

DUE DILIGENCE REPORT

FOR

Land Parcel admeasuring approximately 121 Kanals 08 Marla, comprised in Rectangle No. 34 Khasra Nos. 3 (8-0), 8 (8-0), 4 (8-0), 7 (8-0), 14 (8-0), 13 (8-0), 16/2 (4-18), 2/1 (5-4), 18 (8-0), 23 (8-0), 2/2 (2-16), 9 (8-0), 12/1 (6-3), 17 (8-0), 24 (8-0), 12/2 (1-17), 19 (8-0) and Rectangle No. 25 Khasra No. 24 (4-0) & 17 (0-10) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon, Haryana

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COVER LETTER

Date: 06.08.2025

To,

M/s Galaxy Magnum Projects Private Limited

151A, Basement, Club Road,

Sainik Farms, Western Avenue,

New Delhi-1100068

KIND ATTENTION: Mr. Rajiv Poddar

SUBJECT: Due Diligence Report for land admeasuring approximately 121 Kanals 08 Marla comprised in Rectangle No. 34 Khasra Nos. 3 (8-0), 8 (8-0), 4 (8-0), 7 (8-0), 14 (8-0), 13 (8-0), 16/2 (4-18), 2/1 (5-4), 18 (8-0), 23 (8-0), 2/2 (2-16), 9 (8-0), 12/1 (6-3), 17 (8-0), 24 (8-0), 12/2 (1-17), 19 (8-0) and Rectangle No. 25 Khasra No. 24 (4-0) & 17 (0-10) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon, Haryana

Sir,

This is with respect to the documents of the captioned land shown to us.

We have perused and scrutinized the documents, shown to us pertaining to the captioned land.

Please find enclosed our due diligence report prepared basis the documents shown to us in respect of the captioned property.

We hope you will find the same in order.

Yours sincerely,

ZEUS LAW

Mona



SANTOSH SINGH/ MONA DEWAN

PARTNER/ MANAGING ASSOCIATE

Enclosed: (i) Due Diligence Report

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TITLE DUE DILIGENCE REPORT**PART I****DESCRIPTION OF THE SAID LAND****1. DESCRIPTION****1.1 DESCRIPTION OF THE SAID LAND**

- 1.1.1. Land admeasuring approximately **121 Kanals 08 Marla** comprised in Rectangle No. 34 Khasra Nos. 3 (8-0), 8 (8-0), 4 (8-0), 7 (8-0), 14 (8-0), 13 (8-0), 16/2 (4-18), 2/1 (5-4), 18 (8-0), 23 (8-0), 2/2 (2-16), 9 (8-0), 12/1 (6-3), 17 (8-0), 24 (8-0), 12/2 (1-17), 19 (8-0) and Rectangle No. 25 Khasra No. 24 (4-0) & 17 (0-10) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon, Haryana (hereinafter referred to as the "**said Land**"). The Aks-Shajra Plan provided by the Client for the said Land is attached herewith as **Annexure A**.
- 1.1.2. The Client has requested ZEUS to conduct verification of the title of the said Land and for submission of the Title Due Diligence Report in respect thereof.



PART II

TRACING OF TITLE

2. TRACING OF TITLE OF THE SAID LAND

2.1. As per the documents shown and the information provided to us, the said Land comprises of land admeasuring approximately **121 Kanals 08 Marla** situated in Village Begumpur Khatola, Tehsil – Kadipur, Gurgaon, Haryana. For the ease of reference in tracing the title of the said Land, we have divided the said Land into various land parcel groups, which form part of the said Land, as detailed under:

Land Parcel Group	Khewat No.	Khatauni No.	Rectangle No.	Khasra No.	Kanal	Marla
Land Parcel 1	57//47 Min	58	34	4	8	0
				7	8	0
			25	14	8	0
				24	4	0
Land Parcel 2	281//241	302	34	23	8	0
Land Parcel 3	275//235	296	34	12/2	1	17
				19	8	0
Land Parcel 4	61//50	62	25	17	0	10
Land Parcel 5	282//242	303	34	3	8	0
				8	8	0
Land Parcel 6	284//244	305	34	13	8	0
Land Parcel 7	285//245	306	34	2/1	5	4
Land Parcel 8	274//234	295	34	2/2	2	16
				9	8	0
				12/1	6	3
				17	8	0
Land Parcel 9	624//517	663	34	24	8	0
				16/2	4	18
Land Parcel 10	283//243	304	34	18	8	0
TOTAL					121	08

2.2. **Land Parcel 1:** Land measuring 28 Kanal 0 Marla comprising in Khewat No. 57//47 Min Khatauni No. 58, **Rectangle No. 34 Khasra Nos. 4 (8-0), 7 (8-0), 14 (8-0), Rectangle No. 25 Khasra No. 24 (4-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:

2.2.1. According to the Fard Jamabandi for the year 2003-04, (1) Prem Singh, (2) Paramveer, (3) Prem Raj, and (4) Paras Ram, all son of Mohan Lal have been



shown as recorded owner each having 1/4th share in the land parcels comprised in Rectangle No. 2 Khasra No. 21 (1-7), Rectangle No. 3 Khasra No. 25 (7-12), **Rectangle No. 25 Khasra No. 24 (8-0), Rectangle No. 34 Khasra No. 4 (8-0), 7 (8-0)**, Rectangle No. 35 Khasra No. 20 (8-0) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 48/52//377 Khatauni No. 67.

2.2.2. According to the Fard Jamabandi for the year 2003-04, (1) (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram, all sons of Mohan Lal have been shown as recorded owner each having 1/4th share to the extent of 1/2 share, and (2) Uday Singh, son of Hajari has been shown as recorded owner having 1/2 share; in the land parcels comprised in **Rectangle No. 34 Khasra No. 14 (8-0)**, and Rectangle No. 35 Khasra No. 11 (8-0) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Kewat No. 370//380 Khatauni No. 518.

2.2.3. According to the Fard Jamabandi for the year 2008-09, (1) Prem Singh, (2) Paramveer, (3) Prem Raj, and (4) Paras Ram, all sons of Mohan Lal have been shown as the recorded owners each having 1/4th share in the land parcels comprised in Rectangle No. 2 Khasra No. 21 (1-7), Rectangle No. 3 Khasra No. 25 (7-12), **Rectangle No. 25, Khasra No. 24 (8-0), Rectangle No. 34 Khasra No. 4 (8-0), 7 (8-0), 14 (8-0)**, Rectangle No. 35 Khasra No. 20 (8-0) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 35//370 Min Khatauni No. 57.

2.2.4. According to the Fard Jamabandi for the year 2013-14, (1) Prem Singh, (2) Paramveer, (3) Prem Raj, and (4) Paras Ram, all sons of Mohan Lal have been shown as the recorded owners each having 1/4th share in the land parcels comprised in Rectangle No. 2 Khasra No. 21 (1-7), Rectangle No. 3 Khasra No. 25 (7-12), **Rectangle No. 25, Khasra No. 24 (8-0), Rectangle No. 34 Khasra No. 4 (8-0), 7 (8-0), 14 (8-0)**, Rectangle No. 35 Khasra No. 20 (8-0) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 46//35 Khatauni No. 50.



- 2.2.5. According to the Fard Jamabandi for the year 2018-19, (1) Prem Singh, (2) Paramveer, (3) Prem Raj, and (4) Paras Ram, all sons of Mohan Lal have been shown as the recorded owners each having 1/4th share in the land parcels comprised in **Rectangle No. 25, Khasra No. 24 (8-0), Rectangle No. 34 Khasra No. 4 (8-0), 7 (8-0), 14 (8-0)**, Rectangle No. 35 Khasra No. 20 (8-0) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 47//46 Khatauni No. 51.
- 2.2.6. According to the Fard Jamabandi for the year 2023-24, (1) Prem Singh, (2) Paramveer, (3) Prem Raj, and (4) Paras Ram, all sons of Mohan Lal have been shown as the recorded owners each having 1/4th share in the land parcels comprised in **Rectangle No. 25, Khasra No. 24 (8-0), Rectangle No. 34 Khasra No. 4 (8-0), 7 (8-0), 14 (8-0)**, Rectangle No. 35 Khasra No. 20/1 (0-14) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 57//47 Min Khatauni No. 58.
- 2.2.7. Based on the abovementioned jamabandis and intekals as discussed under Para 2.2 of this Report, (1) Prem Singh, (2) Paramveer, (3) Prem Raj, and (4) Paras Ram, all son of Mohan Lal are the recorded owners each having 1/4th share in the land parcels comprised in **Rectangle No. 25, Khasra No. 24 (8-0), Rectangle No. 34 Khasra No. 4 (8-0), 7 (8-0), 14 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon, all four having equal undivided share.
- 2.3. **Land Parcel 2:** Land measuring approximately 8 Kanal 0 Marla comprising in Khewat No. 281//241 Khatauni No. 302, **Rectangle No. 34 Khasra No. 23 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:
- 2.3.1. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all being son of Late Sh. Sant Singh, (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni, all being daughter of Late Sh. Sant Singh, and (xi) Vimla Devi, wife of Late Sh. Sant Singh son of Late Sh. Pokhar Singh, have been shown as the recorded owners with all 11 (eleven) having equal share to the extent of 1/2 share, and (2) Man Singh son of Late Sh. Dharm Singh has been shown as the recorded owner



having ½ share; in the land parcels comprised in Rectangle No. 12 Khasra No. 13 (8-0), 14/1 (6-18), Rectangle No. 34, Khasra No. 2 (8-0), 9 (8-0), 19 (8-0), 24 (8-0) and **Rectangle No. 34 Khasra No. 23 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 201 Khatauni No. 282.

- 2.3.2. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 2960, 3065, 3066, 3077, 3239, 3250, 3323, and 3368, which are relevant for Land Parcel 2.
- 2.3.3. According to the Fard Jamabandi for the year 2008-09, Man Singh son of Dharm Singh has been shown as the recorded owner of the land parcel comprised in **Rectangle No. 34 Khasra No. 23 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 166 Khatauni No. 234.
- 2.3.4. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 3368 which is relevant for Land Parcel 2.
- 2.3.5. According to the Fard Jamabandi for the year 2013-14, Man Singh son of Dharm Singh has been shown as the recorded owner of the land parcel comprised in **Rectangle No. 34 Khasra No. 23 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 213//166 Khatauni No. 246.
- 2.3.6. According to the Fard Jamabandi for the year 2018-19, Man Singh son of Dharm Singh has been shown as the recorded owner of the land parcel comprised in **Rectangle No. 34 Khasra No. 23 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 241//213 Khatauni No. 271.
- 2.3.7. According to the Fard Jamabandi for the year 2023-24, Man Singh son of Dharm Singh has been shown as the recorded owner of the land parcel comprised in **Rectangle No. 34 Khasra No. 23 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 281//241 Khatauni No. 302.



