Date: 10/09/2026

Client: Signatureglobal Homes Limited

Title Search Report

In respect of:

PROJECT NAMELY "THE ICONIC RESIDENCES GURUGRAM" DEVELOPED ON FREEHOLD LAND ADMEASURING 2.303 ACRES SITUATED AT VILLAGE GADOLI KALAN, DISTRICT GURUGRAM, HARYANA (land schedule hereinafter attached as Schedule I).

SUBMITTED BY

SNG & RE LEGAL ADVISORS & CONSULTANTS
First Floor, 13, Babar Road
Bengali Market, New Delhi-110001
Tel: +91 11 43011624, 43011625, 43011626
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BACKGROUND

SNG & RE LEGAL ADVISORS & CONSULTANTS having its office at First Floor, 13, Babar Road, Bengali Market, New Delhi-110001 & amongst other places in India as well as abroad (hereinafter referred to as '**SNG & RE'**) has been assigned by Signatureglobal Homes Limited (hereinafter referred to as '**Client**') in respect of title of **PROJECT NAMELY "THE ICONIC RESIDENCES GURUGRAM" DEVELOPED ON FREEHOLD LAND ADMEASURING 2.303 ACRES SITUATED AT VILLAGE GADOLI KALAN, DISTRICT GURUGRAM, HARYANA** (land schedule hereinafter attached as Schedule I) (Hereinafter referred to as the **"the Property"**).

GLOSSARY	
Term	**Meaning**
Client	Signatureglobal Homes Limited
Owners	Ramprastha Realtors Private Limited, Ramprastha Promoters Private Limited, Ramprastha Developers Private Limited and S.A. Infracon Private Limited subject to development rights of Signatureglobal Homes Limited
Interest Holder / Developer/Mortgagor	Signatureglobal Homes Limited
SNG & RE	SNG & RE LEGAL ADVISORS & CONSULTANTS
Khasra/Kila/ Survey Nos.	the identification number of land given by the concerned revenue authority.
The Property/Land/ Project Land	**PROJECT NAMELY "THE ICONIC RESIDENCES GURUGRAM" DEVELOPED ON FREEHOLD LAND ADMEASURING 2.303 ACRES SITUATED AT VILLAGE GADOLI KALAN, DISTRICT GURUGRAM, HARYANA (land schedule hereinafter attached as Schedule I).**
Scale	1 Kanal = 605 sq yards or 20 Marla 1 Acres = 08 Kanal or 4048 sq.mtr
Report	Title Search report/Due diligence report in respect of the title of the Property



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Project	The development/construction of commercial, amusement, industrial, institutional and residential on the Land.
Patwari	Government employee who keeps all the records in respect of land under his area.
Tehsil	The ultimate executive agency for land records and related administrative matters. Its chief official is called the *tehsildar* or less officially the *talukdar* or *taluka muktiarkar.*

METHODOLOGY

Based on the aforementioned scope of work, we have discussed the matter with Client and perused various documents and caused searches to be made at various offices as hereinafter appearing.

SCOPE OF WORK / INFORMATIONS ACCUMULATED FROM VARIOUS AUTHORITIES VISITED

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

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

MANDATE

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

1. To ascertain clear and marketable title of the owners qua the **Property**.

2. To ascertain charge, encumbrances, mortgages if any, in relation to the **Property,** reflecting in the records of concerned Sub-Registrar of Assurances, Revenue Records, Land Acquisition Authority, Registrar of Companies etc.

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

READER'S NOTE

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

ASSUMPTIONS

For the purposes of this opinion, we have assumed that:

(i) The photocopies of the documents provided to us are true, genuine, complete and accurate copies of the original of such documents. The documents are correct and authentic and no alteration has taken place.

(ii) With reference to documents examined in the process of the conduct of the mandated exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.

(iii) That there are no facts or circumstances in existence and no events have occurred which render such documents / letters void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason

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and in particular without limitation by reason of the lack of authority, consideration, influence, coercion, duress, default, fraud or misrepresentation.

DISCLAIMER AND LIABILITY

Our maximum aggregate liability to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to **SNG & RE** for this specific mandate.

This Report should not be relied upon as a substitute for a full set of warranties/indemnities which one would seek to achieve commensurate with a transaction of this nature.

EXCLUSIONS

We express no opinion on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report. In this regard, it may be noted that the power of an Indian Court to grant equitable remedies are discretionary and we express no opinion whether they would be available.

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

DOCUMENTS EXAMINED/ REVIEWED

1. Copy of License bearing License No. 33 of 2008 for the land admeasuring 60.511 Acres issued by Directorate of Town and Country Planning, Haryana in favour of Ram Prastha Promoters & Developers Private Limited for the development of Group Housing Colony.

2. Copy of Renewal Letter for License No. 33 of 2008 bearing Memo No. LC-1608-Asstt.(RK)/2020/20921 dated 27/11/2020 for the land admeasuring 60.511 Acres issued by Directorate of Town and Country Planning, Haryana in favour of Ram Prastha Promoters & Developers Private Limited for the development of Group Housing Colony. The License has been renewed till 18/02/2025.



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3. Copy of Letter bearing MEMO No.LC-1608-Vol-V/JE(SJ)/2023/19246 dated 16/06/2023 issued by Directorate of Town & Country Planning, Haryana address to M/s. S.A. Infracon Private Limited, M/s. Ramprastha Developers Private Limited, M/s. Ramprastha Promoters Private Limited, M/s. Ramprastha Realtors Private Limited and wherein Signatureglobal Homes Private Limited has been inducted as a beneficial developer with respect to the Property.

4. Copy of Sale Deed dated 17/04/2006 executed by Mr. Bhagwan Singh, Mr. Mahaveer Singh, Mr. Bijendra Singh and Ranveer Singh in favour of M/s Ramprastha Developers Pvt. Ltd. with respect to land admeasuring 5 Bigha 4 Biswa 5 Biswansi being ¼ share in the land admeasuring 20 Bigha 17 Biswa 0 Biswansi comprised in Khewat No. 51, 52, 53, 54, Khata No. 68 to 75, Khasra No. 107min(2-18), 204(1-4), 78(1-10), 232(2-11), 80(1-8), 202(1-12), 234(3-5), 79(1-9), 230(2-10), 152(1-10), 81min(1-0) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

   The said Deed is duly registered as Document No. 1076, in Addl. Book No.1 registered on 17/04/2006.

