

Dinesh Kumar Girdhar (Advocate)

J-4/23 (2nd Floor) DLF Phase-2,

Gurugram-122002

E-mail: dineshadvocate@gmail.com

Mobile:09818185115

Enrollment No. D/835/2005

TITLE SEARCH REPORT

August 26, 2025

To,

SV INFRA MANAGEMENT SOLUTIONS PVT. LTD.

(Formerly known as SV Infra Management Solutions LLP)

34, Babar Lane, Bengali Market, Central Delhi,

New Delhi- 110001

Re: Title Search Report in respect of a Mix Land Use Colony being developed under the TOD Policy, 2016 on area measuring 4.65625 Acres licensed vide License no. 140 of 2024 dated 11.11.2024 situated in the revenue estate of Village Dhanwapur, Tehsil Kadipur, District Gurgaon, Haryana. (hereinafter referred to as "Said Land") owned by M/s. SV Infra Management Solutions Private Limited (formerly known as M/s SV Infra Management Solutions LLP) having its registered office at 34, Babar Lane, Bengali Market, Central Delhi, New Delhi- 110001 (hereinafter referred to as "Owner").

A. Background

1. On instructions of SV Infra Management Solutions Pvt. Ltd formerly known as M/s SV Infra Management Solutions LLP (hereinafter referred to as "SV Infra"), we have investigated the title of the Said Land, bearing:
 - (i) Rectangle No. 44 Killa No. 1/3 (7-0), 10/1 (2-0) ("Property 1");
 - (ii) Rectangle No. 43 Killa No. 5/1 (8-7) and Rectangle No. 44 Killa No. 1/2 (0-15) ("Property 2");
 - (iii) Rectangle No. 44 Killa No. 2/1 (1-18) ("Property 3");
 - (iv) Rectangle No. 44 Killa No. 27 (0-6) ("Property 3A");
 - (v) Rectangle No. 37 Killa No. 22/2 (7-10) ("Property 4");
 - (vi) Rectangle No. 43 Killa No. 5/2 (0-5) and Rectangle No. 44 Killa No. 1/1 (0-1) ("Property 5"); and
 - (vii) Rectangle No. 37 Killa No. 21 (7-7), 22/1 (0-17) And Rectangle No. 38 Killa No. 25/2 (0-19) ("Property 6").
2. For the purpose of preparing our report, we have taken the following steps:
 - (a) Reviewed the title and revenue documents for the preceding 30 (Thirty) years through which the SV Infra has acquired title to the Property, a list whereof is annexed hereto and marked as **Annexure 'A'**;
 - (b) Caused searches to be undertaken through an external consultant, in the concerned offices of the Sub-Registrar of Assurances for a period from 1990 till July, 2025, in order to identify documents registered in respect of the Property;
3. Pursuant to the steps taken as above, we have prepared the report as under.



B. Devolution of Title

Title Devolution of Property 1

We understand from our review of the Jamabandi (record of rights) for the year 1990-1991, that land parcels comprising in Khewat No. 17 Khata No. 25 Rectangle No. 44 Killa no. 1/3 (7-0) and 10/1 (2-0) i.e., Property 1 was owned by Narayan Singh.

Thereafter, as of the Jamabandi for the year 1995-1996, we note that the land comprised in Khewat No. 18 Khata No. 27 Rectangle No. 44 Killa no. 1/3 (7-0) and 10/1 (2-0) i.e., Property 1 continued to be owned by Narayan Singh.

Transactions in Jamabandi for the year 1995-1996 in relation to Property 1

Pursuant to death of Narayan Singh on August 26, 1993, his share in Property 1 devolved upon Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 1469 dated May 26, 1998. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh were the only legal heirs of Narayan Singh and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Narayan Singh. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as prescribed under the applicable law.

Accordingly, as of the year 1995-1996, we note that Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh were recorded as joint owners of Property 1.

Thereafter, we understand from our review of the Jamabandi for the year 2000-2001, and 2005-2006 that the land comprised in Khewat No. 19 Khata No. 28 Rectangle No. 44 Killa no. 1/3 (7-0) and 10/1 (2-0) i.e., Property 1 was jointly owned by Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh.

Further, from our review of the Jamabandi for the year 2010-2011, we note that the land comprised in Khewat No. 26 Khata No. 31 Rectangle No. 44 Killa no. 1/3 (7-0) and 10/1 (2-0) i.e., Property 1 continued to be jointly owned by Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh.

We understand from our review of the Jamabandi for the year 2015-2016 that the land comprised in Khewat No. 31 Khata No. 31 Rectangle No. 44 Killa no. 1/3 (7-0) and 10/1 (2-0) i.e., Property 1 was jointly owned by Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh.

Transactions in Jamabandi for the year 2015-2016 in relation to Property 1

- (i). Pursuant to the death of Ishwari on June 29, 2016, her share in Property 1 devolved upon Baladevi, Saroj, Sheela *urf* Sushila, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 4943 dated February 8, 2017. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Baladevi, Saroj, Sheela *urf* Sushila, Virendra Singh and Vikram Singh were the only legal heirs of Ishwari and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Ishwari. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as



prescribed under the applicable law;

- (ii). By way of a transfer deed dated November 21, 2017, bearing registration no. 3193, Baladevi, Saroj, Sheela *urf* Sushila transferred their entire 21/41 share in Property 1 in favour of Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order bearing No. 5132 dated March 8, 2018. We have reviewed copy of the mutation order and the transfer deed.

