

Date: 15/01/2026

Client: M/s Signatureglobal (India) Ltd

Title Search Report

In respect of:

**PROJECT DEVELOPED ON LAND ADMEASURING 12.40 ACRES
(DETAILS OF LAND ATTACHED HEREUNDER IN SCHEDULE)
SITUATED IN THE REVENUE ESTATE OF VILLAGE FAZILPUR
JHARSA, SECTOR 71, TEHSIL BADSHAHPUR, DISTRICT
GURUGRAM, HARYANA.**

SUBMITTED BY

SNG & RE LEGAL ADVISORS & CONSULTANTS

First Floor, 13, Babar Road

Bengali Market, New Delhi-110001

Tel: +91 11 43011624, 43011625, 43011626

www.sngre.in



1.0 GLOSSARY

Term	Meaning
Client	M/s Signatureglobal (India) Limited
Property	Project developed on land admeasuring 12.40 Acres (Details of land attached hereunder in SCHEDULE) situated in the revenue estate of Village Fazilpur Jharsa, Sector 71, Tehsil Badshahpur, District Gurugram, Haryana.
Owner	<ol style="list-style-type: none"> 1. M/s Signatureglobal (India) Limited (owner of the land to the extent of 12.050 Acres), 2. M/s Yesha Developers LLP (owner to the extent of 0.13125 Acres) 3. M/s Unistay Hospitality Pvt. Ltd (owner to the extent of 0.21875 Acres)
Developer	Signatureglobal (India) Limited
Proposed Transaction	The property owned by the owner is being offered as security to the client.
Jamabandhi	Records of rights/ownership
Mutation/ Intqal	Revenue records evidencing transactions / change of ownerships by way of Agreements, Deeds etc.
Rectangle/ Killa/ Mustatil/ Khasra	Identification number of every block as per revenue records.
Patwari	Government employee who keeps all the records in respect of land under his area.
ROC	Registrar of Companies
SNG & RE	SNG & RE LEGAL ADVISORS & CONSULTANTS
Scope of Work	Means legal due diligence in respect of title of the Property mentioned above in the Office Of Concerned Sub-Registrar Of Assurances, Badshahpur, Gurugram, Office of the concerned Revenue Authority, Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana, Online ROC search at MCA portal with the concerned Registrar of Company.



1. BACKGROUND

SNG & RE, Legal Advisors & Consultants, having its office at First Floor, 13, Babar Road, Bengali Market, New Delhi-110001 and amongst other places in India (hereinafter referred to as 'SNG & RE') has been assigned by Signatureglobal (India) Limited (Hereinafter referred to as "Client") in respect of Land admeasuring 12.40 Acres (Details of land attached hereunder in SCHEDULE) situated in the revenue estate of Village Fazilpur Jharsa, Sector 71, Tehsil Badshahpur, District Gurugram, Haryana. (hereinafter referred to as **the Property**).

2. SCOPE OF WORK

The opinion provided by SNG & RE are subject to the informations accumulated, search conducted, physical visit by the representative of SNG & RE to the following;

- At the Office of the concerned Revenue Authority, Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana
- At the Office of the concerned Sub-Registrar of Assurances, Tehsil Badshahpur, District Gurugram, Haryana
- Online ROC search at MCA portal with the concerned Registrar of Company.

3. METHODOLOGY

Based on the aforementioned scope of work, we have discussed the matter with Client, Owner and Developer. In furtherance of the discussion, we have perused necessary documents and caused searches



to be made at various offices as hereinafter appearing. On the result of our findings, the Report is hereby prepared.

4. MANDATE

Keeping in view of the above, SNG & RE has been assigned to conduct land due diligence covering the following;

- i. To ascertain clear and marketable title of the owners qua the Property physical visit by the representative of SNG & RE to the following;
 - The Revenue Authority where the concerned records are maintained;
 - The Office of the concerned Sub-Registrar of Assurances-Badshahpur, District Gurugram, Haryana;
 - Online search of at the website of Ministry of Corporate Affairs with the concerned Registrar of Companies.

SNG & RE has undertaken the aforesaid assignment subject to the scope of work covered, assumptions, disclaimer & liability stated herein.

5. READER'S NOTE

Contents of the opinion are confidential and subject to legal professional privilege. Neither of this opinion nor of its contents be disclosed to any person other than Client and their professional advisors nor it be referred to, quoted, or filed with anybody without written consent of SNG & RE.

6. EXCLUSIONS

We express 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



of an Indian Court to grant equitable remedies are discretionary and we express no opinion whether they would be available.

