



10 SQUARE LEGAL SERVICES

HOUSE NO. 50, BLOCK- B, PHASE-I
NEW PALAM VIHAR, GURUGRAM,
HARYANA, TEL: 946-649-9494
Email: narenderkr@gmail.com

Date: 14th Day of November, 2025

Title Search Report

For

Commercial Complex of area measuring 0.5356 Acre in Residential Affordable Plotted Colony under Deen Dayal Jan Awas Yojna Scheme-2016 as per the Government of Haryana, Residential Plots along with Commercial Complex to be developed on land admeasuring 13.6775 Acres forming part of License No. 33 of 2021 dated 8th day of July, 2021, issued to Raj Buildwell Private Limited which is now known as Good Earth Plotted Development Pvt. Ltd. and Sh. Rao Inderjit Singh S/o Sh. Rao Virender Singh, C/o Raj Buildwell Private Limited, situated at Sector-71, Village-Fazilpur Jharsa, Sub-Tehsil Badshahpur and District Gurugram, Haryana

Developer:

M/s Good Earth Plotted Development Pvt. Ltd. (Raj Buildwell Pvt. Ltd.)

41A, Ring Road, Lajpat Nagar-IV,
Captain Gaur Marg, New Delhi-110024

Submitted by:

Advocate Amarjeet Yadav (P/2371/2006) & Narender Kumar (P/2697/2014).

For: **10 Square Legal Services**

B-50, Phase-1, New Palam Vihar, Gurugram

INTRODUCTION:

10 Square Legal Services is law firm and also known as “10SLS”, having its office amongst other places at B-50, Phase-1, New Palam Vihar, Gurugram, Haryana (Chamber No. 159, Block-C, District Courts Complex, Gurugram).

- i. (Hereinafter referred to as “10SLS”) The Law Firm 10 Square Legal Services has been assigned on date 1st day of October, 2025 for the present Title Search Report by an Authorized Person namely Sh. Pawan Kumar Bohra of M/s Good Earth Plotted Development Pvt. Ltd. which was previously known as Raj Buildwell Private Limited having its registered office at 41A, Ring Road, Lajpat Nagar-IV, Captain Gaur Marg, New Delhi-110024 (Hereinafter referred to as “Client”) to conduct the title due diligence for the Commercial Complex of area measuring 0.5356 Acre in DDJAY Affordable Plotted Colony being developed on land admeasuring 13.6775 Acres (including the land for the above said Commercial Complex of area measuring 0.5356 Acre & a given up part of **14 Marla 02 Sarsai** (358.07 Sqm) mutated in the name of Governor, State of Haryana for the Road/Rasta entered in the Revenue Records as on 31.10.2025) forming part of License No. 33 of 2021, granted to Raj Buildwell Private Limited and Sh. Rao Inderjit Singh S/o Rao Virender Singh, C/o Raj Buildwell Private Limited, situated at Sector-71, revenue estate of Village-Fazilpur Jharsa, Sub-Tehsil

Badshahpur, District Gurugram, Haryana Hereinafter referred to as
“Property”).

SCOPE OF WORK:

To carry out legal due diligence in respect of title of the property in the concerned office of the Sub-Registrar at Badshahpur and Gurugram, Land Acquisition Authority, Office of concerned Revenue Department at Village-Fazilpur Jharsa, Gurugram, Haryana, concerned Office of Registrar of Companies at the website of Ministry of Corporate Affairs and submit a report in respect of the same.

METHODOLOGY:

Based on the aforementioned scope of work, we have discussed the matter with the Client/Company and their Authorized Person. In furtherance of the discussion we have perused necessary documents and caused searches to be conducted at various offices as hereinafter appearing. On the result of our findings, the Report is hereby prepared.

NOTE:

Definitions for the “Words” used in the Title Due Diligence Report. That the meaning of the words used here should be read and understood in the same way as they are read and interpreted by the Government of Haryana and the Indian Judicial System during their Administrative and Judicial Work.