5. Copy of Sale Deed dated 25/04/2006 executed by Mr. Balbir in favour of M/s Ramprastha Realtors Pvt. Ltd. with respect to land admeasuring 13 Bigha 5 Biswa 10 Biswansi being ¼ share in the land admeasuring 13 Bigha 2 Biswa 0 Biswansi comprised in Khewat No. 51/41, Khata No. 68 to 71, Khewat No. 54/44, Khata No. 74, 75, Khasra No. 204(1-4), 325(1-12), 78(1-10), 232(2-11), 80(1-8), 202(1-12), 234(3-5) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

   The said Deed is duly registered as Document No. 1946, in Addl. Book No.1 registered on 25/04/2006.

6. Copy of Sale Deed dated 26/04/2006 executed by Mr. Bijendra in favour of M/s Ramprastha Realtors Pvt. Ltd. with respect to land admeasuring 4 Bigha 16 Biswa 5 Biswansi being 1/14th share in the land admeasuring 17 Bigha 5 Biswa 0 Biswansi (area sold is 1 Bigha 4 Biswa

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13 Biswansi) comprised in Khewat No. 51/41, Khata No. 68 to 71, Khasra No. 107min(2-18), 204(1-4), 206(1-5), 325(1-12), 78(1-10), 232(2-11), 80(1-8), 202(1-12), 234(3-5) and 1/14th share in the land admeasuring 3 Bigha 19 Biswa 0 Biswansi (area sold is 0 Bigha 5 Biswa 12 Biswansi) comprised in Khewat No. 52/42, Khata No. 72 Khasra No. 79(1-9), 230(2-10) and 1/14th share in admeasuring 3 Bigha 6 Biswa 0 Biswansi (full land) comprised in Khewat No. 67/56 Khata No. 93, Khasra No. 267/1(3-6) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

The said Deed is duly registered as Document No. 2012, in Addl. Book No.1 registered on 26/04/2006.

7. Copy of Sale Deed dated 26/04/2006 executed by Mr. Bijendra in favour of M/s Ramprastha Realtors Pvt. Ltd. with respect to land admeasuring 4 Bigha 16 Biswa 5 Biswansi being 1/14th share in the land admeasuring 17 Bigha 5 Biswa 0 Biswansi (area sold is 1 Bigha 4 Biswa 13 Biswansi) comprised in Khewat No. 51/41, Khata No. 68 to 71, Khasra No. 107min(2-18), 204(1-4), 206(1-5), 325(1-12), 78(1-10), 232(2-11), 80(1-8), 202(1-12), 234(3-5) and 1/14th share in the land admeasuring 3 Bigha 19 Biswa 0 Biswansi (area sold is 0 Bigha 5 Biswa 12 Biswansi) comprised in Khewat No. 52/42, Khata No. 72 Khasra No. 79(1-9), 230(2-10) and 1/14th share in admeasuring 3 Bigha 6 Biswa 0 Biswansi (full land) comprised in Khewat No. 67/56 Khata No. 93, Khasra No. 267/1(3-6) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

   The said Deed is duly registered as Document No. 2012, in Addl. Book No.1 registered on 26/04/2006.

8. Copy of Sale Deed dated 26/04/2006 executed by Mr. Mahendra Singh (through General Power of Attorney holder Smt. Rajbala document bearing no. 288 dated 20/08/1999) (1/28 share), Mrs. Santosh and Mr. Vikram (1/128 share) and Mr. Rajbir (1/28 share) in favour of M/s Ramprastha Realtors Pvt. Ltd. with respect to land admeasuring 2 Bigha 12 Biswa 8 Biswansi being 1/7th share in the land admeasuring 18 Bigha 7 Biswa 0 Biswansi comprised in Khewat No. 51, Khata No. 68 to 72, Khasra No. 107min(2-18), 204(1-4), 78(1-10), 232(2-11), 80(1-8),



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202(1-12), 234(3-5), 79(1-9) and 230 (2-10) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

The said Deed is duly registered as Document No. 2075, in Addl. Book No.1 registered on 26/04/2006.

9. Copy of Sale Deed dated 04/05/2006 executed by Mr. Krishna Kumar (15/112 share) and Mr. Pawan Kumar (13/112 share) in favour of M/s Ramprastha Realtors Pvt. Ltd. with respect to land admeasuring 1 Bigha 9 Biswa 10 Biswansi being 1/4th share in the land admeasuring 5 Bigha 18 Biswa 0 Biswansi comprised in Khewat No. 53/43, Khata No. 73, Khasra No. 147(1-19) and Khewta No. 52/42, Khata No. 72, Khasra No. 79(1-9), 230(2-10 situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

   The said Deed is duly registered as Document No. 2792, in Addl. Book No.1 registered on 04/05/2006.

10. Copy of Sale Deed dated 15/09/2006 executed by Mr. Kuldeep Singh, Kulbeer Singh, Brijlal, Sajjan Singh and Om Hari in favour of M/s Ramprastha Realtors Pvt. Ltd. with respect to land admeasuring 2 Bigha 12 Biswa 14 Biswansi being 23/43rd share in the land admeasuring 2 Bigha 3 Biswa 0 Biswansi (land sold 1 Bigha 3 Biswa 0 Biswansi) comprised in Khewat/ Khata No. 41/53, Khasra No. 129/2(2-3) and being 594/2060 share in the land admeasuring 5 Bigha 23 Biswa 0 Biswansi (land sold 1 Bigha 9 Biswa 0 Biswansi) comprised in Khewat/ Khata No. 50/67, Khasra No. 74/1(1-3), 74/3(0-1), 75/2(1-4), 76(1-7), 77(1-8) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

    The said Deed is duly registered as Document No. 12616, in Addl. Book No.1 registered on 15/09/2006.