We express no opinion on the possible disputes/litigations, if any, which may exist and does not exist in public domain and not referred to in this Report.

The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned mentioned below as well the information/disclosures provided by Client and the Owner.

7. DOCUMENTS EXAMINED

- a) Copy of Collaboration Agreement dated 02/02/2024 executed by and between M/s Unistay Hospitality Pvt. Ltd. and M/s Signatureglobal (India) Ltd with respect to land admeasuring land admeasuring 1 Acres comprised in Khewat/Khata NO. 287/289, Mustatil No. 28, Killa No. 8(8-0) situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said Deed is duly registered as Document No.16450, in Addl. Book No.1, on 02/02/2024.

- b) Copy of GPA dated 02/02/2024 executed by M/s Unistay Hospitality Pvt. Ltd. in favour of M/s Signatureglobal (India) Ltd with respect to land admeasuring land admeasuring 1 Acres comprised in Khewat/Khata NO. 287/289, Mustatil No. 28, Killa No. 8(8-0) situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said GPA is duly registered as Document No.311, in Addl. Book No.1, on 02/02/2024.

- c) Copy of Joint Development Agreement dated 09/01/2024 executed by and between Silver Stone Developers Pvt. Ld. & M/s



Signatureglobal (India) Ltd with respect to land admeasuring 16.116 Acres alongwith additional land situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said Agreement is duly registered as Document No.16452, in Addl. Book No.1, on 02/02/2024

- d) Copy of GPA dated 07/08/2024 executed by M/s Silverstone Developers Pvt. Ltd. in favour of M/s Signatureglobal (India) Ltd with respect to land admeasuring 16.116 Acres situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said GPA is duly registered as Document No.147, in Addl. Book No.1, on 07/08/2024.

- e) Copy of Collaboration Agreement dated 08/02/2024 executed by and between M/s Yesha Developers LLP and M/s Signatureglobal (India) Ltd with respect to land admeasuring land admeasuring 20.31375 Acres comprised situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said Agreement is duly registered as Document No.16649, in Addl. Book No.1, on 08/02/2024

- f) Copy of GPA dated 08/02/2024 executed by M/s Yesha Developers LLP in favour of M/s Signatureglobal (India) Ltd with respect to land admeasuring 20.31375 Acres comprised situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said GPA is duly registered as Document No.321, in Addl. Book No.1, on 08/02/2024

- g) Copy of Sale Deed dated 09/10/2023 executed by (1) M/s Vipul Sez Developers Pvt. Ltd. (Vendor), (2) M/s National Synthetics Ltd (Confirming Party No.1), (3) M/s Karamchand Realtech Pvt. Ltd.



(Confirming Party No.2), (4) M/s Vipul Ltd (Confirming Party No.3), (5) M/s Solitaire Capital India (Confirming Party No.4), (6) M/s Ritwiz Builders and Developers Pvt.Ltd. (Confirming Party No.5) in favour of M/s Silver Stone Developers Ltd with respect to land admeasuring 7.806 Acres comprised in Khewat/Khata NO. 303/3035, 23, Killa No. 16 (8-0), 17(8-0), 25(7-11), and land comprised in Khewat/Khata No. 152/154, Rect.No. 29, Killa No. 1(6-18), 10(8-0), 11(8-0), 20/1(1-11), 20/2(6-9), 21(8-0), and land comprised in Khewat/Khata No. 347/350, Rect.No. 23, Killa No. 19(8-0), and land comprised in Khewat/Khata No. 343/345, Rect.No. 23, Killa No. 12/2(0-14.4) situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said Deed is duly registered as Document No.9111, in Addl. Book No.1 registered on 09/10/2023.

- h) Copy of Exchange Deed dated 19/12/2023 executed by and between M/s Silver Stone Developers Pvt. Ltd (First Party) and M/s Entrepreneurs (Calcutta) Pvt. Ltd. (Second Party), by which the First Party become owner of land admeasuring 7.22 Acres (mentioned in Schedule II of Exchange Deed), and Second Party become owner of the land admeasuring 7.22 Acres (mentioned at Shedule -I attached with Exchange Deed) situated in the revenue estate of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said Deed is duly registered as Document No.13576, in Addl. Book No.1 registered on 19/12/2023.

- i) Copy of Addendum Agreement dated 07/08/2024 to the Joint Development Agreement dated 02/02/2024 executed by and between M/s Silver Stone Developers Ltd and M/s Signatureglobal (India) Ltd in respect of the Property.