MANDATE:

Keeping in the view of the above, 10SLS has been assigned to conduct land due diligence covering the following:

1. To ascertain clear and marketable title of the owners qua the Property by way of examining the relevant records at the Office of the concerned Sub-

Registrar of Assurances, Gurugram, Haryana and Revenue Authority,
Village Fazilpur Jharsa, Gurugram, Haryana.

2. To ascertain charge, encumbrances, mortgage if any, in relation to the Property, reflecting in the records of concerned Sub-Registrar of Assurances, Revenue Records etc.

10SLS has undertaken the aforesaid assignment subject to the Scope of work covered; Assumptions and Exclusions are stated herein:

I/We have been instructed and engaged by the Vice President (Projects) of Good Earth Plotted Developers Pvt. Ltd. (Raj Buildwell Private Limited) namely Sh. Pawan Kumar Bohra to search and examine the Registration & Revenue record for the period of last 30 to 31 years from the office of Sub-Registrar Badshahpur & Gurugram, for the property bearing the Hadbast No. 99 and Jamabandi from 1994-1995 to 2024-2025 measuring 13.6775 Acres situated in the Revenue Estate of Village Fazilpur Jharsa Tehsil and District Gurugram owned and possessed by M/s Raj Buildwell Private Limited and Sh. Rao Inderjit Singh. We have been asked to check the legal position of the title as well as encumbrances or charges of any kind over the above said Land/Property.

That I/We have thoroughly searched and examined the Registration record maintained at the office of the Sub-Registrar Gurugram appointed under Indian Registration Act and the inspection fee paid by me in the said office is attached with this Report.

DOCUMENTS EXAMINED:

- ii. Copy of Sale Deed dated 22nd October, 2007 executed by Om Prakash son of Shri Bhoop Singh (8/335 Share), Puran son of Shri Sulhad (167/335 share), Balram son of Shri Gordhan (2.5/335 share), Ram Niwas (for self) & through constituted Attorney on behalf of Smt. Champa Devi (widow)-Rajesh (son), Smt. Usha-Nirmala-Anita-Kavita daughters of Late Shri Ratan Lal (2.5/335 share), Amar Singh son of Shri Bhagwat Prasad (73.5/335 share), Subhash son of Shri Bhagwat Prasad (73.5/335 share), Krishna (for self) & through constituted Attorney on behalf of Smt. Sushila-Usha daughters of Shri Ram Swarup (8/335 share) in favor of Raj Buildwell Private Limited & now mutated/transferred on 10th day of December, 2024 in the name of Good Earth Plotted Development Pvt. Ltd. for Land admeasuring 16 Kanal 15 Marla comprised of Rect. no-11, Killa no-6(8-0), Rect. no-12, Killa no-1/2(3-19), 10/2(4-16) Kita(3), situated in the revenue estate of village Fazilpur Jharsa, Tehsil & District Gurugram.
- iii. The said Deed is duly registered as Document no-15168, Book no-1, Volume no-9754, page no-141 and pasted at Additional Book no-1, Volume no-832, page no-54 to 55 dated 22nd October, 2007.
- iv. Copy of Sale Deed Dated 21st September, 2007 executed by Om Prakash son of Shri Bhoop Singh in favor of Raj Buildwell Private Limited for Land admeasuring 70 Kanal 08 Marla comprised of Rect. no-11, Killa no-7/1/2(4-10), 15/2(7-14), 16/1/1(1-14), Rect. no-12, Killa no-2(6-3), 3(7-11), 8(8-0), 9(8-0), 10/1(3-4), 11(8-0), 12/1(6-13), 12/2(1-7), 20/1(7-12) Kita (12)

situated in the revenue estate of village Fazilpur Jharsa, Tehsil and District Gurugram, Haryana.