Thereafter, we understand from our review of the Jamabandi for the year 2020-2021 that the land comprised in Khewat No. 34 Khata No. 37 Rectangle No. 44 Killa no. 1/3 (7-0) and 10/1 (2-0) i.e., Property 1 was jointly owned by Narendra Singh (11/35 share), Virendra Singh and Vikram Singh (collectively 24/35 share).

Transactions in Jamabandi for the year 2020-2021 in relation to Property 1

- (i). By way of a Tabdil Malkiyat order passed by Civil Judge Junior Division, Gurgaon dated April 1, 2019, bearing reference no. 313/2018 and registered with the sub-registrar of assurances bearing registration no. 3288 dated June 18, 2019, Narendra Singh has transferred his 11/35 share in Property 1 in favour of Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 5764 dated May 18, 2021. We have reviewed a copy of the said mutation order and the court order.

[CAM Note: We note from our review of the copy of the aforesaid Mutation that this mutation has not been entered in accordance with the court order and is therefore cancelled]

- (ii). Thereafter, by way of an oral partition between Narendra Singh (11/35 share), Virendra Singh and Vikram Singh (collectively 24/35 share) in relation to a larger land comprising *inter alia* Property 1, pursuant to which Property 1 was entirely transferred in favour of Virendra Singh and Vikram Singh. The same has been recorded in rapat no. 890 dated May 27, 2021, and Mutation order no. 5870 dated July 6, 2021. We have reviewed a copy of the said mutation order and the said rapat.

Accordingly, as of the year 2020-2021, we note that Virendra Singh and Vikram Singh were recorded as the joint owners of Property 1.

Title Devolution of Property 2

We understand from our review of the Jamabandi for the year 1990-1991 (Khewat No. 16 Khata No. 23) that land comprised in Rectangle No. 43 Killa No. 5/1 (8-7) and Rectangle No. 44 Killa No. ½ (0-15) i.e., Property 2 is owned by Deshpal.

Further, from our review of Jamabandi for the years 1995-1996 (Khewat No. 17 Khata No. 25), 2000-2001 (Khewat No. 18 Khata No. 26), 2005-2006 (Khewat No. 18 Khata No. 26), 2010-2011 (Khewat No. 25 Khata No. 29), 2015-2016 (Khewat No. 30 Khata No. 29), and 2020-2021 (Khewat No. 32 Khata No. 34) we note that that the land comprised in Rectangle No. 43 Killa No. 5/1 (8-7) and Rectangle No. 44 Killa No. ½ (0-15) i.e., Property 2 continued to be owned by Deshpal.

Accordingly, as of the 2020-2021, we note that that land comprised in Rectangle No. 43 Killa No. 5/1 (8-7) and Rectangle No. 44 Killa No. ½ (0-15) i.e., Property 2 was owned by Deshpal.

Title Devolution of Property 3

Dinesh


We understand from our review of the Jamabandi for the year 1990-1991 that the land comprised in Khewat No. 12 Khata No. 19 Rectangle No. 44 Killa No. 2/1 (1-18) i.e., Property 3 was jointly owned by Uday Singh, Narayan Singh and Deshpal.

Further, from our review of the Jamabandi for the year 1995-1996, we note that the land comprised in Khewat No. 13 Khata No. 21 Rectangle No. 44 Killa No. 2/1 (1-18) i.e., Property 3 continued to be jointly owned by Uday Singh, Narayan Singh and Deshpal

Transactions in Jamabandi for the year 1995-1996 in relation to Property 3

- (i) Pursuant to death of Narayan Singh on August 26, 1993, his share in Property 3 devolved upon Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 1469 dated May 26, 1998. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh were the only legal heirs of Narayan Singh and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Narayan Singh. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process & verifications as prescribed under the applicable law.
- (ii) By way of a Tabdil Malkiyat order passed by Civil Judge Madhu Khanna, Gurgaon bearing no. 257 dated October 26, 1998, Uday Singh transferred his 1/3rd share in larger parcels of land *inter alia* Property 3, in favour of Kishan and Bijendra. The same has been recorded in Mutation order no. 1678 dated May 18, 1999. We have reviewed a copy of the said mutation order and the court order.

Thereafter, from our review of the Jamabandi for the year 2000-2001 (Khewat No. 14 Khata No. 22) and 2005-2006 (Khewat No. 14 Khata No. 22), we note that the land comprised in Rectangle No. 44 Killa No. 2/1 (1-18) i.e., Property 3 continued to be jointly owned by Kishan and Bijendra (collectively 1/3 share), Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, and Vikram Singh (collectively 1/3 share) and Deshpal (1/3 share). Accordingly, as of the year 2010-2011, we note that the land comprised in Rectangle No. 44 Killa No. 2/1 (1-18) i.e., Property 3 continued to be jointly owned by Kishan and Bijendra (collectively 1/3 share), Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively 1/3 share) and Deshpal (1/3 share).