The said Agreement is duly registered as Document No.6035, in Addl. Book No.1 registered on 07/08/2024.



- j) Copy of Second Addendum Agreement dated 21/11/2024 to the Joint Development Agreement dated 09/01/2024 and Addendum dated 07/08/2024 dated executed by and between M/s Silver Stone Developers Ltd and M/s Signatureglobal (India) Ltd in respect of the Property.

The said Agreement is duly registered as Document No.10688, in Addl. Book No.1 registered on 21/11/2024.

- k) Copy of Sale Deed dated 10/01/2025 executed by M/s Silver Stone Developers Pvt. Ltd in favour of M/s Signatureglobal (India) Ltd with respect to land admeasuring 16.11625 Acres comprised in Khewat/Khata N. 152/154, Rect.No. 29, Killa No. 1(6-0), 10(8-0), 11(8-0), 20/1(1-11), 20/2(6-9), 21(8-0), and Khewat/Khata No. 303/305, Rect.No. 23, Killa No. 16(8-0), 17(8-0), 25(7-11), and land comprised in Khewat/Khata NO. 343/345, Rect.No. 23, Killa No. 12/2(0-14-4), and land comprised in Khewat/Khata No. 347Min/350Min, Rect.NO. 23, Killa No. 19(8-0), and land comprised in Khewat/Khata No. 287Min/289Min, Rect.No. 28, Killa No. 3/2(6-11), 4/1(4-2), 4/2(2-7), 5/1(1-19), 5/2(4-7), 6(8-0), 7(8-0), and land comprised in Khewat/Khata No. 345/348, Rect.No. 23, Killa No. 18(8-0), 23(7-11), and land comprised in Khewat/Khata NO. 598/614, Rect.No. 23, Killa No. 73/1(6-18) situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

The said Deed is duly registered as Document No.13640, in Addl. Book No.1, Volume No. 624 in Pages 82 to 85 on 10/01/2025.

8. DEVOLUTION OF TITLE OF THE PROPERTY

Land comprised in Khewat/Khata No. 303/322, Rect.No. 23, Killa No. 16(8-0), 17(8-0), 25(7-11) situated in the Revenue Estate of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram , Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, 2004-2005 Mr. Man singh was recorded owner of the captioned land.



Thereafter, Mr. Man Singh sold the captioned land to M/s Ritwiz Builders & Developers Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 22051 registered on 17/01/2006 and the same is recorded in the revenue records vide Mutation No. 2340.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020 M/s Ritwiz Builders & Developers Pvt. Ltd. is the recorded owner of the captioned land.

Thereafter, M/s Ritwiz Builders & Developers Pvt. Ltd. exchanged/transferred the captioned land to M/s Vipul SEZ Developers Pvt. Ltd. duly registered Exchange Deed bearing Document No. 10229 registered on 11/08/2006 and the same is recorded in the revenue records vide Mutation No. 2434 which was cancelled and later the same was sanctioned vide mutation No. 3261.

Thereafter, M/s Vipul SEZ Developers Pvt. Ltd sold the captioned land to M/s Silver Stone Developers Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 9111 registered on 09/10/2023 and the same is recorded in the revenue records vide Mutation No. 3398.

Land comprised in Khewat/Khata No. 152/158, Rect.No. 29, Killa No. 1(6-18), 10Min(3-15), 11Min(1-12), 20/1Min(0-6), 20/2Min(1-12) and 21Min(3-14) situated in the Revenue Estate of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, 2004-2005 Mr. Man Singh was recorded owner of the land comprised in Rect.No. 29, Killa No. 1(6-18), 10(8-0), 11(8-0), 20/1(1-11), 20/2(6-9), 21(8-0).

Thereafter, Mr. Man Singh sold the above land to M/s Ritwiz Builders & Developers Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 22051 registered on 17/01/2006 and the same is recorded in the revenue records vide Mutation No. 2340.



As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020 M/s Ritwiz Builders & Developers Pvt. Ltd. is the recorded owner of the above land.

Thereafter, M/s Ritwiz Builders & Developers Pvt. Ltd. exchanged/transferred the above land to M/s Vipul SEZ Developers Pvt. Ltd. duly registered Exchange Deed bearing Document No. 10229 registered on 11/08/2006 and the same is recorded in the revenue records vide Mutation No. 2434 which was cancelled and later the same was sanctioned vide mutation No. 3261.

Later, M/s Vipul SEZ Developers Pvt. Ltd sold the above land to M/s Silver Stone Developers Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 9111 registered on 09/10/2023 and the same is recorded in the revenue records vide Mutation No. 3398.

