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HARSHIT BATRA & ASSOCIATES
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To

Date: 02.09.2026

M/s Adore Propmart LLP

1F-22-26, Ozone Centre, Sector-12,

Faridabad, Haryana

ASSIGNMENT

To provide an accurate report based on the documents provided by M/s Adore Propmart LLP with regard to the validity and legality of the title of various owners who wish to collaborate with M/s Adore Propmart LLP for setting up of residential group housing in Sector -77, Gurugram, Haryana over an area measuring 9.2453 acres in village Sikhopur & Kherki Daula, Gurugram.

REPORT

After perusal of the documents provided to our office and verification of the same, it was found that the following people are the owners of the respective share as mentioned below.

That the details of the land admeasuring 9.2453 acres, along with the names of the respective owners, Killa/Khasra numbers, area and particulars of the respective Sale Deeds transferring the said share of land to Adore Propmart LLP:

Sale deed details

Village	Vendor	Vendee	Rect. No.	Killa No.	Area (K-M)	Purchased vide sale deed bearing Document No.

Kherki Daula	Ram Avtar - Satender equal share	Adore Propmart LLP	56	15/2/2	0-4	Document No. 4079 dated 26.06.2023
				16/2	1-16	
				Total	2-0	
				Khasara no.	B-B-B	
Shikohpur	Prem-Prakash-Dimpal Guglani equal share	Adore Propmart LLP		791/1/1	4-10-3	Document No. 3628 dated 16.06.2023 and Document No. 12565 dated 01.12.2023
	Super Fine Realtors Pvt. Ltd. 243/375 share & Prem Prakash 132/375 Share	Adore Propmart LLP		791/2	0-18-15	Document No. 12565 dated 01.12.2023 and Document No. 8562 dated 13.09.2024
	Super Fine Realtors Pvt. Ltd. 377/520 share & Dimple Guglani 143/520 Share	Adore Propmart LLP		792	1-6-0	Document No. 8562 dated 13.09.2024 and Document No. 3628 dated 16.06.2023

	Super Fine Realtors Pvt. Ltd. 340/480 share & Dimple Guglani 143/480 Share	Adore Propmart LLP		793/1	1-4-0	Document No. 8562 dated 13.09.2024 and Document No. 3628 dated 16.06.2023
	Super Fine Realtors Pvt. Ltd. 305/460 share & Mrs. Dimple Guglani 69/460 Share & Sandeep Kumar Malhotra 86/460 Share	Adore Propmart LLP		793/2	1-3-0	Document No. 8562 dated 13.09.2024 and Document No. 3628 dated 16.06.2023 and Document No. 4548 dated 02.07.2024
	Super Fine Realtors Pvt. Ltd.	Adore Propmart LLP		794/1	0-18-15	Document No. 8562 dated 13.09.2024
				794/3	1-12-7	
	Super Fine Realtors Pvt. Ltd. 1/260 share, Usha Devi & Roop Rani equally 140/260 Share, Mrs. Sonia Thareja 70/260	Adore Propmart LLP		795/1	0-13-0	Document No. 8562 dated 13.09.2024 and Document No. 4548

	share & Sandeep Kumar Malhotra 49/260 share					dated 02.07.2024
	Super Fine Realtors Pvt. Ltd. 50/260 share, Usha Devi & Roop Rani equally 140/260 Share, Mrs. Sonia Thareja 70/260 share	Adore Propmart LLP		795/2 Min	0-10-5	Document No. 8562 dated 13.09.2024 and Document No. 4548 dated 02.07.2024
	Super Fine Realtors Pvt. Ltd.	Adore Propmart LLP		796/1	0-0-0	Document No. 8562 dated 13.09.2024
	Super Fine Realtors Pvt. Ltd. 592/1032 share, Flymore Construction Pvt. Ltd. 440/1032 share	Adore Propmart LLP		797/1 Min	0-5-11	Document No. 8562 dated 13.09.2024 and Document No. 12565 dated 01.12.2023
				797/3/2 Min 1-0-18		
	Rajender Singh & Dharambir equal share	Adore Propmart LLP		791/1/2	0-0-18	Document No. 12565 dated 01.12.2023
				791/3	0-2-4	
				794/2	0-1-18	
				797/2 Min	0-0-4	

				Total	14-7-18	
				Grand Total	**9.2453 acres**	

That vide the above-mentioned sale deed, the aforesaid land/shares were transferred in the name of Adore Propmart LLP, the revised details of ownership are as under:

Land schedule

Village	**Name of owner**	**Rect. No.**	**Killa No.**	**Area (K-M)**
Kherki Daula	Adore Propmart LLP	56	15/2/2	0-4
			16/2	1-16
			Total	2-0
			Khasara no.	B-B-B
Shikohpur	Adore Propmart LLP		791/1/1	4-10-3
			791/2	0-18-15
			792	1-6-0
			793/1	1-4-0
			793/2	1-3-0
			794/1	0-18-15
			794/3	1-12-7
			795/1	0-13-0
			795/2 Min	0-10-5

			796/1	0-0-0
			797/1 Min	0-5-11
			797/3/2 Min	1-0-18
			791/1/2	0-0-18
			791/3	0-2-4
			794/2	0-1-18
			797/2 Min	0-0-4
			Total	14-7-18
			Grand Total	9.2453 acres

After thorough inspection of the title deeds provided by the company, I am of the opinion that the above-mentioned people are the owners of the respective shares and have existing valid and legal title over the same.

Regards

Divya Gupta (D/3662/2015)

Harshit Batra & Associates