

ADVOCATE VIJAY SHARMA
Enrollment No.: UP/7731/1995
BA LLB | Founder of Vijay Sharma & Co

To,

Worldwide Resorts and Entertainment Pvt. Ltd.
738, 2nd Floor, Block A, Shastri Nagar,
North West Delhi, New Delhi-110052

SUBJECT: LEGAL OPINION

1) **Subject:** - Project Report on following property pertaining to:

Village Tehsil	& Khewat/Khata No	Rectangle No	Revenue No.	Area K - M
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Bans Haria	9/9	30	21/2/2	2 - 9
			22	8 - 0
		41	1	8 - 0
			2	8 - 0
			9	8 - 0
			10	8 - 0
			11	8 - 0
			12	8 - 0
			19/1	4 - 16
			20/1	4 - 16

Subtotal: 68 K - 1 M
Or 8.5
acres

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
Office Address: K C/D-49, Kavi Nagar, Near Shiv Mandir, Ghaziabad, UP
Address 2: Signature Global City-1, J-49, Basement, Dwarka Ex
Gurugram
Email: vijay.sharmafrom@gmail.com | Phone: 9899786671



ADVOCATE VIJAY SHARMA

Enrollment No.: UP/7731/1995

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land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd., M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., and M/s. Yukti Projects Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private

Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area
Bans Haria	12/12	41	3/2/1	2 – 16
			4/2/2	3 – 15
			7/1/1	5 – 17
			8/1/2	3 – 09
			Subtotal:	
			Or 1.95 acres	

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Active Promoters Pvt. Ltd. 3/293 share, M/s. Flip Propbuild Pvt. Ltd. 1/586 share, M/s. Globule Propbuild Pvt. Ltd. 209/293 share, M/s. Gull Propbuild Pvt. Ltd 21/293 share, and M/s. Sankalp Promoters Pvt. Ltd. 119/586 share as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
Office Address: K C/D-49, Kavi Nagar, Near Shiv Mandir, Ghaziabad, UP
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Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K – M
Bans Haria	23/24	14	13/1/2	3 – 18
			14/1	5 – 16
			15/1	5 – 16
			16	8 – 00
			17	5 – 11
			18/1	0 – 13
			25/2	4 – 00
			30	2/1/2/1
			3	8 – 00
			9/1	3 – 18
	26/27		11	8 – 00
			12	8 – 00
			19	8 – 00
	26/27		20	8 – 00
			31	2
			9/1/2	4 – 02
			9/2	2 – 13
			11/2	5 – 16
			12/1	7 – 18
			18/2	2 – 04

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
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	19/2/1	7 - 02
	20/1	2 - 14
	21/1	0 - 15
	22/1/2	7 - 02
	23	8 - 00
32	14/1	4 - 03
	16	10 - 02
	17/1	7 - 12
	22/1	6 - 02
	23/1/1	4 - 10
	24	7 - 18
	25/1	2 - 02
33	20	6 - 16
	21/1/1	0 - 05
	Subtotal:	191 K
		Or 23.95 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Flip Propbuild Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gull Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd. , M/s. Sankalap Promoters Pvt. Ltd., and M/s. Yukti Projects Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New

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ADVOCATE VIJAY SHARMA
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Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No.	Area K - M
Bans	218/234	31	16/1	7 - 08
Haria	218/234		17	8 - 00
	218/234	34	20/2	6 - 12
	218/234		21/1	6 - 12
	83/86	36	23/2/2	1 - 11
	124/127		24	10 - 11
	192/205	38	2/1	0 - 2
	83/86		3/1	4 - 0
	124/127		3/2	4 - 0
	124/127		4	8 - 0
	124/127		7/1	7 - 2
	124/127		8	8 - 0
	124/127		13/1	2 - 18

Subtotal: 74 K - 16 M
Or 9.3 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gyankunj Estates Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West

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Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K - M
Bans Haria	84/87	36	18	8 - 4
			23/1	2 - 0
			23/2/1	4 - 9
			Subtotal:	14 K - 13 M Or 1.83125 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. GyanKunj Estates Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K - M
Bans Haria	100/103	41	6/2	1 - 16
			7/2/1	1 - 14
			8/2/1	3 - 02
			13/1	5 - 12

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	14/2	7 - 11
	15	8 - 0
	16	8 - 0
	17/1	7 - 11
	18/2	3 - 07
	23/1	5 - 12
	24/1	7 - 11
	25	8 - 00
43	3/1	5 - 12
	4/1/2	2 - 06
	5/1	2 - 09
	8/1/1min	2 - 09
	Subtotal	82 K - 12 M
		Or 10.3 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Globule Propbuild Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., and M/s. Sankalap Promoters Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No.	Area
				K - M
Bans	103/106	36	25	5 - 11
Haria				