Transactions in Jamabandi for the year 2010-2011 in relation to Property 3

By way of release deed dated February 25, 2015, bearing registration no. 27715, Deshpal has sold his 1/3rd share in the following manner:

- (i) Dulari, Ravi Kumar, Manoj Kumar (122/564 share);
- (ii) Ashish Dahiya and Munish Dahiya (125/564 share);
- (iii) Jagbir Singh (144/564 share);
- (iv) Rajendra Kumar (173/564 share)

The same has been recorded in Mutation order bearing No. 4742 dated July 20, 2015. We have reviewed copy of the mutation order and the release deed.

Dinesh

Further, we understand from our review of the Jamabandi for the year 2015-2016, we note that the land comprised in Khewat No. 24 Khata No. 24 Rectangle No. 44 Killa No. 2/1 (1-18) i.e., Property 3 was jointly owned by Kishan and Bijendra (collectively 1/3 share), Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively 1/3 share), Dulari, Ravi Kumar, Manoj Kumar (collectively 61/845 share), Ashish Dahiya, Munish Dahiya (collectively 125/1692), Jagbir Singh (4/47 share), and Rajendra Kumar (173/1692).

Transactions in Jamabandi for the year 2015-2016 in relation to Property 3

- (i). Pursuant to death of Ishwari on June 29, 2016, her share in Property 3 devolved upon Baladevi, Saroj, Sheela *urf* Sushila, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 4943 dated February 8, 2017. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Baladevi, Saroj, Sheela *urf* Sushila, Virendra Singh and Vikram Singh were the only legal heirs of Ishwari and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Ishwari. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as prescribed under the applicable law.
- (ii). By way of a transfer deed dated November 21, 2017, bearing registration no. 3193, Baladevi, Saroj, Sheela *urf* Sushila transferred their entire 15/87 share in Property 3 in favour of Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order bearing No. 5132 dated March 8, 2018. We have reviewed copy of the mutation order and the transfer deed.

Thereafter, we note from our review of the Jamabandi for the year 2020-2021, that land comprised in Khewat No. 27 Khata No. 29 Rectangle No. 44 Killa No. 2/1 (1-18) i.e., Property 3 was jointly owned by Kishan and Bijendra (collectively 1/3 share), Narendra Singh (11/105 share), Dulari, Ravi Kumar, Manoj Kumar (collectively 61/846 share), Ashish Dahiya, Munish Dahiya (125/1692 share), Jagbir Singh (4/47 share), Rajendra Kumar (173/1692 share) and Virendra Singh and Vikram Singh (collectively 8/35 share).

Transactions in Jamabandi for the year 2020-2021 in relation to Property 3

- (i) By way of a Tabdil Malkiyat order passed by Civil Judge Junior Division, Gurgaon dated April 1, 2019, bearing reference no. 313/2018 registered with the sub-registrar of assurances bearing registration no. 3288 dated June 18, 2019, Virendra Singh and Vikram Singh has transferred his 24/105 share in Property 3 in favour of Narendra Singh. The same has been recorded in Mutation order no. 5764 dated May 18, 2021. We have reviewed a copy of the said mutation order and the court order.

[CAM Note: We note from our review of the copy of the aforesaid Mutation that this mutation had not been entered in accordance with the court order and is therefore cancelled].

- (ii). Thereafter, by way of an oral partition between Narendra Singh, Virendra Singh and Vikram Singh in relation to a larger land comprising *inter alia* Property 3, pursuant to which 1/3rd share in Property 3 was transferred in favour of Narendra Singh. The same

Dinesh



has been recorded in rapat no. 890 dated May 27, 2021, and Mutation order no. 5870 dated July 6, 2021. We have reviewed a copy of the said mutation order and the said rapat.

Accordingly, as of the year 2020-2021, land comprised in Khewat No. 27 Khata No. 29 Rectangle No. 44 Killa No. 2/1 (1-18) i.e., Property 3 was jointly owned by Kishan and Bijendra (collectively 1/3 share), Narendra Singh (1/3 share), Dulari, Ravi Kumar, Manoj Kumar (collectively 61/846 share), Ashish Dahiya, Munish Dahiya (125/1692 share), Jagbir Singh (4/47 share) and Rajendra Kumar (173/1692 share).

Title Devolution of Property 3A

We understand from our review of the Jamabandi for the year 1990-1991 that land comprised in Khewat No. 12 Khata No. 19 Rectangle No. 44 Kila No. 27 (0-6) i.e., Property 3A was owned by jointly owned by Uday Singh, Narayan Singh and Deshpal.

Further, from our review of the Jamabandi for the year 1995-1996 we note that land comprised in Khewat No. 12 Khata No. 19 Rectangle No. 44 Kila No. 27 (0-6) i.e., Property 3A was owned by jointly owned by Uday Singh, Narayan Singh and Deshpal.