SNG NOTE: We found a reference of loan taken by Mr. Man Singh from PLDB Gurugram dated 03/01/2009.

Land comprised in Khewat/Khata No. 343/362, Rect.No. 23, Killa No. 12/2(0-14), situated in the Revenue Estate of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000 Mr. Rampal, Harpal (17/24 Share), Phool Singh, Shyotaj Singh (1/5 Share), Manchand, Pirthi Singh, Soorajbhan, Khajansingh (11/120 Share) were recorded owner of the land comprised in Rect. 23 Killa No. 12min(6-0) and 12min(2-0). However, Mr. Rampal and Harpal having gair marusi rights in Khanakasht column.

Thereafter, the gair marusi right of Mr. harpal and Mr. Rampal were released vide two document Nos. 11634 and 11640 dated 31/08/2006 and same was recorded in the revenue recorded vide Mutation No. 2403 and 2404 respectively.

After the death of Mr. Pirthi Singh, his 11/480 share in the abovesaid land devolved on Smt. Shyobai, Mr. Nirmal Singh, Mr, Chattarpal Singh,



Mr. Satpal and Mr. Govind and the same is recorded in the revenue records vide Mutation No. 2133.

After the death of Mr. Khajansingh, his 11/480 share in the abovesaid land devolved on Smt. Keladevi, Mr. Ravinder and Smt. Seema and the same is recorded in the revenue records vide Mutation No. 2134.

After the death of Mr. Soorajbhan Singh, his 11/480 share in the abovesaid land devolved on Smt. Khilodevi, Smt. Sunita and Ms. Rekha and the same is recorded in the revenue records vide Mutation No. 2135.

As per Jamabandi for the Year 2004-2005, Mr. Rampal, Harpal (17/24 Share), Phool Singh, Shyotaj Singh (1/5 Share), Mamchand, (11/480 Share) Smt. Shyobai, Mr. Nirmal Singh, Mr. Chattarpal Singh, Mr. Satpal and Mr. Govind (11/480), Smt. Keladevi, Mr. Ravinder and Smt. Seema (11/480), Smt. Khilodevi, Smt. Sunita and Ms. Rekha (11/480) were recorded owner of the abovesaid land. However, Mr. Rampal and Harpal having gair marusi rights in Khanakasht column.

Thereafter, Mr. Mamchand sold the 11/480 Share, Smt. Khilodevi, Smt. Sunita and Ms. Rekha (11/480), Smt. Keladevi, Mr. Ravinder and Smt. Seema (11/480 Share), Smt. Shyobai, Mr. Nirmal Singh, Mr. Chattarpal Singh, Mr. Satpal and Mr. Govind (11/480 Share) total 11/120 Share in the abovesaid land to M/s Vipul SEZ Developers Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 11830 registered on 04/09/2006 and the same is recorded in the revenue records vide Mutation No. 2406.

Later, the land owners viz. Sh. Rampal, M/s Vipul SEZ Developers Pvt. Ltd., Mr. Harpal and Others entered into a partition with respect to the abovesaid land. According to the said partition the land comprised in **Rect.No. 23, Killa No. 12/2(0-14-4)**, fell to the share of M/s Vipul SEZ Developers Pvt. Ltd and land comprised in **Rect.No. 23 Killa No. 12/1(7-5-3)** fell to the share of Mr Rampal and Others vide Order dated 03/08/2009 passed by Assistant Collector, Gurugram in Case No. 280 NT. Mutation with respect to the same is recorded in the revenue records vide Mutation No. 2618.



As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020 M/s Vipul SEZ Developers Pvt. Ltd is the recorded owner of the captioned land.

Later, M/s Vipul SEZ Developers Pvt. Ltd sold the captioned land alongwith additional land to M/s Silver Stone Developers Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 9111 registered on 09/10/2023 and the same is recorded in the revenue records vide Mutation No. 3398.

Land comprised in Khewat/Khata No. 347/366, Rect. No. 23, Killa No. 19(8-0) situated in the Revenue Estate of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000 Mr. Mahesh and Mr. Chand Singh (17/24 Share), Manchand, Pirthi Singh, Soorajbhan, Khajan Singh (7/24 Share) were recorded owner of the captioned land alongwith additional land. However, Mr. Shyampal and Harpal having gair marusi rights in Khanakasht column.

After the death of Mr. Pirthi Singh, his 7/96 share in the abovesaid land devolved on Smt. Shyobai, Mr. Nirmal Singh, Mr, Chattarpal Singh, Mr. Satpal and Mr. Govind and the same is recorded in the revenue records vide Mutation No. 2133.