- 2.3.8. According to the Fard Jamabandi for the year 2023-24, there is mention of a sale deed dated 26.07.2024, which is relevant for Land Parcel 2.
- 2.3.9. **Sale Deed dated 26.07.2024:** Man Singh, son of Shri Dharam Singh executed a Sale Deed dated 26.07.2024 in favour of M/s Galaxy Magnum Projects Private Limited (**CIN** U45201DL2020PTC373362, **PAN** – AAICG6737F) having its registered office at 151A, Basement, Club Road, Sainik Farms, Western Avenue, New Delhi-110068 ("**Galaxy Magnum Projects Private Limited**"), in respect of land admeasuring 3 Kanal 0 Marla comprised in **Rectangle No.34, Khasra No. 23 min (3-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said sale deed is duly registered as Document No. 5590 in Book no. 1, Volume No. 292, on page 18.5 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl. Book no. 1, Volume No. 2365, on page 75 to 79 in the office of the Sub-Registrar, Kadipur.
- 2.3.10. Based on the abovementioned jamabandis and intekals as discussed under Para 2.3 of this Report, Man Singh son of Dharm Singh is the recorded owner of the land parcel comprised in **Rectangle No. 34 Khasra No. 23 min (5-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon, and M/s Galaxy Magnum Projects Private Limited has acquired land parcel admeasuring 3 Kanal 0 Marla comprised in **Rectangle No. 34 Khasra No. 23 min (3-0)**, by virtue of sale deed dated 26.07.2024 detailed under Para 2.3.9 of this Report.
- 2.4. **Land Parcel 3:** Land measuring approximately 9 Kanal 17 Marla comprising in Khewat No. 275//235 Khatauni No. 296, **Rectangle No. 34 Khasra No. 12/2 (1-17), 19 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:
- 2.4.1. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all being son of Late Sh. Sant Singh, (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni, all being daughter of Late Sh. Sant Singh and (xi) Vimla Devi wife of Late Sh. Sant Singh son of Late Sh. Pokhar Singh, has been shown as recorded owners, each having 1/11th equal share to the extent of ½ share and (2) Man Singh



son of Late Sh. Dharm Singh has been shown as recorded owner having $\frac{1}{2}$ share in the land parcels comprised in Rectangle No. 12 Khasra No. 13 (8-0), 14/1 (6-18), Rectangle No. 34 Khasra No. 2 (8-0), 9 (8-0), 23 (8-0), 24 (8-0) and **Rectangle No. 34 Khasra No. 19 (8-0)**, situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 201 Khatauni No. 282.

2.4.2. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all being son of Late Sh. Sant Singh (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni, all being daughter of Late Sh. Sant Singh and (xi) Vimla Devi wife of Late Sh. Sant Singh son of Late Sh. Pokhar Singh, all 11 have been shown as recorded owners each having $\frac{1}{11}$ th share to the extent of $\frac{1}{2}$ share and (2) (i) Ram Kanwar, (ii) Nepal Singh both sons of Gudan have been shown as recorded owners having equal share to the extent of $\frac{1}{2}$ share (i.e., $\frac{1}{4}$ th share each) in the land parcels comprised in **Rectangle No. 34 Khasra No. 12 (8-0)**, 13 (8-0), 17 (8-0), 18 (8-0) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 204 Khatauni No. 285.

2.4.3. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 2839, 2952, 2960, 3016, 3065, 3066, 3077, 3239, 3250, 3323, 3358, 3368, 3508, 3621, and 3669, which are relevant for Land Parcel 3.

2.4.4. According to the Fard Jamabandi for the year 2008-09, (1) Deepak son of Om Prakash, has been shown as recorded owner having share to the extent of $\frac{1}{4}$ th share, and (2) (i) Vinod, (ii) Rajpal, both sons of Sant Singh, have been shown as the recorded owner both having equal share to the extent of $\frac{3}{4}$ th share in the land parcel comprised in **Rectangle No. 34 Khasra No. 12/2 (1-17), 19 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 162 Khatauni No. 230.

2.4.5. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 2960, 3065, 3066, 3077, 3250, 3508, 3621, 3368, 3669, 3277, which are relevant for Land Parcel 3.



- 2.4.6. According to the Fard Jamabandi for the year 2013-14, (1) Deepak son of Om Prakash, has been shown as the recorded owner having share to the extent of 1/4th share, and (2) (i) Vinod, and (ii) Rajpal, both son of Sant Singh, have been shown as the recorded owner both having equal share to the extent of 3/4th share in the land parcel comprised in **Rectangle No. 34 Khasra No. 12/2 (1-17), 19 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 208//162 Khatauni No. 241.
- 2.4.7. According to the Fard Jamabandi for the year 2013-14, there is mention of Intekal No. 4493, which is relevant for Land Parcel 3.
- 2.4.8. According to the Fard Jamabandi for the year 2018-19, (1) Deepak son of Om Prakash, has been shown as the recorded owner having share to the extent of 1/4th share, and (2) (i) Kuldeep, (ii) Vijendra (alias Vinod), (iii) Rajpal, all son of Sant Singh, have been shown as the recorded owners all 3 (three) having equal share to the extent of 3/4th share, in the land parcel comprised in **Rectangle No. 34 Khasra No. 12/2 (1-17), 19 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 235//208 Khatauni No. 265.
- 2.4.9. According to the Fard Jamabandi for the year 2018-19, there is mention of Intekal No. 4493, which is relevant for Land Parcel 3.
- 2.4.10. **Deed of Termination dated 21.09.2022:** The Regional Education Development Welfare Society (through Mr. Rajpal Singh) and Deepak son of Om Prakash, Vinod son of Sant Singh, Rajpal of Sant Singh, Yogesh son of Kuldeep, Lalit son of Kuldeep, Ankit son of Kuldeep, Urmila wife of Kuldeep executed a deed of termination dated 21.09.2022 ("**Deed of Termination**") for terminating Lease Deed dated 21.05.2004 in respect of lease of land admeasuring 9 Kanal and 17 Marla comprised in Rectangle No. 34 Kila No. 12/2 (1-17) and 19 (8-0) in village Begumpur Khatola, Tehsil Kadipur, Gurugram. The said Deed of Termination dated 21.09.2022 is duly registered as Document No. 8028 in Book no. 1, Volume No. 257, on page 129 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in



Addl Book no. 1, Volume No. 1527, on page 37 to 38 in the office of the Sub-Registrar, Kadipur.

2.4.11. According to the Fard Jamabandi for the year 2023-24, (1) Deepak son of Om Prakash, has been shown as the recorded owner having share to the extent of 1/4th share, and (2) (i) Vijendra (alias Vinod), (ii) Rajpal, both son of Sant Singh, having equal share to the extent of 1/2 share, and (3) (i) Urmila, wife of Kuldeep, (ii) Yogesh, (iii) Lalit and (iv) Ankit, all son of Kuldeep, have been shown as the recorded owner, collectively having 1/4th undivided share, in the land parcel comprised in **Rectangle No. 34 Khasra No. 12/2 (1-17), 19 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 275//235 Khatauni No. 296.

2.4.12. Based on the abovementioned jamabandis and intekals as discussed under Para 2.4 of this Report, (1) Deepak son of Om Prakash, having 1/4th undivided share (2) (i) Urmila, wife of Kuldeep, (ii) Yogesh (iii) Lalit (iv) Ankit, all son of Kuldeep, collectively having 1/4th undivided share, and (3) (i) Vinod, and (ii) Rajpal, both son of Sant Singh having equal share in 1/2 undivided share, are the recorded owners of land parcel comprised in **Rectangle No. 34 Khasra No. 12/2 (1-17), 19 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon.

2.5. **Land Parcel 4:** Land measuring approximately 0 Kanal 10 Marla comprising in Khewat No. 61//50 Khatauni No. 62, **Rectangle No. 25 Khasra No. 17 (0-10)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:

2.5.1. According to the Fard Jamabandi for the year 2003-04, (1) Udayram son of Bihari Lal has been shown as the recorded owner having share to the extent of 123/133 share, and (2) (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram, all son of Mohan Lal have been shown as the recorded owners all 4 (four) having equal share to the extent of 10/133 share in the land parcel comprised in **Rectangle No. 25, Khasra No. 17 (6-13)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 49//53 Khatauni No. 68.



- 2.5.2. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 3155, 3936, 4279, 4378, and 4395, which are relevant for Land Parcel 4.
- 2.5.3. According to the Fard Jamabandi for the year 2008-09, (1) (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, (iv) Paras Ram, all son of Mohan Lal have been shown as the recorded owners all 4 (four) having equal share to the extent of 10/133 share (2) (i) Smt. Moorti wife of Late Sh. Udayram, (ii) Babita Devi, (iii) Anita Devi, both daughter of Late Sh. Udayram, (iv) Dharmendra, (v) Devendra, (vi) Jitendra, all sons of Late Sh. Udayram, have been shown as the recorded owners, all 6 (six) having equal shares to the extent of 123/133 share in the land parcel comprised in **Rectangle No. 25, Khasra No. 17 (6-13)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 36//49 Khatauni No. 58.
- 2.5.4. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 3155, 3936, 4279, 4378, 4395, and Badar No. 17, which are relevant for Land Parcel 4.
- 2.5.5. According to the Fard Jamabandi for the year 2013-14, (1) (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, (iv) Paras Ram, all son of Mohan Lal have been shown as the recorded owners all 4 (four) having equal share to the extent of 10/133 and (2) (i) Smt. Moorti wife of Late Sh. Udayram, (ii) Dharmendra, (iii) Devendra, (iv) Jitendra, all sons of Late Sh. Udayram, have been shown as the recorded owners all 4 (four) having equal share to the extent of 82/133 share, (3) Savita Devi wife of Ram Singh has been shown as the recorded owner having share to the extent of 41/133 share in the land parcel comprised in **Rectangle No. 25, Khasra No. 17 (6-13)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 47//36 Khatauni No. 51.
- 2.5.6. According to the Fard Jamabandi for the year 2013-14, there is mention of Intekal No. 4279, 4378, and 4395, which are relevant for Land Parcel 4.
- 2.5.7. According to the Fard Jamabandi for the year 2018-19, (1) (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, (iv) Paras Ram, all son of Mohan Lal have been



show as the recorded owners all 4 (four) having equal share to the extent of 10/133 share and (2) (i) Smt. Moorti wife of Late Sh. Udayram, (ii) Dharmendra, (iii) Devendra, (iv) Jitendra, all sons of Late Sh. Udayram, have been shown as the recorded owners all 4 (four) having equal share to the extent of 82/133 share, (3) Savita Devi wife of Ram Singh has been show as the recorded owner having share to the extent of 14/57 share, (4) Deepak son of Joginder has been shown as the recorded owner having share to the extent of 25/798 share, (5) Mahesh son of Rajesh has been show as the recorded owner having share to the extent of 25/798 share, in the land parcel comprised in **Rectangle No. 25, Khasra No. 17 (6-13)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 50//47 Khatauni No. 54.