Transactions in Jamabandi for the year 1995-1996 in respect of Property 3A

- (i). Pursuant to death of Narayan Singh on August 26, 1993, his share in Property 3A devolved upon Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 1469 dated May 26, 1998. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh were the only legal heirs of Narayan Singh and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Narayan Singh. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as prescribed under the applicable law;
- (ii). By way of a Tabdil Malkiyat order passed by Civil Judge Madhu Khanna, Gurgaon bearing no. 257 dated October 26, 1998, Uday Singh has transferred his 1/3rd share in larger parcels of land *inter alia* Property 3A, in favour of Kishan and Bijendra. The same has been recorded in Mutation order no. 1678 dated May 18, 1999. We have reviewed a copy of the said mutation order and the court order.

Accordingly, as of the Jamabandi for the years 2000-2001 (Khewat No. 14 Khata No. 22), 2005-2006 (Khewat No. 14 Khata No. 22), and 2010-2011 (Khewat No. 20 Khata No. 24), we note that Kishan and Bijendra (collectively 1/3 share), Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively 1/3 share) and Deshpal (1/3 share) were recorded as the owners in relation to land comprised in Rectangle No. 44 Kila No. 27 (0-6) i.e., Property 3A.

Further, from our review of the Jamabandi for the year 2015-2016, we note that Kishan and Bijendra (collectively 1/3 share), Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively 1/3 share) and Deshpal (1/3 share) were recorded as the owners in relation to land comprised in Rectangle No. 44 Kila No. 27 (0-6) i.e., Property 3A.

Dinesh



Transactions in Jamabandi for the year 2015-2016 in relation to Property 3A

- (i). Pursuant to death of Ishwari on June 29, 2016, her share in Property 3A devolved upon Baladevi, Saroj, Sheela *urf* Sushila, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 4943 dated February 8, 2017. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Baladevi, Saroj, Sheela *urf* Sushila, Virendra Singh and Vikram Singh were the only legal heirs of Ishwari and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Ishwari. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as prescribed under the applicable law.
- (ii). By way of a transfer deed dated November 21, 2017, bearing registration no. 3193, Baladevi, Saroj, Sheela *urf* Sushila transferred their entire 15/87 share in Property 3A in favour of Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order bearing No. 5132 dated March 8, 2018. We have reviewed copy of the mutation order and the transfer deed.

Thereafter, from our review of the Jamabandi for the year 2020-2021 we note that the land comprised in Khewat No. 30 Khata No. 32 Rectangle No. 44 Kila No. 27 (0-6) i.e., Property 3A was jointly owned by Kishan and Bijendra (collectively 1/3 share), Narendra Singh (11/105 share), Deshpal (1/3 share), Virendra Singh, Vikram Singh (collectively 8/35 share).

Transactions in Jamabandi for the year 2020-2021 in relation to Property 3A

- (i). By way of a Tabdil Malkiyat order passed by Civil Judge Junior Division, Gurgaon dated April 1, 2019, bearing reference no. 313/2018 registered with the sub-registrar of assurances bearing registration no. 3288 dated June 18, 2019, Virendra Singh and Vikram Singh has transferred his 24/105 share in Property 3A in favour of Narendra Singh. The same has been recorded in Mutation order no. 5764 dated May 18, 2021. We have reviewed a copy of the said mutation order and the said court order.

[CAM Note: We note from our review of the copy of the aforesaid Mutation that this mutation had not been entered in accordance with the court order and is therefore cancelled].

- (ii). Thereafter, by way of an oral partition between Narendra Singh, Virendra Singh and Vikram Singh in relation to a larger land comprising *inter alia* Property 3A, pursuant to which 1/3 share in Property 3A was transferred in favour of Narendra Singh. The same has been recorded in rapat no. 890 dated May 27, 2021, and Mutation order no. 5870 dated July 6, 2021. We have reviewed a copy of the said mutation order and the said rapat.

Accordingly, as of the years 2020-2021, Property 3A was jointly owned by Kishan and Bijendra (collectively 1/3 share), Narendra Singh (1/3 share) and Deshpal (1/3 share).

Title Devolution of Property 4

Dinesh



We understand from our review of the Jamabandi for the year 1990-1991 that the land comprised in Khewat No. 14 Khata No. 21 Rectangle No. 37 Killa No. 22/2 (7-10) i.e., Property 4 was jointly owned by Uday Singh, Narayan Singh and Deshpal.

Further, from our review of the Jamabandi for the year 1995-1996 that the land comprised in Khewat No. 15 Khata No. 23 Rectangle No. 37 Killa No. 22/2 (7-10) i.e., Property 4 was jointly owned by Uday Singh, Narayan Singh and Deshpal.

Transactions in Jamabandi for the year 1995-1996 in relation to Property 4

- (i). Pursuant to death of Narayan Singh on August 26, 1993, his share in Property 4 devolved upon Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 1469 dated May 26, 1998. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh were the only legal heirs of Narayan Singh and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Narayan Singh. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as prescribed under the applicable law.
- (ii). By way of a Tabdil Malkiyat order passed by Civil Judge Madhu Khanna, Gurgaon bearing no. 257 dated October 26, 1998, Uday Singh has transferred his 1/3rd share in larger parcels of land *inter alia* Property 4, in favour of Kishan and Bijendra. The same has been recorded in Mutation order no. 1678 dated May 18, 1999. We have reviewed a copy of the said mutation order and the court order.