After the death of Mr. Khajansingh, his 7/96 share in the abovesaid land devolved on Smt. Keladevi, Mr. Ravinder and Smt. Seema and the same is recorded in the revenue records vide Mutation No. 2134.

After the death of Mr. Soorajbhan Singh, his 7/96 share in the abovesaid land devolved on Smt. Khilodevi, Smt. Sunita and Ms. Rekha and the same is recorded in the revenue records vide Mutation No. 2135.

As per Jamabandi for the Year 2004-2005, Mr. Mahesh and Mr. Chand Singh (17/24 Share), Mamchand, (7/96 Share) Smt. Shyobai, Mr. Nirmal Singh, Mr, Chattarpal Singh, Mr. Satpal and Mr. Govind (7/96), Smt. Keladevi, Mr. Ravinder and Smt. Seema (7/96), Smt. Khilodevi, Smt. Sunita and Ms. Rekha (7/96) were recorded owner of the abovesaid land.



However, Mr. Shyampal and Harpal having gair marusi rights in Khanakasht column.

Thereafter, the gair marusi right of Mr. Harpal and Mr. Shyampal were released vide two document Nos. 11639 dated 31/08/2006 and same was recorded in the revenue recorded vide Mutation No. 2494.

Thereafter, Mamchand, (7/96 Share) Smt. Shyobai, Mr. Nirmal Singh, Mr, Chattarpal Singh, Mr. Satpal and Mr. Govind (7/96), Smt. Keladevi, Mr. Ravinder and Smt. Seema (7/96), Smt. Khilodevi, Smt. Sunita and Ms. Rekha (7/96) total 28/96 Share in the abovesaid land to M/s Vipul SEZ Developers Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 11828 registered on 04/09/2006 and the same is recorded in the revenue records vide Mutation No. 2396.

Thereafter, the land owners viz. Mr. Mahesh and Mr. Chand Singh and M/s Vipul SEZ Developers Pvt. Ltd., entered into a partition with respect to the abovesaid land. According to the said partition the land comprised in **Rect. No. 23, Killa No. 19 (8-0)** alongwith additional land fell to the share of M/s Vipul SEZ Developers Pvt. Ltd and land comprised in Rect.No. 23 Killa No. 13(7-7) and additional land fell to the share of Mr Mahesh and Others vide Order dated 03/08/2009 passed by Assisitant Collector, Gurugram in Case No. 281 NT. Mutation with respect to the same is recorded in the revenue records vide Mutation No. 2617.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020 M/s Vipul SEZ Developers Pvt. Ltd is the recorded owner of the captioned land.

Later, M/s Vipul SEZ Developers Pvt. Ltd sold the captioned land to M/s Silver Stone Developers Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 9111 registered on 09/10/2023 and the same is recorded in the revenue records vide Mutation No. 3398.

Land comprised in Khewat/Khata No.345/364, Rect. No. 23, Killa No. 18(8-0), 23(7-11), 8(8-0) situated in the Revenue Estate of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.



As per Jamabandi for the Year 1994-1995, 1999-2000, 2004-2005, Mr. Phool Singh & Mr. Shyotaj Singh sons of Man Singh were recorded owners of the captioned land.

Thereafter, Mr. Phool Singh & Mr. Shyotaj Singh sold the land comprised in **Rect. No. 23, Killa No. 18(8-0), 23(7-11), 8(8-0)** i.e. the captioned land to M/s Entrepreneurs (Calcutta) Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 22049 registered on 17/01/2006 and the same is recorded in the revenue records vide Mutation No. 2341 dated 19/09/2006.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020, M/s Entrepreneurs (Calcutta) Pvt. Ltd. was recorded owner of the captioned land.

Thereafter, M/s Entrepreneurs (Calcutta) Pvt. Ltd. exchanged the land comprised in **Rect. No. 23, Killa No. 18(8-0), 23(7-11)** with M/s Silver Stone Developers Pvt. Ltd vide a duly registered Exchange Deed bearing Document No. 13576 registered on 19/12/2023 and the same is recorded in the revenue records vide Mutation No.3411.

Further, M/s Entrepreneurs (Calcutta) Pvt. Ltd. sold land comprised in Rect. No. 28, Killa No. 8(8-0) to M/s Unistay Hospitality Pvt.Ltd vide a duly registered Sale Deed bearing Document No. 13790 registered on 21/12/2023 and the same is recorded in the revenue records

Thus, M/s Silver Stone Developers Pvt. Ltd become owner of the land comprised in Rect. No. 23, Killa No. 18(8-0), 23(7-11), and M/s Unistay Hospitality Pvt.Ltd become owner of the land comprised in Rect. No. 28, Killa No. 8(8-0).