2.5.8. According to the Fard Jamabandi for the year 2018-19, there is mention of Intekal No. 3280 and 4279, which are relevant for Land Parcel 4.

2.5.9. According to the Fard Jamabandi for the year 2023-24, (1) (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, (iv) Paras Ram, all son of Mohan Lal have been shown as the recorded owners all 4 (four) having equal share to the extent of 10/133 share and (2) (i) Smt. Moorti wife of Late Sh. Udayram, (ii) Dharmendra, (iii) Jitendra, all sons of Late Sh. Udayram, have been shown as the recorded owners, all 3 (three) having equal share to the extent of 123/266 share, (3) Deepak son of Joginder has been shown as the recorded owner having share to the extent of 25/798 share, (4) Devendra son of Late Sh. Udayram has been shown as the recorded owner having share to the extent of 10/133 share, (5) Smt. Lala Devi wife of Harikishan has been shown as the recorded owner having share to the extent of 10/171 share, (6) Mahesh son of Rajesh has been shown as the recorded owner having share to the extent of 25/798 share, (7) Smt. Savita Devi wife of Ram Singh has been shown as the recorded owner having share to the extent of 91/342 share, in the land parcel comprised in **Rectangle No. 25, Khasra No. 17 (6-13)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 61//50 Khatauni No. 62.



2.5.10. According to the Fard Jamabandi for the year 2023-24, there is mention of Intekal No. 3280, 4378, 4395, and 4788, which are relevant for Land Parcel 4.

2.5.11. Based on the abovementioned jamabandis and intekals as discussed under Para 2.5 of this Report, (1) (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, (iv) Paras Ram, all sons of Mohan Lal have been shown as the recorded owners all 4 (four) having equal share to the extent of 180/2394 share, (2) (i) Smt. Moorti wife of Late Sh. Udayram, (ii) Dharmendra, (iii) Jitendra, all sons of Late Sh. Udayram, have been shown as the recorded owners, all 3 (three) having equal share to the extent of 1107/2394 share (3) Devendra, son of Late Sh. Udayram, has been shown as the recorded owners having share to the extent of 180/2394 share, (4) Savita Devi wife of Ram Singh has been shown as the recorded owner having share to the extent of 637/2394, (5) Deepak son of Joginder has been shown as the recorded owner having share to the extent of 75/2394 share, (6) Mahesh son of Rajesh has been shown as the recorded owner having share to the extent of 75/2394 share, and (7) Lata Devi, wife of Harikishan, has been shown as the recorded owner having share to the extent of 140/2394 share in the land parcel comprised in **Rectangle No. 25 Khasra No. 17 (6-13)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon.

2.6. **Land Parcel 5:** Land measuring approximately 16 Kanal 0 Marla comprising in Khewat No. 282//242 Khatauni No. 303, **Rectangle No. 34 Khasra No. 3 (8-0), 8 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:

2.6.1. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all sons of Late Sh. Sant Singh, (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni all daughters of Late Sh. Sant Singh and (xi) Vimla Devi wife of Late Sh. Sant Singh son of Late Sh. Pokhar Singh, have been shown as the recorded owners all 11 (eleven) having equal share to the extent of ½ share, and (2) Dharm Singh, son of Pokhar Singh has been shown as the recorded owner having share to the extent of ½ share, in the land parcels comprised in Rectangle No. 12 Khasra No. 15/1/2 (2-17) and **Rectangle No. 34 Khasra No. 3 (8-0), 8 (8-**



0) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 200//200 Khatauni No. 280 and 281.

- 2.6.2. As per the same Fard Jamabandi for the year 2003-04, Dharm Singh son of Pokhar, being owner of ½ share in the land parcels comprised in **Rectangle No. 34 Khasra No. 3 (8-0), 8 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon, sold his share in favour of (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram, all son of Mohan Lal vide sale deed.
- 2.6.3. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 2960, 3065, 3066, 3077, 3239, 3250, 3323, and 3368, which are relevant for Land Parcel 5.
- 2.6.4. According to the Fard Jamabandi for the year 2008-09, (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram, all sons of Mohan Lal, have been shown as the recorded owners, all 4 (four) having equal share in the land parcels comprised in **Rectangle No. 34, Khasra No. 3 (8-0), 8 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 167//200 Min Khatauni No. 235.
- 2.6.5. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 3368, which is relevant for Land Parcel 5.
- 2.6.6. According to the Fard Jamabandi for the year 2013-14, (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram, all sons of Mohan Lal, have been shown as the recorded owners, all 4 (four) having equal share in the land parcels comprised in **Rectangle No. 34, Khasra No. 3 (8-0), 8 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 214//167 Min Khatauni No. 247. There is no entry in the remarks column of the Fard Jamabandi for the year 2013-14.
- 2.6.7. According to the Fard Jamabandi for the year 2018-19, (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram, all sons of Mohan Lal, have been shown as the recorded owners, all 4 (four) having equal share in the land parcels comprised in **Rectangle No. 34, Khasra No. 3 (8-0), 8 (8-0)**



situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 242//214 Khatauni No. 272.

- 2.6.8. According to the Fard Jamabandi for the year 2023-24, (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram, all sons of Mohan Lal, have been shown as the recorded owners, all 4 (four) having equal share in the land parcels comprised in **Rectangle No. 34, Khasra No. 3 (8-0), 8 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 282//242 Khatauni No. 303.
- 2.6.9. According to the Fard Jamabandi for the year 2023-24, there is mention of sale deed dated 26.07.2024, which is relevant for Land Parcel 5.
- 2.6.10. **Sale Deed dated 26.07.2024:** The sellers namely, (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, and (iv) Paras Ram, all sons of Mohan Lal, executed a Sale Deed dated 26.07.2024 in favour of Galaxy Magnum Projects Private Limited, in respect of land admeasuring 16 Kanal 0 Marla comprised in **Rectangle No.34, Khasra No. 3 (8-0)** and **Rectangle No.34, Khasra No. 8 (8-0)**, situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said sale deed is duly registered as Document No. 5591 in Book no. 1, Volume No. 292, on page 18.75 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl. Book no. 1, Volume No. 2365, on page 80 to 84 in the office of the Sub-Registrar, Kadipur.
- 2.6.11. Based on the abovementioned jamabandis and intekals as discussed under Para 2.6 of this Report, Galaxy Magnum Projects Private Limited has acquired land admeasuring 16 Kanal 0 Marla comprised in **Rectangle No. 34, Khasra No. 3 (8-0), 8 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon, by virtue of sale deed dated 26.07.2024 detailed under Para 2.6.10 of this Report.
- 2.7. **Land Parcel 6:** Land measuring approximately 8 Kanal 0 Marla comprising in Khewat No. 284//244 Khatauni No. 305, **Rectangle No. 34 Khasra No. 13 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:



- 2.7.1. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all sons of Late Sh. Sant Singh, (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni, all daughters of Late Sh. Sant Singh and (xi) Vimla Devi, wife of Late Sh. Sant Singh, son of Late Sh. Pokhar Singh, have been shown as the recorded owners, all 11 (eleven) having equal share to the extent of $\frac{1}{2}$ share, and (2) (i) Ram Kanwar, (ii) Nepal Singh, both son of Gudan, have been shown as the recorded owners both having equal share to the extent of $\frac{1}{2}$ share (i.e., $\frac{1}{4}$ share each) in the land parcels comprised in Rectangle No. 34 Khasra No. 12 (8-0), 17 (8-0), 18 (8-0), and **Rectangle No. 34 Khasra No. 13 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 204//204 Khatauni No. 285.
- 2.7.2. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 2839, 2952, 2960, 3016, 3065, 3066, 3077, 3239, 3250, 3323, 3358, and 3368, which are relevant for Land Parcel 6.
- 2.7.3. According to the Fard Jamabandi for the year 2008-09, Suresh Kumar son of Moolchand has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 13 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 169// 204 Min Khatauni No. 237.
- 2.7.4. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 3016 and 3368, which are relevant for Land Parcel 6.
- 2.7.5. According to the Fard Jamabandi for the year 2013-14, Suresh Kumar son of Moolchand has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 13 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 216//169 Khatauni No. 249. There is no entry in the remarks column of the Fard Jamabandi for the year 2013-14.
- 2.7.6. According to the Fard Jamabandi for the year 2018-19, Suresh Kumar son of Moolchand has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 13 (8-0)** situated in Village Begumpur

Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 244// Khatauni No. 274.

2.7.7. According to the Fard Jamabandi for the year 2023-24, Suresh Kumar son of Moolchand has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 13 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 284//244 Khatauni No. 305.

2.7.8. According to the Fard Jamabandi for the year 2023-24, there is mention of Sale Deed dated 29.05.2024, which is relevant for Land Parcel 6.

2.7.9. **Sale Deed dated 29.05.2024:** Suresh Kumar, son of Moolchand, executed a Sale Deed dated 29.05.2024 in favour of Galaxy Magnum Projects Private Limited, in respect of land admeasuring 8 Kanal 0 Marla comprised in **Rectangle No.34, Khasra No. 13 (8-0)**, situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said sale deed is duly registered as Document No. 2912 in Book no. 1, Volume No. 288, on page 149 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl. Book no. 1, Volume No. 2282, on page 42 to 46 in the office of the Sub-Registrar, Kadipur.

2.7.10. Based on the abovementioned jamabandis and intekals as discussed under Para 2.7 of this Report, M/s Galaxy Magnum Projects Private Limited has acquired land admeasuring 8 Kanal 0 Marla comprised in **Rectangle No. 34 Khasra No. 13 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon by virtue of sale deed dated 29.05.2024 detailed under Para 2.7.9 of this Report.

2.8. **Land Parcel 7:** Land measuring approximately 5 Kanal 4 Marla comprising in Khewat No. 285//245 Khatauni No. 306, **Rectangle No. 34 Khasra No. 2/1 (5-4)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:

2.8.1. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all sons of Late Sh. Sant Singh, (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni, all daughter of



Late Sh. Sant Singh, and (xi) Vimla Devi wife of Late Sh. Sant Singh son of Late Sh. Pokhar Singh, have been shown as the recorded owners all 11 (eleven) having equal share to the extent of $\frac{1}{2}$ share and (2) Man Singh, son of Pokhar Singh has been shown as the recorded owner having share to the extent of $\frac{1}{2}$ share in the land parcels comprised in Rectangle No. 12 Khasra No. 13 (8-0), 14/1 (6-18) **Rectangle No. 34 Khasra No. 2 (8-0)**, 9 (8-0), 19 (8-0), 23 (8-0), 24 (8-0) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 201 Khatauni No. 282.