Thereafter, from our review of the Jamabandi for the year 2000-2001 (Khewat No. 16 Khata No. 24) and 2005-2006 (Khewat No. 16 Khata No. 24), we note that the land comprised in Rectangle No. 37 Killa No. 22/2 (7-10) i.e., Property 4 continued to be jointly owned by Kishan and Bijendra (collectively 1/3 share), Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively 1/3 share) and Deshpal (1/3 share).

Accordingly, as of the years 2010-2011 we note that the land comprised in Khewat No. 22 Khata No. 25 Rectangle No. 37 Killa No. 22/2 (7-10) i.e., Property 4 continued to be jointly owned by Kishan and Bijendra (collectively 1/3 share), Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively 1/3 share) and Deshpal (1/3 share).

Transactions in Jamabandi for the year 2010-2011 in relation to Property 4

By way of release deed dated February 25, 2015, bearing registration no. 27715, Deshpal has sold his 1/3rd share in following manner:

- (i) Dulari, Ravi Kumar, Manoj Kumar (122/564 share);
- (ii) Ashish Dahiya and Munish Dahiya (125/564 share);
- (iii) Jagbir Singh (144/564 share);
- (iv) Rajendra Kumar (173/564 share)

Dinesh



The same has been recorded in Mutation order bearing No. 4742 dated July 20, 2015. We have reviewed copy of the mutation order and the release deed.

Further, we understand from our review of the Jamabandi for the years 2015-2016, we note that the land comprised in Khewat No. 24 Khata No. 25 Rectangle No. 37 Killa No. 22/2 (7-10) i.e., Property 4 was jointly owned by Kishan and Bijendra (collectively 1/3 share), Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively 1/3 share), Dulari, Ravi Kumar, Manoj Kumar (collectively 61/845 share), Ashish Dahiya, Munish Dahiya (collectively 125/1692), Jagbir Singh (4/47 share), and Rajendra Kumar (173/1692).

Transactions in Jamabandi for the year 2015-2016 in relation to Property 4

- (i). Pursuant to death of Ishwari on June 29, 2016, her share in Property 4 devolved upon Baladevi, Saroj, Sheela *urf* Sushila, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 4943 dated February 8, 2017. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Baladevi, Saroj, Sheela *urf* Sushila, Virendra Singh and Vikram Singh were the only legal heirs of Ishwari and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Ishwari. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as prescribed under the applicable law;
- (ii). By way of a transfer deed dated November 21, 2017, bearing registration no. 3193, Baladevi, Saroj, Sheela *urf* Sushila transferred their entire 6/35 share in Property 4 in favour of Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order bearing No. 5132 dated March 8, 2018. We have reviewed copy of the mutation order and the transfer deed.

Thereafter, we note from our review of the Jamabandi for the years 2020-2021, that land comprised in Khewat No. 27 Khata No. 29 Rectangle No. 37 Killa No. 22/2 (7-10) i.e., Property 4 was jointly owned by Kishan and Bijendra (collectively 1/3 share), Narendra Singh (11/105 share), Dulari, Ravi Kumar, Manoj Kumar (collectively 61/846 share), Ashish Dahiya, Munish Dahiya (125/1692 share), Jagbir Singh (4/47 share), Rajendra Kumar (173/1692 share) and Virendra Singh and Vikram Singh (collectively 8/35 share).

Transactions in Jamabandi for the year 2020-2021 in relation to Property 4

- (i). By way of a Tabdil Malkiyat order passed by Civil Judge Junior Division, Gurgaon dated April 1, 2019, bearing reference no. 313/2018 registered with the sub-registrar of assurances bearing registration no. 3288 dated June 18, 2019, Virendra Singh and Vikram Singh has transferred his 24/105 share in Property 4 in favour of Narendra Singh. The same has been recorded in Mutation order no. 5764 dated May 18, 2021. We have reviewed a copy of the said mutation order and the said order.

[CAM Note: We note from our review of the copy of the aforesaid Mutation that this mutation had not been entered in accordance with the court order and is therefore cancelled.]

Dinesh



DINESH KUMAR GIRHARA
D/835/2005
ADVOCATE

- (ii). Thereafter, by way of an oral partition between Narendra Singh, Virendra Singh and Vikram Singh in relation to a larger land comprising *inter alia* Property 4, pursuant to which 1/3rd share in Property 4 was transferred in favour of Narendra Singh. The same has been recorded in rapat no. 890 dated May 27, 2021, and Mutation order no. 5870 dated July 6, 2021. We have reviewed a copy of the said mutation order and the said rapat.

Accordingly, as of the year 2020-2021, land comprised in Khewat No. 27 Khata No. 29 Rectangle No. 37 Killa No. 22/2 (7-10) i.e., Property 4 was jointly owned by Kishan and Bijendra (collectively 1/3 share), Narendra Singh (1/3 share), Dulari, Ravi Kumar, Manoj Kumar (collectively 61/846 share), Ashish Dahiya, Munish Dahiya (125/1692 share), Jagbir Singh (4/47 share) and Rajendra Kumar (173/1692 share).