Land comprised in Khewat/Khata No.287/305, Rect. No. 28, Killa No.3/1(1-1), 3/2(6-11), 4/1(4-2), 4/2(2-7), 5/1(1-19), 5/2(4-7), 6Min(2-9), 7Min(2-2), 8Min(1-15) & Khasra No. 73/1(6-18) situated in the Revenue Estate of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.



As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, 2004-2005, Mr. Phool Singh & Mr. Shyotaj Singh sons of Man Singh were recorded owners of the land comprised in Khewat/Khata No. 246/258, Rect. No. 28, Killa No.3(7-12), 4/1(4-2), 4/2(2-7), 5/1(1-19), 5/2(4-7), 6(8-0), 7(8-0), 8(8-0), and Mr. Chander Singh was recorded owner of land comprised in land comprised in Khasra No. 73/1(6-18) alongwith additional land.

Thereafter, Mr. Phool Singh & Mr. Shyotaj Singh sold the land comprised in Rect. No. 28, Killa No.3(7-12), 4/1(4-2), 4/2(2-7), 5/1(1-19), 5/2(4-7), 6(8-0), 7(8-0), 8(8-0) to M/s Entrepreneurs (Calcutta) Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 22049 registered on 17/01/2006 and the same is recorded in the revenue records vide Mutation No. 2341 dated 19/09/2006.

Thereafter, Mr. Chander Singh sold the land comprised in Khasra No. 73/1(6-18) to Mr. Phool Singh, Mr. Ajit Singh & Mr. Shyotaj Singh sons of Man Singh vide a duly registered Sale Deed bearing Document No. 7662 registered on 29/11/1988 and the same is recorded in the revenue records vide Mutation No. 1335 dated 21/12/1988

Later, Mr. Phool Singh, Mr. Ajit Singh & Mr. Shyotaj Singh sold the land comprised in Khasra No. 73/1(6-18) to M/s Entrepreneurs (Calcutta) Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 22050 registered on 17/01/2006 and the same is recorded in the revenue records vide Mutation No. 2342 dated 19/09/2006.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020, M/s Entrepreneurs (Calcutta) Pvt. Ltd. was recorded owner of the above land alongwith additional land.

Thereafter, M/s Entrepreneurs (Calcutta) Pvt. Ltd. exchanged the land comprised in Rect. No. 28, Killa No.3/2(6-11), 4/1(4-2), 4/2(2-7), 5/1(1-19), 5/2(4-7), 6(8-0), 7(8-0) & Khasra No. 73/1(6-18) with M/s Silver Stone Developers Pvt. Ltd vide a duly registered Exchange Deed bearing Document No. 13576 registered on 19/12/2023 and the same is recorded in the revenue records vide Mutation No.3411.



Further, M/s Entrepreneurs (Calcutta) Pvt. Ltd. sold land comprised in Rect. No. 28, Killa No.3/1(1-1) to M/s Yesha Developers LLP vide a duly registered Sale Deed bearing Document No. 13791 registered on 21/12/2023 and the same is recorded in the revenue records vide Mutation No.3416 dated 02/02/2024.

Thus, M/s Silver Stone Developers Pvt. Ltd become owner of land comprised in Rect. No. 28, Killa No.3/2(6-11), 4/1(4-2), 4/2(2-7), 5/1(1-19), 5/2(4-7), 6(8-0), 7(8-0) & Khasra No. 73/1(6-18), and M/s Yesha Developers LLP become owner of the land comprised in Rect. No. 28, Killa No.3/1(1-1).

Thereafter, M/s Unistay Hospitality Pvt. Ltd. entered into a Collaboration Agreement dated 02/02/2024 in respect of land admeasuring 1 Acres comprised in Khewat/Khata NO. 287/289, Mustatil No. 28, Killa No. 8(8-0) with M/s Signatureglobal (India) Ltd. The said Collaboration Agreement duly registered as Document No. 16450 registered at the office of Sub-Registrar on 02/02/2024.

The terms and conditions of the said Collaboration Agreement are as under:

Revenue share: In consideration of the Owner contributing its land for the Project and granting of the Development rights by the owner to the Developer on the land, the Developer undertakes to the complete development of the Project under the terms of this Agreement. It has been agreed between the Owner and the Developer to share the Residential saleable area in the following manner:

Owners Allocation	25000 sq.fts. super built up area in residential saleable area alongwith undivided proportionate share in the said land.
Developer's Allocation	Entire balance saleable area (which includes commercial)

The Developer shall also pay a sum of Rs. 1,25,00,000/- as refundable security deposit to the owners.