11. Copy of Sale Deed dated 09/03/2006 executed by Mr. Kartar in favour of M/s Ramprastha Promoters Pvt. Ltd. with respect to land admeasuring 7 Bigha 4 Biswa 6 Biswansi being 1/3rd share in the land admeasuring 15 Bigha 14 Biswa 0 Biswansi (land sold 5 Bigha 4 Biswa 13 Biswansi) comprised in Khewat No. 48/39, Khata No. 65, Khasra No.

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108min(3-1), 201(1-15), 203(1-5), 205(1-4), 231(2-11), 233(2-11), 235(3-7) and being 1/3rd share in the land admeasuring 5 Bigha 5 Biswa 0 Biswansi (land sold 1 Bigha 15 Biswa 0 Biswansi) comprised in Khewat 49/39, Khata No. 66, Khasra No. 148(1-19), 150(1-11), 155(1-15) and being 1/3rd share in the land admeasuring 5 Bigha 3 Biswa 0 Biswansi (land sold 0 Bigha 4 Biswa 13 Biswansi) comprised in 74min(1-4), 75min(1-4), 76(1-7), 77(1-8) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

The said Deed is duly registered as Document No. 26585, in Addl. Book No.1 registered on 09/03/2006.

12. Copy of Sale Deed dated 09/03/2006 executed by Mr. Jaipal in favour of M/s Ramprastha Promoters Pvt. Ltd. with respect to land admeasuring 6 Bigha 19 Biswa 0 Biswansi being 1/3rd share in the land admeasuring 15 Bigha 14 Biswa 0 Biswansi (land sold 5 Bigha 4 Biswa 13 Biswansi) comprised in Khewat No.48/39 Khata No. 65, Khasra No. 108min(3-1), 201(1-15), 203(1-5), 205(1-4), 231(2-11), 233(2-11), 235(3-7) and being 37/111th share in the land admeasuring 5 Bigha 3 Biswa 0 Biswansi (land sold 1 Bigha 14 Biswa 7 Biswansi) comprised in 74min(1-4), 75min(1-4), 76(1-7), 77(1-8) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

The said Deed is duly registered as Document No. 26587, in Addl. Book No.1 registered on 09/03/2006.

13. Copy of Sale Deed dated 09/03/2006 executed by Mr. Narendra Kumar, Mr. Joginder Kumar, Mr. Dalbeer Kumar and Mrs. Shushila and Mrs. Hans Kaur in favour of M/s Ramprastha Promoters Pvt. Ltd. with respect to land admeasuring 8 Bigha 14 Biswa 0 Biswansi being 1/3rd share in the land admeasuring 15 Bigha 14 Biswa 0 Biswansi (land sold 5 Bigha 4 Biswa 14 Biswansi) comprised in Khewat No. 48/39 Khata No. 65, Khasra No. 108min(3-1), 201(1-15), 203(1-5), 205(1-4), 231(2-11), 233(2-11), 235(3-7) and being 1/3rd share in the land admeasuring 5 Bigha 5 Biswa 0 Biswansi (land sold 1 Bigha 15 Biswa 0 Biswansi) comprised in Khewat 49/39, Khata No. 66, Khasra No. 148(1-19), 150(1-11), 155(1-15) and being 37/111th share in the land admeasuring 5 Bigha 3 Biswa 0 Biswansi (land sold 1 Bigha 14 Biswa 6

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Biswansi) comprised in 74min(1-4), 75min(1-4), 76(1-7), 77(1-8) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

The said Deed is duly registered as Document No. 26588, in Addl. Book No.1 registered on 09/03/2006.

14. Copy of Sale Deed dated 10/03/2006 executed by Mr. Satish Kumar in favour of M/s Ramprastha Promoters Pvt. Ltd. with respect to land admeasuring 6 Bigha 9 Biswa 10 Biswansi being 1/4th share in the land admeasuring 25 Bigha 18 Biswa 0 Biswansi comprised in Khewat No. 51, 52, 53, 54, Khata No. 68 to 75, Khasra No. 107min(2-18), 204(1-4), 325(1-12), 78(1-10), 232(2-11), 80(1-8), 202(1-12), 234(3-5), 79(1-9), 230(2-10), 149(1-19), 152(1-10), 81min(1-0), 151(1-10) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

    The said Deed is duly registered as Document No. 26688, in Addl. Book No.1 registered on 10/03/2006.

15. Copy of Sale Deed dated 04/05/2006 executed by Mr. Sunder Singh and Mr. Lal SIngh in favour of M/s Ramprastha Realtors Pvt. Ltd. with respect to land admeasuring 0 Bigha 15 Biswa 3 Biswansi being 3/84th share in the land admeasuring 11 Bigha 21 Biswa 4 Biswansi comprised in Khewat No. 51/41, Khata No. 68 to 71, Khasra No. 107(2-18), 204(1-4), 206(1-5), 325(1-12), 78(1-10), 232(2-11), 80(1-8), 202(1-12), 234(3-5), Khewat No. 52/42, Khata No. 72, Khasra No. 79(1-9), 230(2-10) kita (11) situated in the revenue estate of Village Gadoli Kalan, Tehsil & District Gurugram, Haryana.

    The said Deed is duly registered as Document No. 2793, in Addl. Book No.1 registered on 04/05/2006.

16. Copy of Development Rights Agreement dated 14/12/2007 executed by M/s Ramprastha Promoters and Developers Pvt. Ltd., in favour of A.S. Realcon Private Limited, A/S Realtech Private Limited, B.S.Y. Developers Private limted, B.S.Y. Infrastructure Private Limited, Ramprastha Buildtech Private Limited, Ramprastha Developers Private limited, Ramprastha Estate Private Limited , Ramprastha



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Promoters Private Limited, Ramprastha Realtors Private Limited, Ramprastha Township Private Limited , S.A. Infracon Private Limited, S.A. Infratech Private Limited , S.A. Propbuild Private Limited with respect to 285.797 acres (2.303 acres is a part).

The said Agreement is duly registered as Document No. 19994, in Addl. Book No. 1, Vol. No 9,753 in Page 141. In Addl. Book No.1, Vol. 832 in Pages 54-55 registered on 14/12/2007.