Title Devolution of Property 5

We understand from our review of the Jamabandi for the year 1990-1991 (Khewat No. 15 Khata No. 22) that land comprised in Rectangle No. 43 Killa No. 5/2 (0-5) and Rectangle No. 44 Killa No. 1/1 (0-1) i.e., Property 5 is jointly owned by Narayan Singh and Deshpal.

Further, from our review of Jamabandi for the years 1995-1996, we note that Khewat No. 17 Khata No. 25 Rectangle No. 43 Killa No. 5/2 (0-5) and Rectangle No. 44 Killa No. 1/1 (0-1) i.e., Property 5 was continued to be jointly owned by Narayan Singh and Deshpal.

Transactions in Jamabandi for the year 1995-1996 in relation to Property 5

Pursuant to death of Narayan Singh on August 26, 1993, his share in Property 5 devolved upon Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 1469 dated May 26, 1998. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh and Vikram Singh were the only legal heirs of Narayan Singh and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Narayan Singh. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as prescribed under the applicable law.

Thereafter, from our review of the Jamabandi for the year 2000-2001 (Khewat No. 17 Khata No. 25), 2005-2006 (Khewat No. 17 Khata No. 25), and 2010-2011 (Khewat No. 23 Khata No. 27). We note that Deshpal (1/2 share) Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively ½ share) are jointly recorded as the owners in respect of land comprised in Rectangle No. 43 Killa No. 5/2 (0-5) and Rectangle No. 44 Killa No. 1/1 (0-1) i.e., Property 5.

Further, we understand from our review of the Jamabandi for the years 2015-2016, we note that the land comprised in Khewat No. 24 Khata No. 24 Rectangle No. 43 Killa No. 5/2 (0-5) and Rectangle No. 44 Killa No. 1/1 (0-1) i.e., Property 5 was jointly owned by Deshpal (1/2 share) Ishwari, Baladevi, Saroj, Sheela *urf* Sushila, Narendra Singh, Virendra Singh, Vikram Singh (collectively ½ share).

Transactions in Jamabandi for the year 2015-2016 in relation to Property 5

Dinesh


Pursuant to death of Ishwari on June 29, 2016, her share in Property 5 devolved upon Baladevi, Saroj, Sheela urf Sushila, Virendra Singh and Vikram Singh. The same has been recorded in Mutation order no. 4943 dated February 8, 2017. We have reviewed copy of the said mutation order. Please note that we understand from our review of the said mutation order that Baladevi, Saroj, Sheela urf Sushila, Virendra Singh and Vikram Singh were the only legal heirs of Ishwari and have not found reference of any Will or legal heir certificate to confirm the legal heirs of Ishwari. In absence of foregoing, we have assumed that the mutation has been carried out pursuant to undertaking due process and verifications as prescribed under the applicable law.

Thereafter, we note from our review of the Jamabandi for the year 2020-2021, that land comprised in Khewat No. 31 Khata No. 33 Rectangle No. 43 Killa No. 5/2 (0-5) and Rectangle No. 44 Killa No. 1/1 (0-1) i.e., Property 5 was jointly owned by Deshpal (1/2 share), Baladevi, Saroj, Sheela urf Sushila (collectively 9/35 share), Narendra Singh (1/14 share), Virendra Singh and Vikram Singh (collectively 6/35 share).

Transactions in Jamabandi for the year 2015-2016 in relation to Property 5

By way of a transfer deed dated December 21, 2021, bearing registration no. 8880, Baladevi, Saroj, Sheela urf Sushila transferred their 9/35 share and Narendra Singh transferred his 1/14 share (total 23/70 share) in Property 5 in favour of Virendra Singh and Vikram Singh. The same has been recorded in Mutation order bearing No. 6019 dated February 4, 2022. We have reviewed copy of the mutation order and the transfer deed.

Accordingly, as of the year 2020-2021, Deshpal (1/2 share) and Virendra Singh and Vikram Singh (collectively 1/2 share) were recorded as the owners in respect of land comprised in Rectangle No. 43 Killa No. 5/2 (0-5) and Rectangle No. 44 Killa No. 1/1 (0-1) i.e., Property 5.

Title Devolution of Property 6

We understand from our review of the Jamabandi for the year 1990-1991 that the land comprised in Khewat No. 25 Khata No. 34 Rectangle No. 37 Killa No. 21 (7-7), 22/1 (0-17) and Rectangle No. 38 Killa no. 25/2 (0-19) i.e., Property 6 was owned by Uday Singh.

Further, from our review of the Jamabandi for the year 1995-1996, we note that the land comprised in Khewat No. 26 Khata No. 26 Rectangle No. 37 Killa No. 21 (7-7), 22/1 (0-17) and Rectangle No. 38 Killa no. 25/2 (0-19) i.e., Property 6 continued to be owned by Uday Singh.

Transactions in Jamabandi for the year 1995-1996 in relation to Property 6

By way of a Tabdil Malkiyat order passed by Civil Judge Madhu Khanna, Gurgaon bearing no. 257 dated October 26, 1998, Uday Singh has transferred his share in larger parcels of land *inter alia* Property 6, in favour of Kishan and Bijendra. The same has been recorded in Mutation order no. 1678 dated May 18, 1999. We have reviewed a copy of the said mutation order and the court order.