M/s Unistay Hospitality Pvt. Ltd also executed a GPA dated 02/02/2024 with respect to the said land in favour of M/s Signatureglobal (India) Ltd. The said GPA is duly registered as Document No. 311 registered at the Office of Sub-Registrar on 02/02/2024.

Similarly, M/s Yesha Developers LLP entered into a Collaboration Agreement dated 08/02/2024 in respect of land comprised in Rect. No. 28, Killa No.3/1(1-1) with M/s Signatureglobal (India) Ltd. The said Collaboration Agreement duly registered as Document No. 16649 registered at the office of Sub-Registrar on 08/02/2024. The terms and conditions of the said Collaboration Agreement are as under:

Revenue Share: In consideration of the grant/transfer of the Development rights by the owner to the Developer, and the Developer undertaking the Project under the terms of this Agreement, it has been agreed between the owner and the Developer to share the gross sales revenue, which is sales revenue generated from the sale/allotment / lease or any other nature of the entire saleable area of the project in the following manner:

Owners Allocation	35% in the Gross Sales Revenue (Net Brokerage) generated from the sale/allotment/lease or any other nature of the entire saleable area at the project and
Developer's Allocation	65% in the Gross Sale Revenue (net of Brokerage) generated from the sale/allotment/lease of the entire saleable area at the Project.

The Developer shall also pay a sum of Rs. 20,31,37,500/- as refundable security deposit to the owners.

M/s Yesha Developers LLP also executed a GPA dated 08/02/2024 with respect to the said land in favour of M/s Signatureglobal (India) Ltd. The said GPA is duly registered as Document No. 321 registered at the Office of Sub-Registrar on 08/02/2024.



SNG Note: Please note that the aforesaid Collaboration Agreements and GPA although have selling rights by the M/s Signatureglobal (India) Ltd in the project without mortgage rights.

COMMON OPINION

Thereafter, M/s Silver Stone Developers Limited entered into a Joint Development Agreement dated 09/01/2024, Addendum to the Development Agreement dated 07/08/2024, Second Addendum dated 21/11/2024 with M/s Signatureglobal (India) Ltd in respect of the Property alongwith additional land for development of the said land.

Subsequently, M/s Silver Stone Developers Pvt. Ltd. sold **land admeasuring 16.11625 Acres** comprised in Khewat/Khata N. 152/154, Rect.No. 29, Killa No. 1(6-0), 10(8-0), 11(8-0), 20/1(1-11), 20/2(6-9), 21(8-0), and Khewat/Khata No. 303/305, Rect.No. 23, Killa No. 16(8-0), 17(8-0), 25(7-11), and land comprised in Khewat/Khata No. 343/345, Rect.No. 23, Killa No. 12/2(0-14-4), and land comprised in Khewat/Khata No. 347Min/350Min, Rect.No. 23, Killa No. 19(8-0), and land comprised in Khewat/Khata No. 287Min/289Min, Rect.No. 28, Killa No. 3/2(6-11), 4/1(4-2), 4/2(2-7), 5/1(1-19), 5/2(4-7), 6(8-0), 7(8-0), and land comprised in Khewat/Khata No. 345/348, Rect.No. 23, Killa No. 18(8-0), 23(7-11), and land comprised in Khewat/Khata No. 598/614, Rect.No. 23, Killa No. 73/1(6-18) situated in the revenue estate of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana to **M/s Signatureglobal (India) Limited** vide a duly registered Sale Deed bearing Document No. 13640 registered on 10/01/2025 and the same is recorded in the revenue records vide Mutation No.3551.

Since then, M/s Signatureglobal (India) Limited continues to be recorded owner of the land to the extent of 12.050 Acres, and M/s Yesha Developers LLP continues to be recorded owner to the extent of 0.13125 Acres and M/s Unistay Hospitality Pvt. Ltd continues to be recorded owner to the extent of 0.21875 Acres.

9. CONTIGUITY OF THE PROPERTY



Although, the owner has represented that they have purchased the land with a view to develop residential colony and has applied for requisite approvals from the authorities concerned which normally issue the approvals only after being convinced that the land parcels for which approvals granted are contiguous patch of land, hence it can be construed that the Property is contiguous.