- v. The Sale Deed is duly registered as Document No-13336 dated 21st September, 2007.
- vi. Copy of Sale Deed bearing no. 10493 Dated 4th day of March, 1994 executed by Harbans Singh, Subhash, Lakhi, Khushi Ram son of Shivlal and Smt. Kanta daughter of Shivlal and Smt. Ratni Devi widow and Sher Singh son and, Smt. Baby, Smt. Chanda daughter of Bhoop Singh son of Shri Shivlal and Dayachand, Mangtu, Indraj son of Sohan Lal resident of Fazilpur Jharsa, Gurugram in favor of Shri Rao Inderjit Singh son of Shri Virender Singh R/o Rampura House, Tehsil & District Rewari for Land admeasuring 2.7875 Acre comprised of Rect. no-11, Killa no-3/2/2(3-12), 4(7-11), 5(7-11) and Rect. no-12, Killa no-1/1(3-12) Kita (4) situated in the revenue estate of village Fazilpur Jharsa, Tehsil and District Gurugram, Haryana.
- vii. Copy of Mutation regarding the name change (Vaka Tabdil Naam Manjoor) dated 10th day of December, 2024 sanctioned by the Naib-Tehsildar, Badshahpur.
- viii. Copy of Revenue Record showing the Mutation Entry in the name of Governor, State of Haryana Dt. 25.10.2025 for the **14 Marla 02 Sarsai** (358.07 Sqm).
- ix. Copy of License (LC-V) bearing number 33 Dated 8th July, 2021 DTCP Endorsement No. LC-4204+4257/JE.(VA)/2021/16144 Dated 9th July, 2021

issued by the Directorate of Town and Country Planning, Haryana in favor of Raj Buildwell Private Limited and Sh. Rao Inderjit Singh son of Sh. Rao Virender Singh C/o Raj Buildwell Private Limited, 41-A Ring Road Lajpat Nagar IV, Captain Gaur Marg, New Delhi-110024 for setting up of an affordable plotted colony under the scheme DDJAY -2016 over an area measuring 13.6775 Acres, situated in Sector-71 in the revenue estate of Village Fazilpur Jharsa, Gurugram under Haryana Development and Regulation of Urban Areas Act, 1975 and Rules 1976. (Hereinafter referred to as the "License").

x. COMPANY REGISTRATION AND DIRECTOR/S DETAILS CHECKED AND VERIFIED FROM BY THE WEBSITE OF MCA:

That the Company M/s Good Earth Plotted Development is a Private Limited Company and date of Incorporation was 1st day of June, 2006 with the CIN U70109DL2006PTC149373 registered at ROC, Delhi and bearing the Registration No. 149373. That Company is unlisted and its Authorized Capital is Rs. 70020000 (where Paid up Capital is Rs. 70001000).

Hypothecation of Land is discontinued with the Amount of Rs. 1350000000 from 11th day October, 2023 and NOC is also verified from the VISTRA ITCL India Limited through their Reference No. D/2024-25/ERP-5283 dated 23rd day of December, 2024.

ix. ACTIVE CURRENT CHARGES, SECURED LOANS & LIABILITIES:

Charge ID-101021566 Rs. 2.60 Cr HDFC Bank Ltd. & Charge ID-100973819 Rs. 49.50 Cr Aditya Birla Finance Limited.

x. ACTIVE AND EXISTING DIRECTOR/S DETAIL AS ON 6th DAY OF OCTOBER, 2025:

Sh. Kamal Kapoor, Sh. Ranjan Gupta & Sh. Sanjay Khurana.

xi. DEVOLUTION OF TITLE OF THE PROPERTY:

As per Jamabandi for the year 2009-10, 2014-15, 2020-21 & 2024-25, Raj Buildwell Private Limited now known as Good Earth Plotted Development Pvt. Ltd. is the recorded absolute owner in possession of land admeasuring 69 Kanal 13 Marla 7 Sarsai comprised of Rect. no-11, Killa no-7/1/2(4-10), 15/2(7-14), 16/1/1(1-14), Rect. no-12, Killa no-2(6-3), 3(7-11), 8(8-0), 9(8-0), 10/1(3-4), 11(8-0), 12/1(6-13), 12/2(1-7), 20/1(7-12) Kita (12) along with the land admeasuring 16 Kanal 15 Marla comprised of Rect. no-11, Killa no-6(8-0), Rect. no-12, Killa no-1/2(3-19), 10/2(4-16) Kita(3), situated in the revenue estate of village Fazilpur Jharsa, Tehsil & District Gurugram.