Further, from our review of Jamabandi for the years 2000-2001 (Khewat No. 27 Khata No. 37), 2005-2006 (Khewat No. 27 Khata No. 37), 2010-2011 (Khewat No. 34 Khata No. 35), 2015-2016 (Khewat No. 39 Khata No. 40), and 2020-2021 (Khewat No. 42 Khata No. 45), we note that the land

Dinesh
DINESH KUMAR GIRDHAR
D/835/2005
ADVOCATE

comprised in Rectangle No. 37 Killa No. 21 (7-7), 22/1 (0-17) and Rectangle No. 38 Killa no. 25/2 (0-19) i.e., Property 6 continued to be owned by Kishan and Bijendra.

Accordingly, as of the year 2020-2021, we note that that land comprised in Rectangle No. 37 Killa No. 21 (7-7), 22/1 (0-17) and Rectangle No. 38 Killa no. 25/2 (0-19) i.e., Property 6 was owned by Kishan and Bijendra.

((i) Virendra Singh, (ii) Vikram Singh, (iii) Deshpal, (iv) Kishan, (v) Bijendra, (vi) Narendra Singh, (vii) Dulari, (viii) Ravi Kumar, (ix) Manoj Kumar, (x) Ashish Dahiya, (xi) Munish Dahiya, (xii) Jagbir Singh and (xiii) Rajendra Kumar are hereinafter collectively referred to as the “**Landowners**”)

We note from the documents provided to us that the said Landowners had agreed to transfer the Property in favor of SV Infra by executing the following agreements to sell:

- (i) Agreement to Sell dated March 12, 2024, executed by Deshpal, Virendra Singh and Vikram Singh in favour of SV Infra;
- (ii) Agreement to Sell dated March 12, 2024, executed by Deshpal in favour of SV Infra;
- (iii) Agreement to Sell dated March 12, 2024, executed by Kishan and Bijendra in favour of SV Infra;
- (iv) Agreement to Sell dated March 12, 2024, executed by Kishan, Bijendra, Narendra Singh, Dulari, Ravi Kumar, Manoj Kumar, Ashish Dahiya, Munish Dahiya, Jagbir Singh and Rajendra Kumar in favour of SV Infra;
- (v) Agreement to Sell dated March 12, 2024, executed by Virendra Singh and Vikram Singh in favour of SV Infra;
- (vi) Agreement to Sell dated March 12, 2024, executed by Kishan, Bijendra Narendra Singh and Deshpal in favour of SV Infra; and
- (vii) Agreement to Sell dated March 12, 2024, executed by Deshpal, Virendra Singh and Vikram Singh in favour of SV Infra.

We also understand that the Landowners had executed a special power of attorney dated March 12, 2024, bearing registration no. 167 in favour of Mr. Sunny Vashisht, in relation to the sale of the Property. We have reviewed a copy of the same.

Thereafter, by way of a sale deed dated May 6, 2024, bearing registration no. 1853 through the aforesaid special power of attorney dated March 12, 2024 bearing registration no. 167, the Landowners have transferred the Property in favour of SV Infra. The same has been recorded in Mutation order bearing No. 6724 dated May 7, 2024. We have reviewed copy of the mutation order, the sale deed whereof the name of SV Infra Management Solutions LLP is duly recorded in the Revenue Record, thereafter we have reviewed the *Intakal* register of Revenue Department wherein the name of M/s SV Infra Management Solutions Private Limited is also recorded in the Revenue Record. Accordingly, M/s SV Infra Management Solutions Private Limited (‘SV Infra’) is recorded as the Owner of the Property & duly reflected in the record of Revenue Department.

C. Searches in the office of the Sub-Registrar of Assurances

We have caused land searches through external consultants in the records of the Sub-Registrar of Assurances for a period commencing from 1990 till July, 2025, at the offices of the Sub-Registrar of Assurances at Gurugram and we have not found any registered documents which adversely impact the title of the Landowners and/or SV Infra to the Property. Fee Receipt towards inspection

Dinesh



DINESH KUMAR GIRDHAR
D/835/2005
ADVOCATE

at Sub-Registrar of Assurances is annexed herewith as **Annexure B**.

D. Conclusion

Based on, and subject to the steps and observations recited above, we note that the SV Infra has valid freehold rights, title, and interest over the Property.

E. Assumptions and Qualifications

This Title Report is subject to the following:

- (a) We have assumed that:
 - (i) Copies of documents and papers provided to us are accurate copies of originals (to the extent that such originals have not been inspected);
 - (ii) Each document has been signed by persons purporting to sign them;
 - (iii) Each document binds the parties intended to be bound thereby;
 - (iv) Any statements in the documents, authorizations or any certificates or confirmations relied upon by us for issuance of these observations on rights, title or interests therein are correct and otherwise genuine; and
- (b) In no circumstances shall the liability, if any, of undersigned, its associates or employees related to services provided in connection with the preparation of this Title Report.
- (c) This Title Report is confidential and issued exclusively for the benefit of the Client and shall not be disclosed to anyone else without our prior consent. This is not a Title Certificate.
- (d) The information included here is not meant to be published.