17. Copy of Joint Development Agreement dated 26/06/2023 executed by M/s. S.A. Infracon Private Limited (Owner 1), M/s. Ramprastha Developers Private Limited (Owner 2), M/s. Ramprastha Promoters Private Limited (Owner 3), M/s. Ramprastha Realtors Private Limited (Owner 4), M/s. Ramprastha Promoters and Developers Private Limited (RPDPL), M/s. Ramprastha Buildtech Private Limited (Confirming Party 1), M/s. Ramprastha Townships Private Limited (Confirming Party 2), M/s. B.S.Y. Infrastructure Private Limited (Confirming Party 3), M/s. BSY Developers Private Limited (Confirming Party 4) and M/s. Signatureglobal Homes Private Limited with respect to development of land admeasuring 2.303 Acres situated in Village Gadaulin Kalan, District Gurugram.

    The said Agreement is duly registered as Document No. 4245, in Addl. Book No. 1, Vol. No 1888 in Page 65 to 68 registered on 26/06/2023.

18. Copy of Irrevocable General Power of Attorney dated 26/06/2023 executed by M/s. S.A. Infracon Private Limited, M/s. Ramprastha Developers Private Limited, M/s. Ramprastha Promoters Private Limited, M/s. Ramprastha Realtors Private Limited in favour of M/s. Signatureglobal Homes Private Limited (natural individual namely Mr. Dhananjay Shukla) with respect to the property.

    The said GPA is duly registered as Document No. 110, in Addl. Book No. 4, Vol. No. 23, Page No. 55 to 58 dated 26/06/2023.

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OBSERVATIONS ON DEVOLUTION TITLE OF THE PROPERTY TO THE PRESENT OWNERS

Village: Gadolin Kalan

¼ share in the land comprised in Khasra No. 79/2(0-3-2), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

As per Jamabandi for the Year 1988-89 and 1993-94, Balbir (1/4th share), Bhagwan Singh, Mahaveer Singh, Bijender Singh, Ranveer Singh (1/4th share), Hajari and Pyare (1/2nd share) were the recorded owners of land comprised in 79(1-9-0) alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

That, Balbir sold his 15/118th share out of his 1/4th share in the scheduled land to Krishna Kumar vide a duly a registered Sale Deed bearing Document No. 15865 dated 13/03/1995 and the same is recorded in the revenue records vide Mutation No. 376.

That, Balbir sold his remaining 14/118th share in the scheduled land to Pawan Kumar vide a duly a registered Sale Deed bearing Document No. 16057 dated 15/03/1995 and the same is recorded in the revenue records vide Mutation No. 377.

That, Hajari died intestate and his 1/4th share in scheduled land devolved upon his legal heirs Mahender, Rajender, Rajbala, Mukhtiyari, Kamla, Shakuntala and Rajbir and the same is recorded in the revenue records vide Mutation No. 425.

That, Rajender died intestate and his 1/28th share in scheduled land devolved upon his legal heirs Santosh and Vikram (1/28th share) and the same is recorded in the revenue records vide Mutation No. 429.

That, Rajbir sold his 198/8580th share in the scheduled land to Sunder Singh and Lal Singh vide a duly a registered Sale Deed bearing Document No. 10180 dated 24/11/2000 and the same is recorded in the revenue records vide Mutation No. 452.

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That, Rajbir sold his 108/8580th share in the scheduled land to Sunder Singh and Lal Singh vide a duly a registered Sale Deed bearing Document No. 10188 dated 24/11/2000 and the same is recorded in the revenue records vide Mutation No. 453.

As per Jamabandi for the Year 1998-99 and 2003-04, Mahender, Rajbala, Mukhtiyari, Kamla, Shakuntala and Rajbir (15/84 share), Pyare (1/4th share), Santosh and Vikram (1/28th share), Bhagwan Singh, Mahaveer Singh, Bijender Singh, Ranveer Singh (1/4th share) Sunder Singh and Lal Singh (3/84 share), Krishna Kumar and Pawan Kumar (1/4th share) were the recorded owners of land comprised in Khasra No. 79(1-9-0) alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana

That, Pyare released his ¼ share to Satish Kumar in the above land alongwith additional land vide a duly registered Release Deed bearing Document No. 14587 dated 25/02/2003 and the same is recorded in the revenue records vide Mutation No. 467.

That, Mukhitiyari released her 1/28 share to Rajbir in the above land alongwith additional land vide a duly registered Release Deed bearing Document No. 1762 dated 23/04/2004 and the same is recorded in the revenue records vide Mutation No. 472.

That, Kamla and Shakuntala sold their 1/14th share to Bijender in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 16145 dated 08/11/2004 and the same is recorded in the revenue records vide Mutation No. 481.

That, Bhagwan Singh, Mahaveer Singh, Bijender Singh, Ranveer Singh sold their 1/4th share to M/s. Ramprastha Developers Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 1076 dated 17/04/2006 and the same is recorded in the revenue records vide Mutation No. 539.

That, Bijender sold his 1/14th share in the above land to M/s. Ramprastha Realtors Private Limited in the above land alongwith additional land vide a

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duly registered Sale Deed bearing Document No. 2012 dated 26/04/2006 and the same is recorded in the revenue records vide Mutation No. 545.

That, Mahender Singh, Rajbir, Rajbala sold their (3/28 share), Smt. Santosh, Vikram sold their (1/28 share) (total share 1/7 share) to M/s. Ramprastha Realtors Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 2075 dated 26/04/2006 and the same is recorded in the revenue records vide Mutation No. 548.

That, Satish sold his 1/4th share to M/s. Ramprastha Promoters Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 26688 dated 10/03/2006 and the same is recorded in the revenue records vide Mutation No. 568.

That, Sunder Singh, Lal Singh sold their 3/84 share to M/s. Ramprastha Realtors Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 2793 dated 04/05/2006 and the same is recorded in the revenue records vide Mutation No. 573.

That, Krishna Kumar (15/112th Share) and Pawan Kumar (13/112th Share) (total share 1/4th Share) sold their share to Ramprastha Realtors Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 2792 dated 04/05/2006 and the same is recorded in the revenue records vide Mutation No. 574.