- 2.8.2. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 2960, 3065, 3066, 3077, 3239, 3250, 3323, and 3368, which are relevant for Land Parcel 7.
- 2.8.3. According to the Fard Jamabandi for the year 2008-09, Pooja Sharma wife of Navdeep Sharma has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 2/1 (5-4)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 170//201 min Khatauni No. 238.
- 2.8.4. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 3368, which is relevant for Land Parcel 7.
- 2.8.5. According to the Fard Jamabandi for the year 2013-14, Pooja Sharma wife of Navdeep Sharma has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 2/1 (5-4)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 217//170 Khatauni No. 250. There is no entry in the remarks column of the Fard Jamabandi for the year 2013-14.
- 2.8.6. According to the Fard Jamabandi for the year 2018-19, Pooja Sharma wife of Navdeep Sharma has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 2/1 (5-4)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 245//217 Khatauni No. 275.



- 2.8.7. According to the Fard Jamabandi for the year 2023-24, Smt. Pooja Sharma wife of Navdeep Sharma has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 2/1 (5-4)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 285//245 Khatauni No. 306.
- 2.8.8. According to the Fard Jamabandi for the year 2023-24, there is mention of sale deed dated 07.06.2024, which is relevant for Land Parcel 7.
- 2.8.9. **Sale Deed dated 07.06.2024:** Smt. Pooja Sharma wife of Navdeep Sharma, executed a Sale Deed dated 07.06.2024 in favour of M/s Galaxy Magnum Projects Private Limited, in respect of land admeasuring 5 Kanal 4 Marla comprised in **Rectangle No.34, Khasra No. 2/1 (5-4)**, situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said sale deed is duly registered as Document No. 3322 in Book no. 1, Volume No. 289, on page 51.5 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl. Book no. 1, Volume No. 2295, on page 97 to 101 in the office of the Sub-Registrar, Kadipur.
- 2.8.10. Based on the abovementioned jamabandis and intekals provided to us and as discussed under Para 2.8 of this Report, M/s Galaxy Magnum Projects Private Limited has acquired land admeasuring 5 Kanal 4 Marla comprised in **Rectangle No. 34 Khasra No. 2/1 (5-4)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon by virtue of sale deed dated 07.06.2024 detailed under Para 2.8.9 of this Report.
- 2.9. **Land Parcel 8:** Land measuring approximately 32 Kanal 19 Marla comprising in Khewat No. 274//234 Khatauni No. 295, **Rectangle No. 34 Khasra No. 2/2 (2-16), 9 (8-0), 12/1 (6-3), 17 (8-0), 24 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:
- 2.9.1. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all sons of Late Sh. Sant Singh, (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni, all daughter of Late Sh. Sant Singh, (xi) Vimla Devi wife of Late Sh. Sant Singh son of Late Sh. Pokhar Singh, have been shown as the recorded owners all 11 (eleven)



having equal share to the extent of $\frac{1}{2}$ share and (2) Man Singh son of Late Sh. Dharm Singh has been shown as the recorded owner having share to the extent of $\frac{1}{2}$ share in the land parcels comprised in Rectangle No. 12 Khasra No. 13 (8-0), 14/1 (6-18), **Rectangle No. 34 Khasra No. 2 (8-0), 9 (8-0), 24 (8-0)**, 19 (8-0), 23 (8-0) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 201 Khatauni No. 282.

- 2.9.2. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all sons of Late Sh. Sant Singh, (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni, all daughter of Late Sh. Sant Singh and (xi) Vimla Devi wife of Late Sh. Sant Singh son of Late Sh. Pokhar Singh, have been shown as the recorded owners having 11 (eleven) equal share to the extent of $\frac{1}{2}$ share and (2) (i) Ram Kanwar, (ii) Nepal Singh son of Gugan have been shown as the recorded owners having equal share to the extent of $\frac{1}{2}$ share (i.e., $\frac{1}{4}$ th share each) in the land parcels comprised in **Rectangle No. 34 Khasra No. 12 (8-0), 17 (8-0)**, 13 (8-0), 18 (8-0) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 204 Khatauni No. 285.
- 2.9.3. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 2839, 2952, 2960, 3016, 3065, 3066, 3077, 3239, 3250, 3322, 3323, 3358, and 3368, which are relevant for Land Parcel 8.
- 2.9.4. According to the Fard Jamabandi for the year 2008-09, (1) Deepak son of Om Prakash has been shown as the recorded owner having share to the extent of 29/165 share, (2) (i) Kuldeep, (ii) Rajpal, both son of Sant Singh, have been shown as the recorded owner both having equal share to the extent of 458/825 share, (3) Vinod son of Sant Singh, has been shown as the recorded owner having share to the extent of 74/275 share in the land parcels comprised in **Rectangle No. 34, Khasra No. 2/2 (2-16), 9 (8-0), 12/1 (6-3), 17 (8-0), 24 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 161//201 Min, 204 Min Khatauni No. 229.



- 2.9.5. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 2960, 3065, 3066, 3077, 3239, 3250, and 3368, which are relevant for Land Parcel 8.
- 2.9.6. According to the Fard Jamabandi for the year 2013-14, (1) Deepak son of Om Prakash, has been shown as the recorded owner having share to the extent of 29/165 share, (2) (i) Kuldeep, (ii) Rajpal, both son of Sant Singh, have been shown as the recorded owners both having equal share to the extent of 458/825 share, (3) Vinod, son of Sant Singh, has been shown as the recorded owner having share to the extent of 74/275 share in the land parcels comprised in **Rectangle No. 34, Khasra No. 2/2 (2-16), 9 (8-0), 12/1 (6-3), 17 (8-0), 24 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 207//161 Khatauni No. 240.
- 2.9.7. According to the Fard Jamabandi for the year 2013-14, there is mention of Intekal No. 4493, which is relevant for Land Parcel 8.
- 2.9.8. According to the Fard Jamabandi for the year 2018-19, (1) Deepak son of Om Prakash, has been shown as the recorded owner having share to the extent of 29/165 share, (2) (i) Kuldeep, (ii) Rajpal, both son of Sant Singh, have been shown as the recorded owner both having equal share to the extent of 458/825 share, (3) Vinod, son of Sant Singh, has been shown as the recorded owner having share to the extent of 74/275 share in the land parcels comprised in **Rectangle No. 34, Khasra No.2/2 (2-16), 9 (8-0), 12/1 (6-3), 17 (8-0), 24 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 234//207 Khatauni No. 264.
- 2.9.9. According to the Fard Jamabandi for the year 2018-19, there is mention of Intekal No. 4493, which is relevant for Land Parcel 8.
- 2.9.10. According to the Fard Jamabandi for the year 2023-24, (1) Deepak son of Om Prakash, has been shown as the recorded owner having share to the extent of 29/165 share, (2) Rajpal, son of Sant Singh, has been shown as the recorded owner both having share to the extent of 229/825 share, (3) (i) Smt. Urmila Devi, along with (ii) Yogesh, (iii) Lalit, (iv) Ankit, all sons of Late Sh. Kuldeep, have been shown as the recorded all 4 (four) having equal share to



the extent of 229/825 share (4) Vinod, son of Sant Singh, has been shown as the recorded owner having share to the extent of 74/275 share in the land parcels comprised in **Rectangle No. 34, Khasra No.2/2 (2-16), 9 (8-0), 12/1 (6-3), 17 (8-0), 24 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon recorded in Khewat No. 274//234 Khatauni No. 295.

2.9.11. According to the Fard Jamabandi for the year 2023-24, there is mention of Intekal No. 4493, and Sale Deed dated 26.07.2024, which are relevant for Land Parcel 8.

2.9.12. **Sale Deed dated 26.07.2024:** The sellers, namely, (i) Shri Deepak, son of Shri Om Prakash; (ii) Shri Vinod, son of Shri Sant Singh; (iii) Shri Rajpal, son of Shri Sant Singh, and (iv) Smt. Urmila, wife of Shri Kuldeep, along with Shri Lalit, Shri Yogesh and Shri Ankit, all sons of Shri Kuldeep, executed a Sale Deed dated 26.07.2024 in favour of M/s Galaxy Magnum Projects Private Limited, in respect of land admeasuring 12 Kanal 19 Marla comprised in **Rectangle No. 34, Khasra No. 2/2 (2-16), 12/1 (6-3), 9 min (4-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said sale deed is duly registered as Document No. 5596 in Book no. 1, Volume No. 292, on page 20 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl. Book no. 1, Volume No. 2366, on page 1 to 5 in the office of the Sub-Registrar, Kadipur.

2.9.13. Based on the abovementioned jamabandis and intekals provided to us and as discussed under Para 2.9 of this Report, (1) Deepak, son of Om Prakash has been shown as the recorded owner having share to the extent of 29/165 share, (2) Rajpal, son of Sant Singh has been shown as the recorded owner having 1/2 share to the extent of 458/825 share, (3) (i) Urmila, wife of Late Sh. Kuldeep, along with (ii) Yogesh, (iii) Lalit, (iv) Ankit, all sons of Late Sh. Kuldeep, have been shown as the recorded all 4 (four) having equal share to the extent of 458/1650 share, (4) Vinod son of Sant Singh, are the recorded owner having share to the extent of 74/275 share in the land parcels comprised in **Rectangle No. 34, Khasra No. 9 min (4-0), 17 (8-0), 24 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon and M/s Galaxy Magnum Projects Private Limited has acquired land



admeasuring 12 Kanal 19 Marla comprised in **Rectangle No. 34, Khasra No. 2/2 (2-16), 12/1 (6-3), 9 min (4-0)**, by virtue of sale deed dated 26.07.2024 detailed under Para 2.9.12 of this Report.

- 2.10. **Land Parcel 9:** Land measuring approximately 4 Kanal 18 Marla comprising in Khewat No. 624//517 Khatauni No. 663, **Rectangle No. 34 Khasra No. 16 (4-18)**, situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:
- 2.10.1. According to the Fard Jamabandi for the year 2003-04, Khata No. 176 Khatauni No. 241, (i) Ram Lal, (ii) Phool Singh, (iii) Ravi Ram, all son of Shiv Charan, have been shown as the recorded owners all 3 (three) having equal share in the land parcels comprised in Rectangle No. 20 Khasra No. 16/1 (3-11), Rectangle No. 21 Khasra No. 20 (7-11), **Rectangle No. 34 Khasra no. 16 (8-0)**, Rectangle No. 39 Khasra No. 17 (8-0), 24/2 (1-6), 25 (8-0), Rectangle No. 40 Khasra No. 4 (8-0), 7/1 (2-9), 15 (8-0), Rectangle No. 50 Khasra No. 4 (8-0), 5 (8-0), 6 (8-0), 7 (8-0), 14 (8-0), 15 (8-0) situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon.
- 2.10.2. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 3314 and 3369, which are relevant for Land Parcel 9.
- 2.10.3. According to the Fard Jamabandi for the year 2008-09, (i) Tejinder Kaur wife of Harpreet Singh, and (ii) Harpreet Singh son of Inderjeet Singh have been shown as the recorded owners both having equal share in the land parcel comprised in **Rectangle No. 34 Khasra No. 16 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 347//176 Min Khatauni No. 447.
- 2.10.4. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 3314 and 3369, which are relevant for Land Parcel 9.
- 2.10.5. According to the Fard Jamabandi for the year 2013-14, (i) Tejinder Kaur wife of Harpreet Singh, and (ii) Harpreet Singh son of Inderjeet Singh have been shown as the recorded owners both having equal share in land parcel comprised in **Rectangle No. 34 Khasra No. 16 (8-0)** situated in Village



Begumpur Khatola, Tehsil Kadipur, District Gurgaon, in Khewat No. 448//347 Khatauni No. 503.