And

As per Jamabandi for the year (Sale Deed Dt. 04-03-1994) 1994-95, 1998-1999, 2009-10, 2014-15, 2020-21 & 2024-2025, Sh. Rao Inderjit son of Shri Virender Singh R/o Rampura House, Tehsil & District Rewari is the recorded absolute owner in possession of Land admeasuring 22 Kanal 6

Marla (2.7875 Acre) comprised of Rect. no-11, Killa no-3/2/2(3-12), 4(7-11), 5(7-11) and Rect. no-12, Killa no-1/1(3-12) Kita (4) situated in the revenue estate of village Fazilpur Jharsa, Tehsil and District Gurugram, Haryana.

As per Jamabandi for the year (Gift Deed Dt. 29-08-2025) 2024-2025
Governor, State of Haryana is recorded as owner in possession (as per the Revenue Records and Entry Dt. 25.10.2025) for the **14 Marla 02 Sarsai** (358.07 Sqm).

xii. CHARGE & HYPOTHECATION OF VISTRA ITCL INDIA LTD IS
DISCONTINUED AND SETTLED ON 11TH DAY OF OCTOBER
2023.

Details are given below: That M/s Raj Buildwell had mortgaged the Land admeasuring 87 Kanal 3 Marla Approx. 10.89 Acres comprised of Rect. no-11, Killa no-7/1/2(4-10), 15/2(7-14), 16/1/1(1-14), Rect. no-12, Killa no-2(6-3), 3(7-11), 8(8-0), 9(8-0), 10/1(3-4), 11(8-0), 12/1(6-13), 12/2(1-7), 20/1(7-12) Kita (12), Rect. no-11, Killa no-6(8-0), Rect. no-12, Killa no-1/2(3-19), 10/2(4-16) Kita(3), situated in the revenue estate of village Fazilpur Jharsa, Tehsil & District Gurugram. That the Sanctioned Loan amount was Rs. 1600000000 and Financer M/s Vistra ITCL India Limited, # 805, Kailash Building, 26, KG Marg, Connaught Place, New Delhi, Delhi 110001 had

disbursed the amount of Rs.1350000000. Now the Land is free from all type charges and encumbrances.

xiii. CONCLUSION:

- a. That the property of Good Earth Plotted Development Pvt. Ltd. previously known as Raj Buildwell Private Limited admeasuring land 10.89 acres is is a free hold property and residential in nature, holding Affordable Plotted Colony License under the scheme “Deen Dayal Jan Awas Yojna” and bearing License no. 33 of 2021 dated 8th day of July, 2021. That the Property is also free from encumbrance and it is not in symbolic possession of Vistra ITCL India Limited or any other Bank/NBFC.
- b. That the property of Sh. Rao Inderjit son of Shri Virender Singh R/o Rampura House, Tehsil & District Rewari is freehold property, residential in nature and also forming and included in the Affordable Plotted Colony License No. 33 of 2021. That this property is free from encumbrances, it was given to Raj Buildwell Pvt. Ltd. under the terms of a Collaboration Agreement and an Irrevocable Power of Attorney, and both dated 15.04.2021. Since then, the developer has had the right to enter the land either directly or through its nominees, agents, architects, consultants, representatives, and contractors to perform all such acts and deeds required and / or necessary for , exercising any of their rights i.e.

Developer (Raj Buildwell Private Limited). Now above said rights are continuing with the Good Earth Plotted Development Pvt. Ltd without any Revocation.

xiv. DISCLAIMER:

- a. That the above report contains information about Good Earth Plotted Development Pvt. Ltd. previously known as Raj Buildwell Private Limited which has been compiled using the data available in public domain and website of MCA. To the effect, the correctness, accuracy and completeness of this report are directly related to the data available in online public domain and website MCA. That the above said report is not to be treated as an advice in any form and users are advised to carry out necessary due diligence/verification or to seek proper professional advice as may be necessary on the information provided in this report before taking any decision.
- b. That the firm also expresses no opinion on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report. In this regard, it may be noted that the power on an Indian Court to grant equitable remedies are discretionary and we express no opinion whether they would be available.