As per Jamabandi for the Year 2008-09 and 2013-14, Ramprastha Realtors Private Limited (1/2nd share), Ramprastha Developers Private Limited (1/4th Share) and Ramprastha Promoters Private Limited (1/4th Share) were the recorded owners of land comprised in Khasra No. 79(1-9-0) alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

SNG Note: We have found a reference of land acquisition in respect of the land comprised in Khasra No. 79(1-9-0), and the award was passed with respect to land comprised in Khasra No. 79min(0-9-0), vide award no. 15 dated 26/09/2008 and the same is recorded in the revenue records vide mutation no. 689 dated 19/03/2015 and vide Rapat No. 89 dated 26/09/2008 and the remaining land is Khasra No. 79/2(1-0-0).

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As per Jamabandi for the Year 2018-19, Ramprastha Realtors Private Limited (1/2nd share), Ramprastha Developers Private Limited (1/4th Share) and Ramprastha Promoters Private Limited (1/4th Share) were the recorded owners of land comprised in Khasra No. 79/2(1-0-0) alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

SNG Note: We have found a reference of Section 3A and 3D of the Land Acquisition Act in respect of the land comprised in Khasra No. 79/2min(1-0-0), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana vide Rapat No. 530 dated 09/02/2021 and Rapat No. 700 dated 30/03/2021 respectively and later an Award was passed with respect to land comprised in Khasra No. 79/2min(0-1-16) vide RAPAT No. 750 dated 04/08/2021.

3/84 share in the land comprised in Khasra No. 80(1-7-17), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

As per Jamabandi for the Year 1988-89 and 1993-94, Balbir (1/4th share), Bhagwan Singh, Mahaveer Singh, Bijender Singh, Ranveer Singh (1/4th share), Hajari and Pyare (1/2nd share) were the recorded owners of land comprised in Khasra No. 80(1-8-0) and 78(1-10-0) alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

That, Hajari died intestate and his 1/4th share in scheduled land devolved upon his legal heirs Mahender, Rajender, Rajbala, Mukhtiyari, Kamla, Shakuntala and Rajbir and the same is recorded in the revenue records vide Mutation No. 425.

That, Rajbir sold his 198/8580th share in the scheduled land to Sunder Singh and Lal Singh vide a duly a registered Sale Deed bearing Document No. 10180 dated 24/11/2000 and the same is recorded in the revenue records vide Mutation No. 452.

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That, Rajbir sold his 108/8580th share in the scheduled land to Sunder Singh and Lal Singh vide a duly a registered Sale Deed bearing Document No. 10188 dated 24/11/2000 and the same is recorded in the revenue records vide Mutation No. 453.

That, Rajender died intestate and his 1/28th share in scheduled land devolved upon his legal heirs Santosh and Vikram (1/28th share) and the same is recorded in the revenue records vide Mutation No. 429. Please note that name of Rajender was wrongly mentioned in the revenue records, which was later rectified vide Badar No. 4 dated 04/01/2003 and the name of Mahender, Rajbala, Rajbir, Mukhtiyari, Kamla and Shakuntala (6/28 share), Santosh and Vikram (1/28 share) were recorded in the revenue records.

As per Jamabandi for the Year 1998-99 and 2003-04, Balbir (1/4th share), Mahender, Rajbala, Mukhtiyari, Kamla, Shakuntala and Rajbir (15/84), Pyare (1/4th share), Santosh and Vikram (1/28th share), Bhagwan Singh, Mahaveer Singh, Bijender Singh, Ranveer Singh (1/4th share) Sunder Singh and Lal Singh (3/84 share) (mortgaged with Balraj Singh), were the recorded owners of land comprised in Khasra No. 80(1-8-0) and 78(1-10-0) alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

That, mortgage of the 3/84 share of Sunder Singh and Lal Singh with Balraj Singh was released and the same is recorded in the revenue records vide mutation no. 513.

That, Pyare released his ¼ share to Satish Kumar in the above land alongwith additional land vide a duly registered Release Deed bearing Document No. 14587 dated 25/02/2003 and the same is recorded in the revenue records vide Mutation No. 467.

That, Mukhitiyari released her 1/28 share to Rajbir in the above land alongwith additional land vide a duly registered Release Deed bearing Document No. 1762 dated 23/04/2004 and the same is recorded in the revenue records vide Mutation No. 472.

That, Kamla and Shakuntala sold their 1/14th share to Bijender in the above land alongwith additional land vide a duly registered Sale Deed bearing

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Document No. 16145 dated 08/11/2004 and the same is recorded in the revenue records vide Mutation No. 481.

That, Bhagwan Singh, Mahaveer Singh, Bijender Singh, Ranveer Singh sold their 1/4th share to M/s. Ramprastha Developers Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 1076 dated 17/04/2006 and the same is recorded in the revenue records vide Mutation No. 539.

That, Bijender sold his 1/14th share in the above land to M/s. Ramprastha Realtors Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 2012 dated 26/04/2006 and the same is recorded in the revenue records vide Mutation No. 545.

That, Mahender Singh, Rajbir, Rajbala sold their (3/28 share), Smt. Santosh, Vikram sold their (1/28 share) (total share 1/7 share) to M/s. Ramprastha Realtors Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 2075 dated 26/04/2006 and the same is recorded in the revenue records vide Mutation No. 548.

That, Balbir sold his ¼ share to M/s. Ramprastha Realtors Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 1946 dated 25/04/2006 and the same is recorded in the revenue records vide Mutation No. 549.

That, Satish sold his 1/4th share to M/s. Ramprastha Promoters Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 26688 dated 10/03/2006 and the same is recorded in the revenue records vide Mutation No. 568.

That, Sunder Singh, Lal Singh sold their 3/84 share to M/s. Ramprastha Realtors Private Limited in the above land alongwith additional land vide a duly registered Sale Deed bearing Document No. 2793 dated 04/05/2006 and the same is recorded in the revenue records vide Mutation No. 573.