- 2.10.6. According to the Fard Jamabandi for the year 2013-14, there is mention of Intekal No. 3314, 3369, Rapat No. 257 dated 09.12.2016, Rapat No. 359 dated 14.12.2012, Rapat No. 379 dated 27.12.2014, which are relevant for Land Parcel 9.
- 2.10.7. According to the Fard Jamabandi for the year 2018-19, (i) Tejinder Kaur wife of Harpreet Singh, and (ii) Harpreet Singh son of Inderjeet Singh have been shown as the recorded owners both having equal share in the land parcel comprised in **Rectangle No. 34 Khasra No. 16 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 517//448 Khatauni No. 567.
- 2.10.8. According to the Fard Jamabandi for the year 2018-19, there is mention of Intekal No. 3314 and 3369, which are relevant for Land Parcel 9.
- 2.10.9. Further, the Directorate, Town and Country Planning, Haryana ("DTCP") for the construction of an 84-meter-wide sector road has acquired a land parcel admeasuring 3 Kanal 2 Marla, comprised in **Rectangle No. 34 Khasra No. 16 (3-2)**.
- 2.10.10. According to the Fard Jamabandi for the year 2023-24, (i) Tejinder Kaur wife of Harpreet Singh, and (ii) Harpreet Singh son of Inderjeet Singh have been shown as the recorded owners, both having equal share in the land parcel comprised in **Rectangle No. 34 Khasra No. 16/2 (4-18)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 624//517 Khatauni No. 663.
- 2.10.11. According to the Fard Jamabandi for the year 2023-24, there is mention of sale deed dated 07.06.2024, which is relevant for Land Parcel 9.
- 2.10.12. **Sale Deed dated 07.06.2024:** The sellers, namely, (i) Tejinder Kaur wife of Harpreet Singh, and (ii) Harpreet Singh son of Inderjeet Singh, executed a sale deed dated 07.06.2024 in favour of M/s Galaxy Magnum Projects



Private Limited, in respect of land admeasuring 4 Kanal 18 Marla comprised in **Rectangle No. 34 Khasra No. 16/2 (4-18)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said sale deed is duly registered as Document No. 3320 in Book no. 1, Volume No. 289, on page 51 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl. Book no. 1, Volume No. 2295, on page 87 to 91 in the office of the Sub-Registrar, Kadipur.

- 2.10.13. Based on the abovementioned jamabandis and intekals provided to us and as discussed under Para 2.10 of this Report, M/s Galaxy Magnum Projects Private Limited has acquired land admeasuring 4 Kanal 18 Marla comprised in **Rectangle No. 34 Khasra No. 16/2 (4-18)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon, by virtue of sale deed dated 07.06.2024 detailed under Para 2.10.11 of this Report.
- 2.11. **Land Parcel 10:** Land measuring approximately 8 Kanal 0 Marla comprising in Khewat No. 283//243 Khatauni No. 304, **Rectangle No. 34 Khasra No. 18 (8-0)** situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon:
- 2.11.1. According to the Fard Jamabandi for the year 2003-04, (1) (i) Om Prakash, (ii) Kuldeep, (iii) Vinod, (iv) Rajpal, all being sons of Late Sh. Sant Singh, (v) Sushila, (vi) Rajkumari, (vii) Tripta, (viii) Kavita, (ix) Anita, (x) Rajni all being daughter of Late Sh. Sant Singh, and (xi) Vimla Devi, wife of Late Sh. Sant Singh son of Late Sh. Pokhar Singh, have been shown as the recorded owners all 11 (eleven) having equal share to the extent of $\frac{1}{2}$ share and (2) (i) Ram Kanwar, (ii) Nepal Singh, both son of Gudan, have been shown as the recorded owners both having equal share to the extent of $\frac{1}{2}$ share $\frac{1}{4}$ in the land parcels comprised in **Rectangle No. 34 Khasra No. 18 (8-0)**, 12 (8-0), 13 (8-0), 17 (8-0) situated in Village Begumpur Khatola, Tehsil – Kadipur, District – Gurgaon in Khewat No. 204 Khatauni No. 285.
- 2.11.2. According to the Fard Jamabandi for the year 2003-04, there is mention of Intekal No. 2839, 2952, 2960, 3016, 3065, 3066, 3077, 3239, 3250, 3323, 3358, and 3368, which are relevant for Land Parcel 10.



- 2.11.3. According to the Fard Jamabandi for the year 2008-09, Prem Singh, son of Mohan Lal has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 168 Khatauni No. 236.
- 2.11.4. According to the Fard Jamabandi for the year 2008-09, there is mention of Intekal No. 3358, 2952, and 3368, which are relevant for Land Parcel 10.
- 2.11.5. According to the Fard Jamabandi for the year 2013-14, Prem Singh son of Mohan Lal has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 215//168 Khatauni No. 248. There is no entry in the remarks column of the Fard Jamabandi for the year 2013-14.
- 2.11.6. According to the Fard Jamabandi for the year 2018-19, Prem Singh son of Mohan Lal has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 243//215 Khatauni No. 273. There is no entry in the remarks column of the Fard Jamabandi for the year 2018-19.
- 2.11.7. **Agreement to Sell dated 04.06.2013:** Prem Singh, son of Shri Mohan Lal executed an agreement to sell dated 04.06.2013 in favour of M/s Parkwood Gurgaon IT Park Private Limited, acting through its director Mr. Harpreet Singh, in respect of land admeasuring 1 (one) acre comprised in **Rectangle No.34, Kila No. 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana ("**said ATS**"). The said ATS is duly registered as Document No. 6,111 in Book no. 1, Volume No. 13,041, on page 127 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl. Book no. 1, Volume No. 2,952, on page 42 to 43 in the office of the Sub-Registrar, Kadipur.
- 2.11.8. **General Power of Attorney dated 04.06.2013:** Prem Singh, son of Shri Mohan Lal executed a general power of attorney dated 04.06.2013 ("**said**



GPA") in favour of M/s Parkwood Gurgaon IT Park Private Limited, acting through its director Mr. Harpreet Singh, in respect of land admeasuring 1 (one) acre comprised in **Rectangle No.34, Kila No 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said GPA is duly registered as Document No. 349 in Addl. Book no. 4, Volume No. 1014, on page 89 in the office of the Sub-Registrar, Kadipur.

- 2.11.9. **Cancellation Agreement dated 27.03.2024:** Prem Singh, son of Shri Mohan Lal and M/s Parkwood Gurgaon IT Park Private Limited, executed a cancellation agreement dated 27.03.2024 for cancellation of the said ATS and said GPA in respect of the land parcel admeasuring 1 (one) acre comprised in **Rectangle No.34, Kila No 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said cancellation agreement is duly registered as Document No. 346 in Book no. 4, Volume No. 4, on page 107.5 in the office of the Sub-Registrar, Kadipur, and a copy of which is pasted in Addl. Book no. 4, Volume No. 30, on page 34 to 36 in the office of the Sub-Registrar, Kadipur.
- 2.11.10. According to the Fard Jamabandi for the year 2023-24, Prem Singh son of Mohan Lal has been shown as the recorded owner of land parcel comprised in **Rectangle No. 34 Khasra No. 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon in Khewat No. 283//243 Khatauni No. 304.
- 2.11.11. According to the Fard Jamabandi for the year 2023-24, there is mention of sale deed dated 18.06.2024, which is relevant for Land Parcel 10.
- 2.11.12. **Sale Deed dated 18.06.2024:** Prem Singh, son of Shri Mohan Lal, executed a sale deed dated 18.06.2024 in favour of M/s Galaxy Magnum Projects Private Limited, in respect of land admeasuring 8 Kanal 0 Marla comprised in **Rectangle No. 34 Khasra No. 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said sale deed is duly registered as Document No. 3794 in Book no. 1, Volume No. 289, on page 169.5 in the office of the Sub-Registrar, Kadipur, and additional



copy of which is pasted in Addl. Book no. 1, Volume No. 2309, on page 90 to 94 in the office of the Sub-Registrar, Kadipur.

2.11.13. Based on the abovementioned jamabandis and intekals provided to us and as discussed under Para 2.11 of this Report, M/s Galaxy Magnum Projects Private Limited has acquired land admeasuring 8 Kanal 0 Marla comprised in **Rectangle No. 34 Khasra No. 18 (8-0)** situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurgaon, by virtue of sale deed dated 18.06.2024 detailed under Para 2.11.12 of this Report.

