 and in year 2018-19.

20. Thereafter land Kila NO. 19//24/2 total land measuring 0 Kanal 18 Marla, Kila NO. 29//4/1 total land measuring 1 Kanal 13 marla was transferred through deed within blood relation vide Vasika/Deed no. 4122 dated 07.09.2021 in the name of Mukul Yadav and Vitul Yadav both S/o Harpal Singh both residents of Sikanderpur, Gurugram and the same has been mutated vide mutation no. 1311 dated 09.09.2021 & endorsed in the jamabandi year 2023-24.

21. That thereafter, M/s Agrante Realty having its office at 122,1st Floor, Suncity Trade Tower, Sector-21 Gurugram entered into a collaboration agreement with Arvinder Singh S/o Raghuneer Singh, Harpal S/o Prahlad, Smt. Samta Yadav W/o Harpal Singh, Mukul Yadav

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& Vitul Yadav both son of Harpal Singh to construct and developed an affordable plotted colony project Namely "Vanmaya Premium Residences" situated in the revenue estate of villages Babupur & Dharampur, Tehsil Gurugram and Kadipur, Distt. Gurugram, Haryana.

22. Thereafter, M/s Agrante Realty Ltd. having its office at 122,1st Floor, Suncity Trade Tower, Sector-21 Gurugram got a license bearing No.106 dated 03.05.2023 from the DTCP, Haryana for setting up affordable plotted colony and also got sanctioned layout plan, building plan for the development of the above said project.

23. It is important to clarify here that out of total land the part land having Killa no. 28//1/2 min (2-17-0), 20//21/2 min (0-5-3), 29//4/2 min (0-17-2) 8/1 (0-09), 7/1(0-17-3), 26(0-3-6) total 6 kanal 1 marla-55 of village Babupur are under mortgage to DTCP, Haryana through Mortgage deed no. 61 dated 05.04.2023 for the amount of Rs. 1,49,12,844/- against the Bank guarantee for EDC and IDW.

24. The search and examination conducted by me has not revealed any other alienation of any kind in the title of Mr. Arvinder Singh, Mr. Harpal Singh Yadav, Ms. Samta Yadav, Mr. Mukul Yadav and Mr. Vitul Yadav.

25. That on the basis of search and examination, the title of above said Property is clear, marketable and without any dispute of any kind.

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26. That I am not related to the owner, nor I have any concern with the property in any manner which may affect the value of my report as that an independent legal advisor in the present case.

Report is submitted for your perusal.

LEX-AQITUS LAW PARTNER LLP
PARTNER

Place : New Delhi

Lex Aqitus Law Partner LLP

Partner

Date : 16.09.2025

Sanjiv Kumar Thakur

D-365/D/2001

For Agrante Realty Ltd

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