As per Jamabandi for the Year 2008-09 and 2013-14, M/s. Ramprastha Realtors Private Limited (1/2 share), M/s. Ramprastha Developers Private Limited (1/4 share) and M/s. Ramprastha Promoters Private Limited (¼ share) were

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the recorded owners of land comprised in Khasra No. 80(1-8-0) and 78(1-10-0) alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

SNG Note: We have found a reference of land acquisition in respect of the land comprised in Khasra No. 78(1-10-0), and the award was passed with respect to land comprised in Khasra No. 78(1-10-0), vide award no. 15 dated 26/09/2008 and the same is recorded in the revenue records vide mutation no. 689 dated 19/03/2015 and vide Rapat No. 89 dated 26/09/2008.

As per Jamabandi for the Year 2018-19, M/s. Ramprastha Realtors Private Limited (1/2 share), M/s. Ramprastha Developers Private Limited (1/4 share) and M/s. Ramprastha Promoters Private Limited (¼ share) were the recorded owners of land comprised in Khasra No. 80(1-8-0) alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

594/2060 share in the land comprised in Khasra No. 74/1/1(0-7-0), Khasra No. 75/2(1-4-0), Khasra No. 76/1 (0-11-15), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

As per Jamabandi for the Year 1988-89 and 1993-94, Chandrapal, Kartar Singh, Satbir were the recorded owners of land comprised in Khasra No. 74(1-10-0), Khasra No. 75(1-6-0), Khasra No. 76(1-7-0), alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

That, Kartar Singh sold his 16/111 share (out of 1/3rd share) in the above land to Kuldeep, Kulveer Singh, Brij Lal, Sajan Singh, Om Hari vide a duly registered sale deed bearing document no. 6325 dated 18/08/1994 and the same is recoded in the revenue records vide Mutation No. 369.

That, Kartar Singh sold his 16/111 share in the above land to Kuldeep, Kulveer Singh, Brij Lal, Sajan Singh, Om Hari vide a duly registered sale deed bearing document no. 6200 dated 18/08/1994 and the same is recoded in the revenue records vide Mutation No. 370.

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That, upon the death of Chadrapal his 1/3rd hare in the above land devolved upon her legal heirs M Narender Kumar, Joginder Kumar, Jagbir Singh, Jasbir Singh, Dalbir Singh, Shusheela, Hans Kaur and the same is recorded in the revenue records vide Mutation No. 397.

As per Jamabandi for the Year 1998-99 and 2003-04, Narender Kumar, Joginder Kumar, Jagbir Singh, Jasbir Singh, Dalbir Singh, Shusheela, Hans Kaur (37/111 share), Kartar Singh (5/111 share), Satbir (37/111 share), Kuldeep Singh, Kulveer Singh, Brij Lal, Sajan Singh, Om Hari (32/111 share), were the recorded owners of land comprised in Khasra No. 74(1-10-0), Khasra No. 75(1-6-0), Khasra No. 76(1-7-0), alongwith additional land situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

Thereafter, Mr. Satbir released their 37/111th share in the scheduled land alognwith additional land to Mr. Jaipal vide a duly registered Release Deed bearing Document No. 19613 dated 31/12/2004 and the same is recorded in the revenue records vide Mutation No. 487.

That, Mr. Kartar Singh sold his 5/111 share in the land Khasra No. 74/1(1-3-0), Khasra No. 75/2(1-4-0), Khasra No. 76(1-7-0) alongwith additional land to M/s. Ramprastha Promoters Private Limited vide a duly registered sale deed bearing document no. 26585 dated 09/03/2006 and the same is recoded in the revenue records vide Mutation No. 565. Tittamma prepared vide mutation no. 513/1.

That, Mr. Jaipal sold his 37/111 share in the land Khasra No. 74/1(1-3-0), Khasra No. 75/2(1-4-0), Khasra No. 76(1-7-0), alongwith additional land to M/s. Ramprastha Promoters Private Limited vide a duly registered sale deed bearing document no. 26587 dated 09/03/2006 and the same is recoded in the revenue records vide Mutation No. 566. Tittamma prepared vide mutation no. 513/1.

That, Narender Kumar, Joginder Kumar, Jagbir Singh, Jasbir Singh, Dalbir Singh, Shusheela, Hans Kaur sold their 37/111 share, in the land Khasra No. 74/1(1-3-0), Khasra No. 75/2(1-4-0), Khasra No. 76(1-7-0), alongwith additional land to M/s. Ramprastha Promoters Private Limited vide a duly registered sale deed bearing document no. 26588 dated 09/03/2006 and the

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same is recoded in the revenue records vide Mutation No. 567. Tittamma prepared vide mutation no. 513/1.

That, Kuldeep Singh, Kulveer Singh, Brij Lal, Sajan Singh, Om Hari sold their 594/2060 share i.e. 32/111 share in the land Khasra No. 74/1(1-3-0), Khasra No. 75/2(1-4-0), Khasra No. 76(1-7-0), alongwith additional land to M/s. S.A. Infracon Private Limited vide a duly registered sale deed bearing document no. 12616 dated 10/09/2006 and the same is recoded in the revenue records vide Mutation No. 601. Tittamma prepared vide mutation no. 513/1.

As per Jamabandi for the Year 2008-09, M/s. Ramprastha Promoters Private Limited (1466/ 2060 share), M/s. S.A. Infracon Private Limited (594/2060 share) were the recorded owners of land comprised in Khasra No. 74/1(1-3-0), Khasra No. 75/2(1-4-0), Khasra No. 76/1(1-7-0), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

SNG Note: We have found a reference of land acquisition in respect of the land comprised in Khasra No. 74(1-3-0), and the award was passed with respect to land comprised in Khasra No. 74/1/2(0-12-0), vide award no. 26 dated 20/12/2009 and the same is recorded in the revenue records vide mutation no. 675 dated 12/01/2011. Now, the remaining land is Khasra No. 74/1/1(0-7-0) and 74/1/3(0-4-0), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

As per Jamabandi for the Year 2013-14, M/s. Ramprastha Promoters Private Limited (1466/ 2060 share), M/s. S.A. Infracon Private Limited (594/2060 share) were the recorded owners of land comprised in Khasra No. 74/1/1(0-6-0), Khasra No. 75/2(1-4-0), Khasra No. 76/1 (1-7-0), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

SNG Note: The land mentioned in the jamabandi for the year 2013-14 is wrongly mentioned as Khasra No. 74/1/1(0-6-0). The correct land area should be Khasra No. 74/1/1(0-7-0). The same has been rectified in the jamabandi for the year 2018-19.