10. ENCUMBRANCES

SEARCH CONDUCTED AT THE OFFICE OF REVENUE AUTHORITY VILLAGE FAZILPUR JHARSA, TEHSIL BADSHAHPUR, DISTRICT GURUGRAM, HARYANA.

As per the inspection and search conducted by us 30 years on the basis of the record produced before us in the office of concerned Sub-Registrar of Assurances, the Property is underlying charge with Tata Capital Housing Finance Limited. M/s Signatureglobal (India) Limited (owner of the land to the extent of 12.050 Acres), and M/s Yesha Developers LLP (owner to the extent of 0.13125 Acres) and M/s Unistay Hospitality Pvt. Ltd (owner to the extent of 0.21875 Acres) are the recorded owners of **the Property** and enjoy clear, legal and marketable title to **the Property**.

SEARCH AT THE OFFICE OF CONCERNED SUB-REGISTRAR OF ASSURANCES, TEHSIL BADSHAHPUR, DISTRICT GURUGRAM, HARYANA.

As per the inspection and search conducted by us on the basis of the record produced before us in the office of concerned Sub-Registrar of Assurances, the Property is underlying charge with Tata Capital Housing Finance Limited. M/s Signatureglobal (India) Limited (owner of the land to the extent of 12.050 Acres), and M/s Yesha Developers LLP (owner to the extent of 0.13125 Acres) and M/s Unistay Hospitality Pvt. Ltd (owner to the extent of 0.21875 Acres) are the recorded owners of **the Property** and enjoy clear, legal and marketable title to **the Property**.



SEARCH AT THE WEBSITE OF MINISTRY OF CORPORATE AFFAIRS, CONCERNED REGISTRAR.

We have conducted the online search at the MCA website of Registrar of Companies to ascertain creation of mortgage if any, and found that there is charge of Tata Capital Housing Finance Limited created over the Property.

11. LAND USE

As per the documents provided, we are of the opinion the Property is Residential in nature

12. CURRENT POSSESSION OF THE LAND

The possession of the Property, as on date lies with M/s Signatureglobal (India) Ltd.

Please note that our observations on possession are based on and strictly confined to the legal /dejure possession of the owners companies as per records and we have not commented on defacto/actual physical possession of the land vis a vis the owners companies.

13. STATUS OF CUSTODY OF ORIGINAL TITLE DOCUMENTS AT THE TIME OF SUBMISSION OF REPORT

The title documents in respect of the Property are with the Lender

14. CONCLUSION

- i. This is a freehold property.
- ii. The Property is underlying charge with Tata Capital Housing Finance Limited.
- iii. The present recorded owner of the Property is M/s Signatureglobal (India) Limited (owner of the land to the extent of 12.050 Acres), and M/s Yesha Developers LLP (owner to the extent of 0.13125



Acres) and M/s Unistay Hospitality Pvt. Ltd (owner to the extent of 0.21875 Acres) subject to development rights of M/s Signatureglobal (India) Ltd over the land owned by M/s Yesha Developers LLP (owner to the extent of 0.13125 Acres) and M/s Unistay Hospitality Pvt. Ltd (owner to the extent of 0.21875 Acres).

Should you desire any further information and/or clarification please do revert to us.

Thanking you,

Yours faithfully,

for SNG & RE LEGAL ADVISORS & CONSULTANTS



MUNISH UPADHYAY
ADVOCATE
BAR COUNCIL OF DELHI
ENROLMENT NO.:D/699/99



SCHEDULE OF LAND

LAND ADMEASURING 12.40 ACRES SITUATED IN THE REVENUE ESTATE
OF VILLAGE FAZILPUR JHARSA, TEHSIL BADSHAHPUR, DISTRICT
GURUGRAM, HARYANA

Land owners	Rect.No.	Killa No.	Area		
			Kanal	Marla	
Signatureglobal (India) Limited	23	12/2	0	14	
		16	8	0	
		17	8	0	
		18	8	0	
		19	8	0	
		23	7	11	
		25	7	11	
		28	3/2	6	11
		4/1	4	2	
	4/2	2	7		
	5/1	1	19		
	5/2	4	7		
	6Min	2	9		
	7Min	2	2		
	29	1	6	18	
	10Min	3	15		
	11Min	1	12		
	20/1Min	0	6		
	20/2Min	1	12		
21Min	3	14			
73/1	6	18			
M/s Yesha Developers LLP	28	3/1	1	1	
M/s Unistay Hospitality Pvt. Ltd.	28	8Min	1	15	
			99 Kanal 4 Marla OR 12.4 Acres		