- c. We also not opined on the possible disputes/litigations, if any, which may exist and does not exist in public domain and not referred to in this due diligence report.
- d. We have taken due and reasonable care for preparation of the report which is based on the information provided by the Patwari and other Govt. Officials for the revenue and registration department/authority etc. Hence the 10SLS shall not be responsible or held liable in any manner, in the event of loss, damages caused due to or suffered by the Company on account or basis of this report.
- e. That the law firm "10SLSL" and as well as I/We have assumed that the information and documents pertaining to the above said land and license were true, genuine, complete and photocopy of original documents and nothing has been concealed therein. Should you desire any further information or clarification please do revert to us?

Thanking you

Yours Sincerely

For: 10 Square Legal Services

Advocate Amarjeet Yadav & Narender Kumar

Enclosure: Payment Receipts Dt. 14.11.2025 & 08.10.2025 as an Inspection Charges of Revenue Records Generated by the Sub-Tehsil Badshahpur & Gurugram are annexed herewith as Annexure R/1, R/2, R/3 & R/4.

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

936

जिला

फुटकर भुलक अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

14-11-25

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

Amareet Singh Arora

प्राप्त हुई रकम का जोड़ और विवरण

For Registrar, Gurugram

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

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पुस्तक नं

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रजिस्ट्री

तथा इबारत जोरी के भाबों की संख्या

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(Second party copy) B Book Receipt for Non Registration Purpose 14-11-2025

No:19612 Sub Register Office :गुरुग्राम Date :14-11-2025

Received with Thanks from **Amarjeet Yadav Adv Gurugram Year 1997-2025** resident of **GGM** sum of **rs twenty-five** on account of **Inspection** charges.

Rs.25 (Incharge)
तहसीलदार
गुरुग्राम

(Second party copy) B Book Receipt for Non Registration Purpose

08-10-2025

No:16816

Sub Register Office :गुरुग्राम

Date :08-10-2025

Received with Thanks from **Amarjeet Yadav Adv Gurugram Year 2004-2025** resident of **GGM** sum of
rs **twenty-five**
on account of **Inspection** charges.

Rs.25

(Incharge)
जिहरीलाल
गुरुग्राम

(Office copy)

B Book Receipt for Non Registration Purpose

08-10-2025

No:2681

Sub Register Office :बादशाहपुर

Date :08-10-2025

Received with Thanks from **Amarjeet Yadav Adv Year 2017 to 2025** resident of **GGM** sum of Rs **ten** on account of **Inspection** charges.

Rs.10

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

08-10-2025

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Sub Register Office :बादशाहपुर

Date :08-10-2025

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Rs.10

(Incharge)

(Second party copy)

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08-10-2025

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Date :08-10-2025

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Rs.10

(Incharge)



फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

936

जिला

फुटकर भुलक अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

14-11-25

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

Amareet Kumar P.S.

प्राप्त हुई रकम का जोड़ और विवरण

For Registrar Gurugram

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं. 1994 T. 1992 पुस्तक नं.

रजिस्ट्री होने के तिथी

रजिस्ट्री

तथा इबारत जोरी के भाब्दों की संख्या

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No:19612

Sub Register Office : गुरुग्राम

Date :14-11-2025

Received with Thanks from **Amarjeet Yadav Adv Gurugram Year 1997-2025** resident of **GGM** sum of
rs **twenty five**
on account of **Inspection charges.**

Rs.25

(Incharge).

तहसीलदार
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(Second party copy)

B Book Receipt for Non Registration Purpose

08-10-2025

No:16816

Sub Register Office :गुरुग्राम

Date :08-10-2025

Received with Thanks from **Amarjeet Yadav Adv Gurugram Year 2004-2025** resident of **GGM** sum of
rs **twenty-five**
on account of **Inspection** charges.

Rs.25

(Incharge)
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गुरुग्राम

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(Office copy)

B Book Receipt for Non Registration Purpose

08-10-2025

No:2681

Sub Register Office :बादशाहपुर

Date :08-10-2025

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Rs.10

(Incharge)

(First party copy)

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08-10-2025

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Date :08-10-2025

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Rs.10

(Incharge)



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