2.12. Based on the above elaborations and discussions under Para 2.2 to 2.11 in respect of land parcels comprised in Land Parcel 1, Land Parcel 2, Land Parcel 3, Land Parcel 4, Land Parcel 5, Land Parcel 6, Land Parcel 7, Land Parcel 8, Land Parcel 9 and Land Parcel 10, forming part of the said Land, the recorded owners of the said Land are as follows:

Land owned by respective land owners

Land Parcel Group	Recorded Owners	Khewat No.	Khataun i No.	Rectangle No.	Khasra No.	Kana l	Marl a
Land Parcel 1	(1) Prem Singh, (2) Paramveer, (3) Prem Raj, and (4) Paras Ram, all sons of Mohan Lal, all four having equal share	57//47 Min	58	34	4	8	0
					7	8	0
					14	8	0
				25	24	4	0
Land Parcel 2	Man Singh son of Dharm Singh	281//24 1	302	34	23 min	5	0
Land Parcel 3	(1) Deepak son of Om Prakash, having 1/4th undivided share, (2) (i) Urmila, wife of Kuldeep, (ii) Yogesh (iii) Lalit (iv) Ankit, all sons of Kuldeep, collectively having 1/4th undivided share, (3) (i) Vinod, and (ii) Rajpal, both son of Sant Singh having equal share in 1/2 undivided share	275//23 5	296	34	12/2	1	17
					19	8	0
Land Parcel 4	(1) (i) Prem Singh, (ii) Paramveer, (iii) Prem Raj, (iv) Paras	61//50	62	25	17	0	10



Land Parcel Group	Recorded Owners	Khewat No.	Khatauni No.	Rectangle No.	Khasra No.	Kana I	Marla
	Ram, all sons of Mohan Lal collectively having 180/2394 share (2) (i) Smt. Moorti wife of Late Sh. Udayram, (ii) Dharmendra, (iii) Jitendra, all sons of Late Sh. Udayram, collectively having 1107/2394 share (3) Devendra, son of Late Sh. Udayram, having 180/2394 share (4) Savita Devi wife of Ram Singh having 637/2394 share (5) Deepak son of Joginder having 75/2394 share, (6) Mahesh son of Rajesh having 75/2394 share (7) Lata Devi, wife of Harikishan, having 140/2394 share						
Land Parcel 8	(1) Deepak, son of Om Prakash having 29/165th share, (2) Rajpal, son of Sant Singh having 458/825th share, (3) (i) Urmila, wife of Late Sh. Kuldeep, (ii) Yogesh, (iii) Lalit, (iv) Ankit, all son of Late Sh. Kuldeep, collectively having 458/1650th share, (4) Vinod, son of Sant Singh, having 74/275th share	274//234	295	34	9 min	4	0
					17	8	0
					24	8	0
TOTAL						63	07



Land owned by M/s Galaxy Magnum Projects Private Limited

Land Parcel Group	Recorded Owners	Khewat No.	Khatauni No.	Rectangle No.	Khasra No.	Kana l	Marla
Land Parcel 2	M/s Galaxy Magnum Projects Private Limited	281//24 1	302	34	23 min	3	0
Land Parcel 5	M/s Galaxy Magnum Projects Private Limited	282//24 2	303	34	3 8	8 8	0 0
Land Parcel 6	M/s Galaxy Magnum Projects Private Limited	284//24 4	305	34	13	8	0
Land Parcel 7	M/s Galaxy Magnum Projects Private Limited	285//24 5	306	34	2/1	5	4
Land Parcel 8	M/s Galaxy Magnum Projects Private Limited	274//23 4	295	34	2/2 9 min 12/1	2 4 6	16 0 3
Land Parcel 9	M/s Galaxy Magnum Projects Private Limited	624//51 7	663	34	16/2	4	18
Land Parcel 10	M/s Galaxy Magnum Projects Private Limited	283//24 3	304	34	18	8	0
TOTAL						58	01

2.13. Project Under License 90 of 2011:

2.13.1. As per the documents shown and information provided to us, the following agreements were entered into by the respective landowners in respect of the Project:

- (i) Collaboration Agreement dated 14.11.2006;
- (ii) Amendment Agreement 1 dated 21.05.2007;
- (iii) Novation Agreement dated 22.05.2007;
- (iv) Collaboration Agreement dated 19.03.2007;
- (v) Amendment Agreement dated 20.06.2007;
- (vi) Collaboration Agreement dated 22.03.2007; and
- (vii) Collaboration Agreement dated 22.05.2007

(hereinafter collectively referred to as the "said Collaboration Agreements").

2.13.2. **Licence No. 90 of 2011 dated 30.09.2011:** DTCP issued License No. 90 of 2011 dated 30.09.2011 (hereinafter referred to as the "License") to

landowners, namely, Sh. Deepak son of Om Prakash, Kuldeep, Rajpal, Vinod, all sons of Sant Singh, Sh. Man Singh son of Dharam Singh, Sh. Prem Singh, Paramveer, Prem Raj, Paras Ram, all sons of Mohan Lal, Sh. Suresh Kumar, son of Moolchand, Smt. Pooja wife of Navdeep Sharma, Smt. Tejinder Kaur wife of Harpreet, and Harpreet Singh, son of Inderjeet Singh c/o M/s Parkwood Gurgaon IT Park Private Limited to develop an IT Park in Begumpur Khatola, Sector-74, Gurugram – Manesar Urban Complex, for land cumulatively admeasuring 14.506 acres (hereinafter referred to as the “**Licensed Land**”) and as detailed below:

1. Detail of land owned by Sh. Deepak S/o Om Prakash 145/825 share, Kuldeep, Rajpal S/o Sant Singh 458/825 share and Vinod S/o Sant Singh 222/825 Share, Village Begampur Khatola, District Gurgaon			
<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area (K-M)</u>
Begampur Khatola	34	2/2	2-16
		9	8-0
		12/1	6-3
		17	8-0
		24	8-0
		Total	32-19
2. Detail of land owned by Sh. Man Singh S/o Dharam Singh, Village Begampur Khatola, District Gurgaon			
<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area (K-M)</u>
Begampur Khatola	34	23	8-0
3. Detail of land owned by Sh. Prem Singh, Paramveer, Prem Raj, Paras Ram S/o Mohan Lal, Village Begampur Khatola, District Gurgaon			
<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area (K-M)</u>
Begampur Khatola	34	3	8-0
		8	8-0
		14	8-0
		4	8-0
		7	8-0
	35	20 min west	1-8
	25	24	4-0
		17 min east	0-10
	Total		45-18
4. Detail of land owned by Sh. Prem Singh S/o Mohan Lal, Village Begampur Khatola, District Gurgaon			
<u>Village</u>	<u>Rect No.</u>	<u>Killa No.</u>	<u>Area (K-M)</u>
Begampur Khatola	34	18	8-0
		Total	8-0



5. Detail of land owned by Sh. Suresh S/o Mool Chand, Village Begampur Khatola, District Gurgaon

Village	Rect No.	Killa No.	Area (K-M)
Begampur Khatola	34	13	8-0
		Total	8-0

6. Detail of land owned by Smt. Puja Sharma W/o Navdeep, Village Begampur Khatola, District Gurgaon

Village	Rect No.	Killa No.	Area (K-M)
Begampur Khatola	34	2/1	5-4
		Total	5-4

7. Detail of land owned by Smt. Tejender Kaur W/o Harpreet, and Harpreet Singh S/o Inderjeet Singh, Village Begampur Khatola, District Gurgaon

Village	Rect No.	Killa No.	Area (K-M)
Begampur Khatola	34	16	8-0
		Total	8-0

Grand Total
116-1 or 14.50625 acres

2.13.3. After the issuance of the said License, the following land parcels have been acquired by DTCP for the construction of 84-meter-wide sector road (hereinafter referred to as "**Land Acquired for Road**":

RECTANGLE NO.	KHASRA	AREA	
		KANAL	MARLA
35	20 min west	1	8
34	16	3	2
TOTAL LAND ACQUIRED FOR ROAD		4	10

2.13.4. Thereafter, the following correspondences were made with DTCP in respect of said License:

- (i) Letter dated 02.08.2018;
- (ii) Letter dated 27.12.2018;
- (iii) Letter dated 17.02.2020;
- (iv) Letter dated 26.02.2020;
- (v) Letter dated 05.10.2021;
- (vi) Form Mal No. 59; and
- (vii) Letter dated 14.07.2023.



- 2.13.5. **Letter dated 22.08.2023:** A letter dated 22.08.2023 was sent by M/s Parkwood Gurgaon IT Park Private Limited to DTCP, for providing its consent with regard to the introduction of a new entity as developer for the development of the Licensed Land.
- 2.13.6. **Application dated 28.08.2023:** An application dated 28.08.2023 was filed by the land owners to DTCP requesting for change of developer in favour of a new developer for the Licensed Land.
- 2.13.7. **Letter dated 28.08.2023:** Subsequently, a letter dated 28.08.2023 was sent by the new developer, i.e. M/s Galaxy Magnum Projects Private Limited, to DTCP, providing its consent for the grant of permission for the change of developer in respect of the Licensed Land.
- 2.13.8. **Cancellation Agreement dated 31.08.2023:** Thereafter, the land owners herein and the old developer, i.e., M/s Parkwood Gurgaon IT Park Private Limited, executed a cancellation agreement dated 31.08.2023 ("**Cancellation Agreement**") for cancellation of the said Collaboration Agreements and all other documents, writings, communications, etc. The said Cancellation Agreement is registered as Document No. 174 in Book No. 4, Jild No. 4, on page 64.5 and additional copy of which is pasted on Book No. IV, Jild No. 25 on pages 27 to 31 on 31.08.2023, in the office of Sub-Registrar, Kadipur, Gurugram.
- 2.13.9. **DTCP order dated 02.02.2024:** Pursuant to the application filed by the land owners for grant of change of beneficial interest/ change of developer in respect of the said License, DTCP vide its order dated 02.02.2024 refused to entertain the request made by the land owners and dismissed the said application, and asked the land owners to approach the competent authorities for seeking appropriate relief.
- 2.13.10. **Appeal dated 16.02.2024:** Subsequently, the land owners filed an appeal no. 05 of 2024 dated 16.02.2024 for setting aside the said DTCP order dated 02.02.2024 and for setting aside the order dated 02.08.2018 vide which the License was cancelled. During the proceeding, the Additional Chief Secretary to Govt Haryana, Town & Country Planning Department observed that the



change of developer request was declined by DTCP only on two grounds i.e., (i) License is cancelled, and (ii) outstanding on account of EDC and IDC is pending for which proceedings as arrear of land revenue are pending and that DTCP is not taking over the project as per the provision of Rule 19 of the Rules, 1976 as there is no third party right created and the department is only concerned with recovery of its dues. In the order dated 05.03.2024 deciding the said appeal, the Additional Chief Secretary to Government Haryana, Town & Country Planning Department Chandigarh held that, the order dated 02.08.2018 of DTCP is set aside and the License is restored conditionally that the appellants themselves or through new developer shall pay all the outstanding dues to the department within one month from date of order and rectify the other deficiencies mentioned in rejection order as per prevalent policy and on payment of dues by the appellants or new developer, as the case may be, and rectification of deficiencies, the department is directed to consider the request for change of developer as per rules.

2.13.11. Thereafter, the following agreements have been entered into by the landowners with the new developer, M/s Galaxy Magnum Projects Private Limited, in respect of the land under the said License:

- (i) **Collaboration Agreement dated 27.03.2024** for the construction and development of the land cumulatively admeasuring 54 Kanals 18 Marla situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said collaboration agreement is registered as Document No. 14058 in Book no. 1, Volume No. 284, on page 179.25 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl. Book no. 1, Volume No. 2192, on page 3 to 4 in the office of the Sub-Registrar, Kadipur;
- (ii) **Collaboration Agreement dated 27.03.2024** for the construction and development of the land cumulatively admeasuring 61 Kanals 03 Marla situated in Village Begumpur Khatola, Tehsil Kadipur, District Gurugram, Haryana. The said collaboration agreement is registered as Document No. 14040 in Book no. 1, Volume No. 284, on page 174.75 in the office of the Sub-Registrar, Kadipur, and additional copy of which is pasted in Addl.