SNG Note: We have found a reference of land acquisition in respect of the land comprised in Khasra No. 76 (1-7-0), Khasra No. 77(1-8-0), and the award was passed with respect to land comprised in Khasra No. 76/1(0-1-0), 77/2(1-

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6-0), vide award no. 15 dated 26/09/2008 and the same is recorded in the revenue records vide mutation no. 689 dated 19/03/2015. Now, the remaining land is Khasra No. 76min(1-6-0), 77/1(0-2-0), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

As per Jamabandi for the Year 2018-19, M/s. Ramprastha Promoters Private Limited (1466/ 2060 share), M/s. S.A. Infracon Private Limited (594/2060 share) were the recorded owners of land comprised in Khasra No. 74/1/1(0-7-0), Khasra No. 75/2(1-4-0), Khasra No. 76min (1-6-0) situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana.

SNG Note: We have found a reference of Section 3A and 3D of the Land Acquisition Act in respect of the land comprised in Khasra No. 77/1min(0-2-0), situated at the revenue estate of Village Gadolin Kalan, Tehsil & District Gurugram, Haryana vide Rapat No. 530 dated 09/02/2021 and Rapat No. 700 dated 30/03/2021 respectively and later an Award was passed with respect to land comprised in Khasra No. 77/1min(0-1-12) vide RAPAT No. 750 dated 04/08/2021.

A registered Joint Development Rights Agreement dated 14/12/2007 was executed between M/s Ramprastha Promoters and Developers Pvt. Ltd., M/s Ramprastha Promoters Pvt. Ltd., M/s Ramprastha Developers Pvt. Ltd., M/s. Ramprastha Realtors Private Limited, M/s. S.A. Infracon Private Limited, along with other land owners with respect to the land admeasuring 285.797 Acres (out of which the Property admeasuring 2.303 Acres is a part).

Thereafter, Agreement to Sell dated 30/03/2022 executed by M/s Ramprastha Promoters Pvt. Ltd., M/s Ramprastha Developers Pvt. Ltd., M/s. Ramprastha Realtors Private Limited, M/s. S.A. Infracon Private Limited, M/s. Ramprastha Promoters and Developers Private Limited in favour of M/s. Signatureglobal India Limited with respect to the Property.

Thereafter, the aforementioned Agreement to Sell dated 30/03/2022 was cancelled by virtue of and Cancellation Agreement dated 30/03/2023 executed between M/s. Ramprastha Promoters & Developers Private Limited, M/s. S.A. Infracon Private Limited, M/s. Ramprastha Developers Private Limited, M/s. Promoters Private Limited, M/s. Ramprastha Realtors Private Limited and M/s. Signatureglobal (India) Limited.

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Thereafter, a registered Joint Development Agreement dated 26/06/2023 bearing no. 4245 executed by M/s. S.A. Infracon Private Limited (Owner 1), M/s. Ramprastha Developers Private Limited (Owner 2), M/s. Ramprastha Promoters Private Limited (Owner 3), M/s. Ramprastha Realtors Private Limited (Owner 4), M/s. Ramprastha Promoters and Developers Private Limited (RPDPL), M/s. Ramprastha Buildtech Private Limited (Confirming Party 1), M/s. Ramprastha Townships Private Limited (Confirming Party 2), M/s. B.S.Y. Infrastructure Private Limited (Confirming Party 3), M/s. BSY Developers Private Limited (Confirming Party 4) and M/s. Signatureglobal Homes Private Limited with respect to development of land admeasuring 2.303 Acres situated in Village Gadaulin Kalan, District Gurugram.

Main terms of the Joint Development Agreement dated 26/06/2023 bearing document no. 4245:

a. Allocation of the parties:

Revenue Share:

i. Owners Allocation: (Divided between the Owners and RPDPL) 15% in the gross sales revenue (Net of Brokerage) generated from the sale/ allotment/ lease/ transfer/ or any other nature of the entire saleable area at the project.

ii. Developer's Allocation: 85% of the gross sales revenue (Net of Brokerage) generated from the sale/ allotment/ lease/ transfer of the entire saleable area at the project.

b. The Developer shall also pay a sum of Rs. 34,35,50,000/- as adjustable security deposit to the owners an RPDPL.

The parties Mutually agrees that the Owner's entitlement shall be upto a maximum amount of Rs. 34,35,50,000/- (Rupees Thirty-Four Crores Thirty-Five Lacs and Fifty Thousand only) subject to applicable TDS and it shall be paid within a period of two years of execution of the agreement. However, the Owner will have an option to either accept Owner's Entitlement within the aforesaid timeline or set-off Adjustable Security Deposit against Owner's

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Entitlement payable by Developer to the Owner and RPDPL, without any demur, reservation, contest, protest and/or without any reference to the Developer. On the owner's setting off the Adjustable Security Deposit against Owner's Entitlement, refund of only unadjusted component of Adjustable Security Deposit, if any, shall be payable by the Owners and RPDPL to the Developer in terms of this Agreement.

The Developer will have an option to purchase the said land from the owners, wherein the sale consideration shall not exceed Rs. 34,35,50,000/- Rupees Thirty-Four Crores Thirty-Five Lacs Fifty Thousand Only) (which amount includes Revenue share of Owner under this agreement). **If the Developer exercises such option, then the Owners shall promptly and compulsorily sell the Project Land to the Developer**.

That the Developer shall be entitled to approach **bank/financial institutions for obtaining construction loan** for the purpose of undertaking the construction/development of the Project over the Project Land **by creating charge/mortgage over the receivables of the Project to be developed on the Project Land and the Project land** without requirement of any type of approval from the Land Owners and/or Confirming Parties or RPDPL. The repayment of loan, payment of interest etc. shall be the sole/exclusive responsibility and liability of the Developer.