Dated this 26th August, 2025


Dinesh Kumar Girdhar
Advocate
D/835/2005
Bar council of Delhi.



ANNEXURE A
LIST OF DOCUMENTS REVIEWED

S. No.	Description of Documents
1.	Jamabandi (record of rights) for the year 1990-1991, 1995-1996, 2000-2001, 2005-2006, 2010-2011, 2015-2016, and 2020-2021
2.	Tabdil Malkiyat order passed by Civil Judge Madhu Khanna, Gurgaon bearing no. 257 dated October 26, 1998
3.	Tabdil Malkiyat order passed by Civil Judge Junior Division, Gurgaon dated April 1, 2019, bearing reference no. 313/2018 registered with the sub-registrar of assurances bearing registration no. 3288 dated June 18, 2019
4.	Mutation order no. 1469 dated May 26, 1998
5.	Mutation order no. 1678 dated May 18, 1999
6.	Mutation order bearing No. 4742 dated July 20, 2015
7.	Mutation order no. 4943 dated February 8, 2017
8.	Mutation order bearing No. 5132 dated March 8, 2018
9.	Mutation order no. 5764 dated May 18, 2021
10.	Mutation order no. 5870 dated July 6, 2021
11.	Mutation order bearing No. 6019 dated February 4, 2022
12.	Mutation order bearing no. 6724 dated May 7, 2024
13.	Rapat no. 890 dated May 27, 2021
14.	Transfer deed dated November 21, 2017, bearing registration no. 3193
15.	Transfer deed dated December 21, 2021, bearing registration no. 8880
16.	Release deed dated February 25, 2015, bearing registration no. 27715
17.	Intkal order bearing No. 7171 dated 20.08.2025
18.	Sale Deed bearing registration no. 1853 dated May 6, 2024
19.	Special power of attorney dated March 12, 2024, bearing registration no. 167
20.	Agreement to Sell dated March 12, 2024, executed by Deshpal, Virendra Singh and Vikram Singh in favour of SV Infra
21.	Agreement to Sell dated March 12, 2024, executed by Deshpal in favour of SV Infra
22.	Agreement to Sell dated March 12, 2024, executed by Kishan and Bijendra in favour of SV Infra
23.	Agreement to Sell dated March 12, 2024, executed by Kishan, Bijendra, Narendra Singh, Dulari, Ravi Kumar, Manoj Kumar, Ashish Dahiya, Munish Dahiya, Jagbir Singh and Rajendra Kumar in favour of SV Infra
24.	Agreement to Sell dated March 12, 2024, executed by Virendra Singh and Vikram Singh in favour of SV Infra
25.	Agreement to Sell dated March 12, 2024, executed by Kishan, Bijendra Narendra Singh and Deshpal in favour of SV Infra
26.	Agreement to Sell dated March 12, 2024, executed by Deshpal, Virendra Singh and Vikram Singh in favour of SV Infra

ANNEXURE B

Fee Receipts (In Original)

(Second party copy)

B Book Receipt for Non Registration Purpose

12-08-2025

No:11940

Sub Register Office :गुरुग्राम

Date :12-08-2025

Received with Thanks from **Dinesh Kumar Girdhar ADV Delh Year 1997-2017** resident of . sum of rs
twenty-five
on account of **Inspection** charges.

Rs.25

(Incharge)

(Second party copy)

B Book Receipt for Non Registration Purpose

08-08-2025

No:1404

Sub Register Office :कादीपुर

Date :08-08-2025

Received with Thanks from **Dinesh Kumar Giridhar Adv** resident of **Delhi 2017-2025** sum of rs
fifteen
on account of **Inspection** charges.

Rs.15

Naib (Incharge)

Kadiapur (Gurugram)

फार्म संख्या 3 रजिस्ट्री No. 5606

सब रजिस्ट्रार विभाग जिला

फुटकर भुलक अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना 12-8-25

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान
Dinesh Kumar Girdhar Adv

प्राप्त हुई रकम का जोड़ और विवरण

For रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं 19907/1997 पुस्तक नं

रजिस्ट्री होने के तिथी रजिस्ट्री

तथा इबारत जोरी के भाब्दों की संख्या

फीस	फीस	फीस	फीस	फीस
नकल	हिफाजत	तला	अनुवाद	कमी



No.: 038568

Certificate of Enrolment

AS

ADVOCATE

Under the Advocates Act, 1961



Number on the Roll D/835/2005

This is to certify that **Shri/Miss/Smt.** Dinesh Kumar Girdhar
son/daughter/wife of Shri Sanjay Kumar Girdhar **has this day**
been admitted to be an Advocate of the Bar Council of Delhi
and that his/her name has been entered in the Roll of Advocates
maintained by this Council.

Given under my hand and the seal of the Bar Council
this 20th day of July, 2005.



CHAIRMAN
Bar Council of Delhi

ATTESTED TRUE COPY

(HARSH GIDHRA) MBA, LLB
NOTARY PUBLIC, New Delhi
B-66, East of Kirti, New Delhi-65



27 JAN 2010

Dinesh