Book no. 1, Volume No. 2191, on page 56 to 57 in the office of the Sub-Registrar, Kadipur.

2.13.12. **DTCP order dated 01.10.2024:** Pursuant to the application filed by the land owners and new developer, i.e., M/s Galaxy Magnum Projects Private Limited, DTCP vide its order dated 01.10.2024 granted in-principal approval for change of developer in respect of License No.90 of 2011 from the old developer, i.e., M/s Parkwood Gurgaon IT Park Private Limited, to the new developer, i.e., M/s Galaxy Magnum Projects Private Limited, subject to the fulfilment of certain conditions provided therein.

2.13.13. **DTCP order dated 11.12.2024:** Pursuant to the application filed by the land owners and new developer, i.e., M/s Galaxy Magnum Projects Private Limited, DTCP vide its order dated 11.12.2024 granted renewal of License No.90 of 2011 up to 29.09.2029.

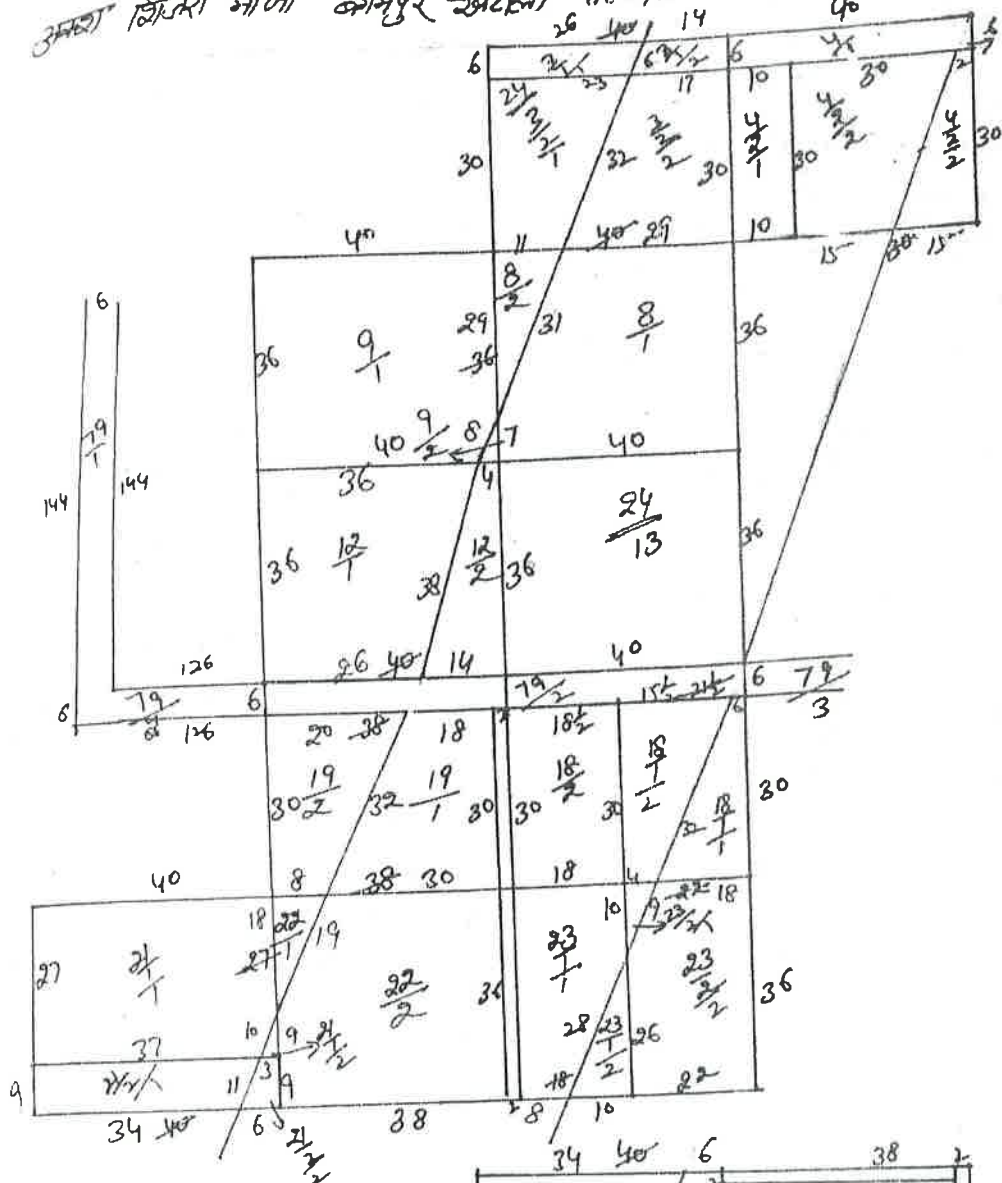
2.13.14. As per the above elaboration and discussion, Galaxy Magnum Projects Private Limited is the new developer for the land under License No. 90 of 2011, which license is valid till 29.09.2029.

2.13.15. No information/ documents have been shared with us regarding any litigation proceedings in respect of the said Land. As per the information provided to us, there is no litigation on the said land.

Disclaimer. *This Due Diligence Report has been prepared based on the documents shown to us, documents and information provided to us. Should the documents and / or information relied upon by us be otherwise and / or if there is any misrepresentation, we do not hold any responsibility.*