Thereafter, M/s. S.A. Infracon Private Limited, M/s. Ramprastha Developers Private Limited, M/s. Ramprastha Promoters Private Limited, Ramprastha Realtors Private Limited executed a registered Irrevocable General Power of Attorney dated 26/06/2023 in favour of **M/s. Signatureglobal Homes Private Limited** in respect of total land admeasuring **2.303** situated in the revenue estate of Village Gadauli Kalan, Tehsil and District Gurgaon, Haryana and can do all the acts and things as are necessary or are required to be done for the development, promotion, construction and completion , mortgage , sale of built up area of the project on the above land in terms of the Joint Development Agreement.

Name of the owner company M/s Signatureglobal Homes Private Limited has been changed to M/s Signatureglobal Homes Limited on 30/06/2025 vide

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Certificate of Incorporation issued by the Registrar of Companies, Delhi Haryana.

DETAILS OF LAND UNDER LAND ACQUISITION PROCEEDINGS AND LAND ACQUIRED BY THE GOVERNMENT UNDER LAND ACQUISITION PROCEEDINGS

No land acquisition proceedings found.

CONTIGUITY OF THE PROPERTY

As far as contiguity of **Property** is concerned a definite opinion cannot be given by us and is out of purview of our scope of work and the said scope of work may be covered under a valuation report to be obtained by a govt. registered valuer/architect.

LAND USE (PRESENT & PROPOSED)

The land use of **the Property** is residential in nature.

License bearing License No. 33 of 2008 for the land admeasuring 60.511 Acres issued by Directorate of Town and Country Planning, Haryana in favour of Ram Prastha Promoters & Developers Private Limited for the development of Group Housing Colony.

Renewal Letter for License No. 33 of 2008 bearing Memo No. LC-1608-Asstt.(RK)/2020/20921 dated 27/11/2020 for the land admeasuring 60.511 Acres issued by Directorate of Town and Country Planning, Haryana in favour of Ram Prastha Promoters & Developers Private Limited for the development of Group Housing Colony. The License has been renewed till 18/02/2025.

CONSTRUCTION STATUS

The project is under construction.

ENCUMBRANCES



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

As per the inspection and search conducted by us for 30 years on the basis of the record produced before us in the office of concerned Sub-Registrar of Assurances, the Property is free from encumbrances. Ramprastha Realtors Private Limited, Ramprastha Promoters Private Limited, Ramprastha Developers Private Limited and S.A. Infracon Private Limited are the recorded owner of the Property and Signatureglobal Homes Limited is the beneficial interest holder of the Property.

SEARCH CONDUCTED AT THE OFFICE OF CONCERNED REVENUE AUTHORITY

As per the inspection and search conducted by us for 30 years on the basis of the record produced before us in the office of concerned office of the Revenue Authority, the Property is free from encumbrances. Ramprastha Realtors Private Limited, Ramprastha Promoters Private Limited, Ramprastha Developers Private Limited and S.A. Infracon Private Limited are the recorded owner of the Property and enjoy clear, legal and marketable title to the Property and Signatureglobal Homes Limited is the beneficial interest holder of the Property.

ONLINE SEARCH CONDUCTED AT THE MCA WEBSITE OF THE CONCERNED REGISTRAR OF COMPANIES

We have conducted the online search at the MCA website of Registrar of Companies, Delhi to ascertain creation of mortgage if any, on the land parcels owned by Signatureglobal Homes Limited and found that there is no charge created over the Property.

POSSESSION OF THE PROPERTY

As per documents examined, Signatureglobal Homes Limited is the beneficial interest holder and in possession of the Property.



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CONFIRMATION ON TITLE DOCUMENTS PROPERLY STAMPED AND REGISTERED

The title documents/ deeds in respect of the Property owned by the companies are properly executed, stamped and registered.

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

As per understanding given by the Owner, custody of the original title documents with respect to the Property is with the owner company.

CONCLUSION

- This is freehold **Property** residential in nature.
- The Property is free from encumbrances.
- In our view, Signatureglobal Homes Limited is the beneficial interest holder/Developer by virtue of Joint Development Agreement dated 26/06/2023.

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

Yours faithfully,
for SNG & RE LEGAL ADVISORS & CONSULTANTS



MUNISH UPADHYAY
ADVOCATE

BAR COUNCIL OF DELHI
ENROLMENT NO. D/699/99



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SCHEDULE I

LAND SCHEDULE

S. No.	COMPANY	SALE DEED	KHASRA NO.	B	B	B	ACRES	SHARE	SHARE	ACRES
	R. Promoters	26585	74/1/1					5	111	0.01
	R. Promoters	26587	74/1/1					37	111	0.073
	R. Promoters	26588	74/1/1					37	111	0.073
1	S.A. Infracon	12616	74/1/1	0	7	0	0.219	594	2060	0.063
	R. Promoters	26585	75/2					5	111	0.034
	R. Promoters	26587	75/2					37	111	0.25
	R. Promoters	26588	75/2					37	111	0.25
2	S.A. Infracon	12616	75/2	1	4	0	0.75	594	2060	0.216
	R. Promoters	26585	76/1 MIN					5	111	0.017
	R. Promoters	26587	76/1 MIN					37	111	0.122
	R. Promoters	26588	76/1 MIN		1	1		37	111	0.122
3	S.A. Infracon	12616	76/1 MIN	0	1	5	0.367	594	2060	0.106
	R. Promoters	26688	79/2 MIN					1	4	0.024
	R. Developers	1076	79/2 MIN					1	4	0.024
	R. Realtors	2075	79/2 MIN					1	7	0.014
	R. Realtors	2012	79/2 MIN					1	14	0.007
	R. Realtors	2793	79/2 MIN					3	84	0.003
4	R. Realtors	2792	79/2 MIN	0	3	2	0.097	1	4	0.024
	R. Promoters	26688	80					1	4	0.218
	R. Developers	1076	80					1	4	0.218
	R. Realtors	1946	80					1	4	0.218
	R. Realtors	2075	80					1	7	0.124
	R. Realtors	2012	80			1		1	14	0.062
5	R. Realtors	2793	80	1	7	7	0.87	3	84	0.031
										2.303 Acres

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