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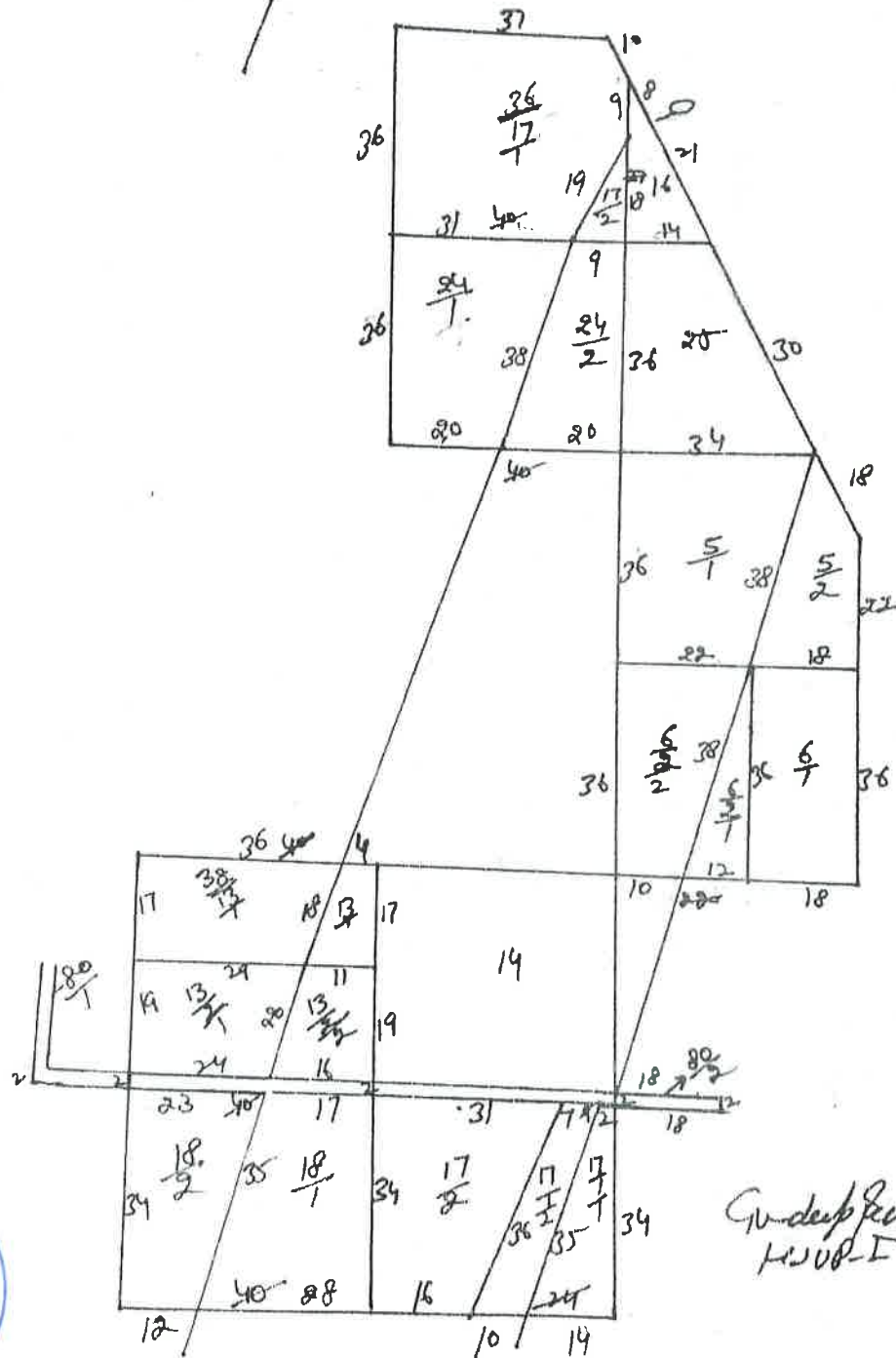
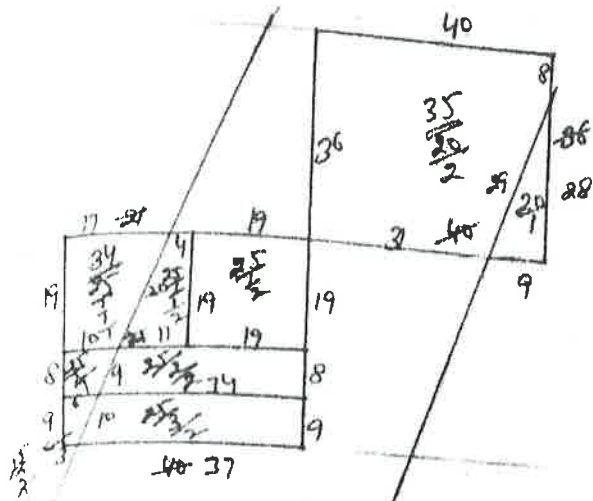
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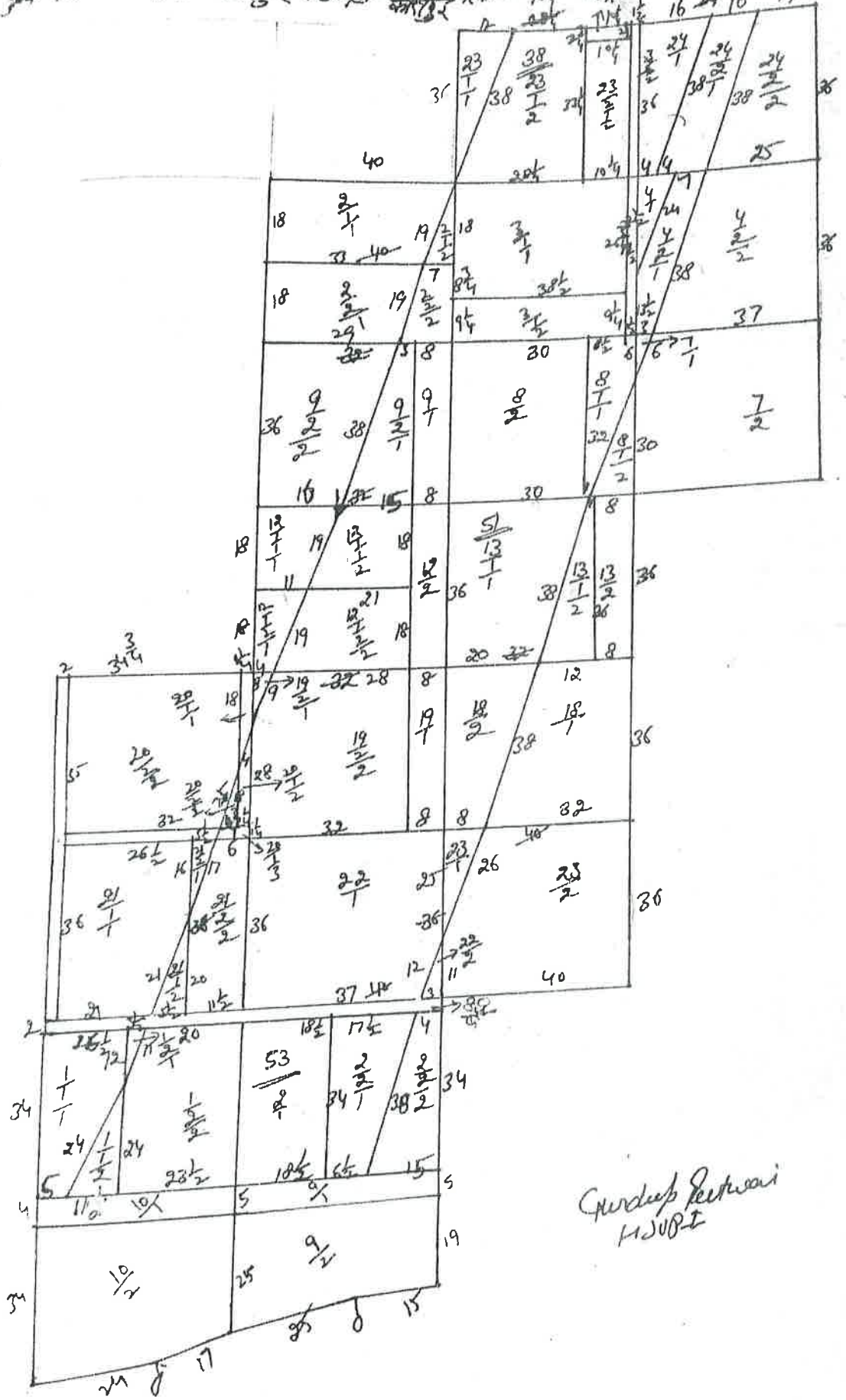
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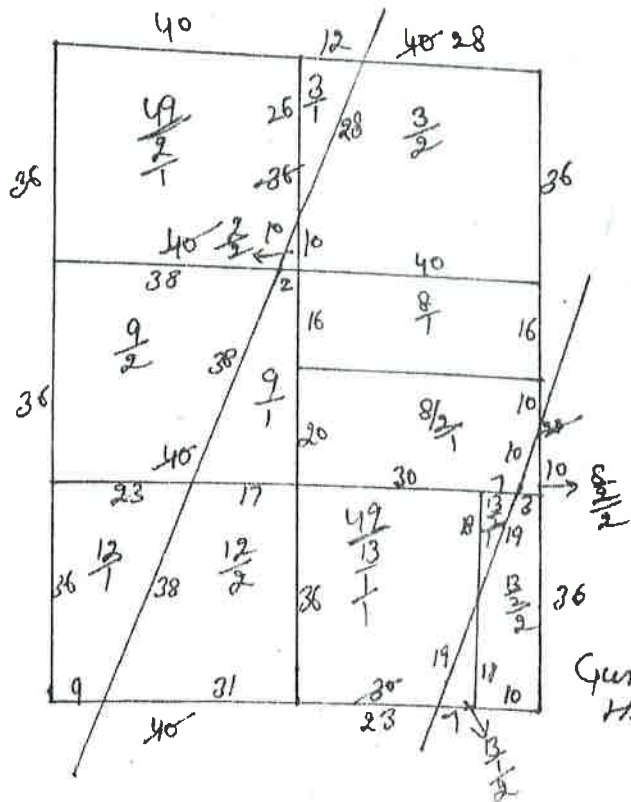
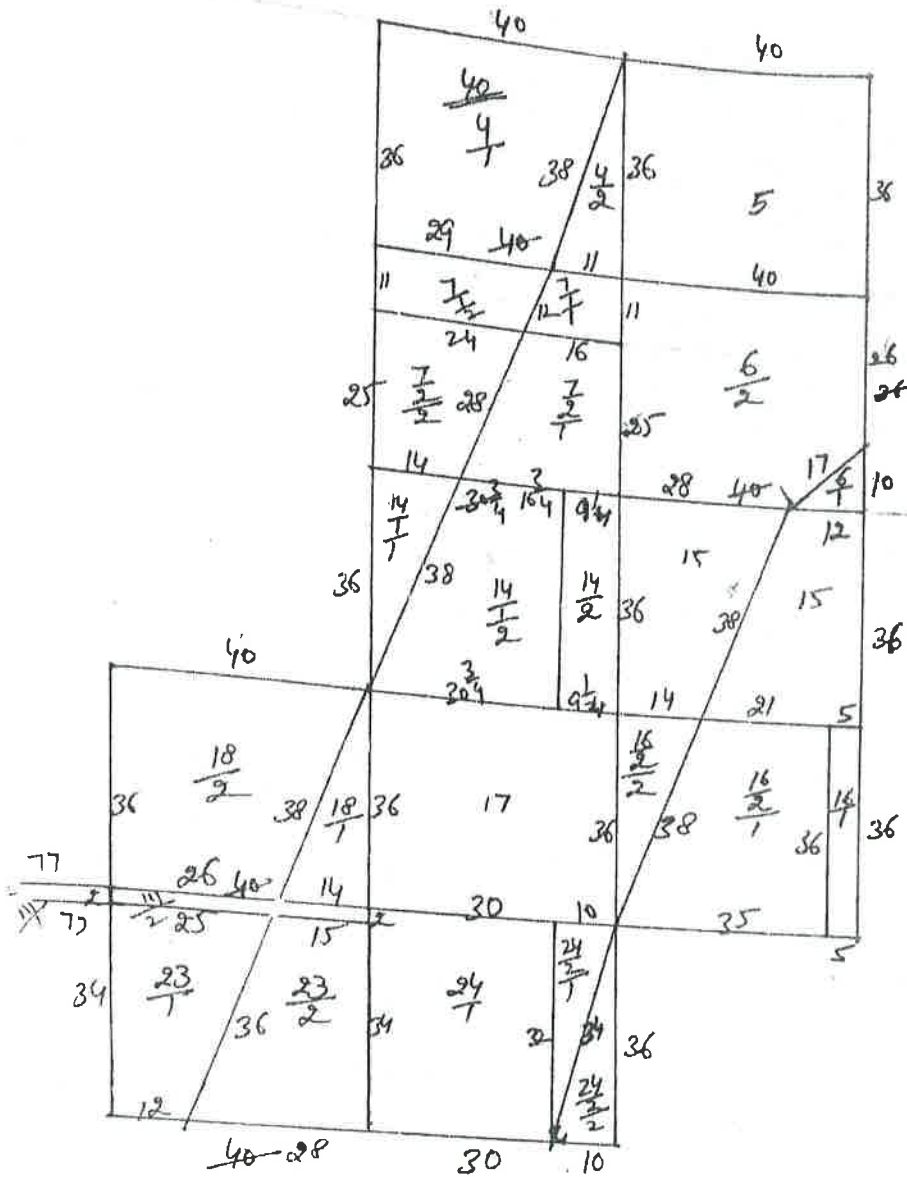
श्री गिराजी जीवा काठपुर लक्ष्मी नारायण



Chandrap Redwari
H.S.B.T.

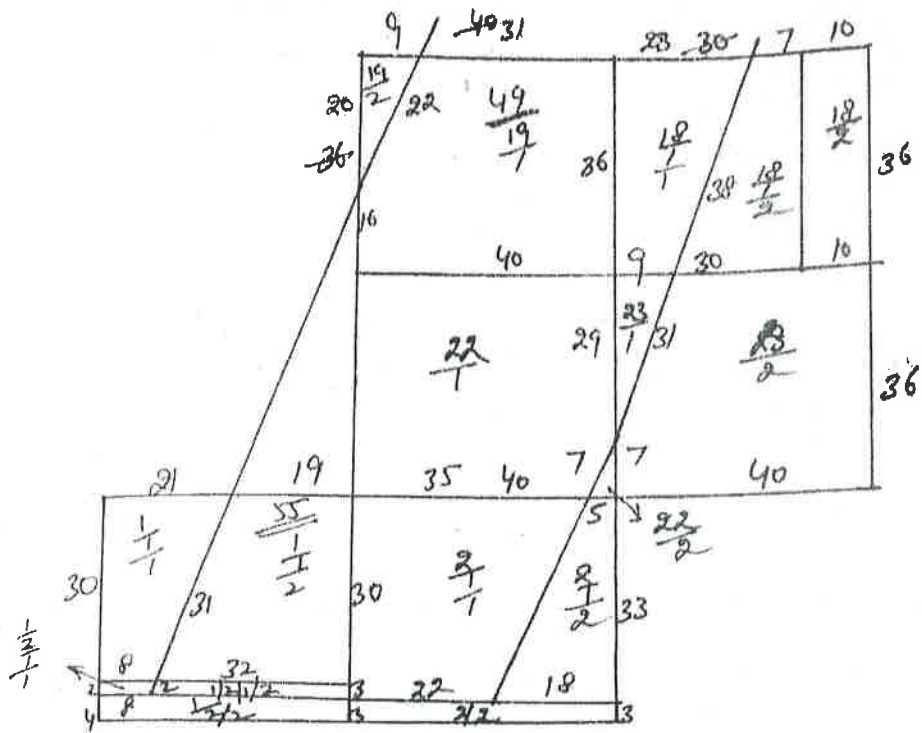


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Gurdeep Singh
HJVK



Gurdeep Patersoni
H.V.P.E



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