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
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37	1	9 - 2
	2	2 - 5
	10	4 - 0
38	5	8 - 0
	6	8 - 0
	14/2	4 - 15
	15	4 - 0
	Subtotal:	45 K - 13 M
		Or 5.70625
		acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Yukti Projects Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No.	Area
Bans Haria	121/124	40	20/2	6 - 04
			Subtotal	6 K - 04 M
				Or 0.77 acre

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
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Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K – M
Bans Haria	122/125	32	11	10 – 18
			12	9 – 00
			13/1	5 – 03
			18/2	5 – 12
			19	8 – 00
			22/3	1 – 02
			23/3/1	0 – 15
			Subtotal	40 K – 10 M
			Or 5.1 acres	

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Flip Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., and M/s. Zonex Estates Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex

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Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K - M
Bans Haria	177/189	35	10/2/1	0 - 06
Subtotal				0 K - 06 M Or 0.025 acre

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Sriyam Estates Pvt. Ltd.. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.
Sriyam Estates Pvt. Ltd.

Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K - M
Bans Haria	81/82	32	20	8 - 0
			21/1	2 - 13
	190/202	33	24	3 - 02
	190/202	34	3/1	0 - 08
	190/202		4/1	0 - 08
	190/202		5/1/1	0 - 01
	190/202		8/1/1	0 - 10

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
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187/199		16	8 - 0
187/199	36	11/2	0 - 8
187/199		12	7 - 7
187/199		20	8 - 0
Subtotal			38 K - 17 M
			Or 4.8 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Zonex Estates Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No.	Area K - M
Bans Haria	211/227	33	23	8 - 4

Subtotal 8 K - 4 M
Or 1.025 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gull Propbuild Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
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Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Kha ta No.	Rectangle No.	Revenue No.	Area K - M
Bans Haria	212/228	40	11/1	5 - 14

Subtotal 5 K - 14 M
Or 0.70 acre

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Globule Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K - M
Bans Haria	216/232	30	4	8 - 0
			5	8 - 0
		31	24	8 - 0
			25	8 - 0
		34	7/2	4 - 0

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
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14 8 - 0
Subtotal 44 K - 0 M
Or 5.50 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Flip Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K - M
Bans Haria	217/233	34	17	8 - 00
			18/1	7 - 08
			23/1	7 - 08
			24	8 - 00
			25	8 - 00
		35	1/1	6 - 12
			3/2	7 - 08
			4	8 - 00
			5	8 - 00
			6	8 - 00
			7	8 - 00
			8/1	7 - 08
			10/1/2	2 - 10

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
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Subtotal 94 K – 14 M
Or 11.78 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Flip Propbuild Pvt. Ltd. and M/s. Guffaw Propbuild Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

Village	Khewat/Khata	Rectangle	Revenue No	Area
	No.	No.		K – M
Bans Haria	219/235	34	5/2	2 – 04
			6/2	4 – 00
			7/1	4 – 0
			15	8 – 0
		36	19	8 – 0
			21	8 – 0
			22	8 – 0
		Subtotal	42 K – 4 M	
			Or 5.275 acres	

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
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Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area K – M
Bans Haria	220/236	38	19	8 – 0
			22	8 – 0
			23	4 – 6
			Subtotal:	
				Or 2.5375 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gravel Propbuild Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

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Village	Khewat/Khata No.	Rectangle No.	Revenue No	Area	
Bans Haria	221/237	38	13/2	5 – 2	
			17	4 – 0	
			18	8 – 0	
			Subtotal		17 K – 2 M
					Or 2.1375 acres

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gravel Propbuild Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

Village	Khewat/Khata No.	Rectangle No.	Revenue No.	Area K – M
Bans	102/105	1	21	2 – 11
Kushla	102/105		22	8 – 2
	102/105		23	4 – 13
	102/105	5	1	7 – 16
	102/105		2	8 – 0

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102/105	3	8 - 0
104/107	6/2	3 - 11
104/107	7/1/1	1 - 05
102/105	8/2	1 - 8
104/107	8/1/1/1	0 - 4
104/107	8/1/2/1	2 - 12
102/105	9/1	5 - 6

Subtotal: 53 K - 08 M
Or 6.63 acres

land situated at revenue estate of Village Bas Kushla Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Grebe Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

Village	Khewat/Khata No.	Rectangle No.	Revenue No.	Area K - M
Bans	106/109	5	5	3 - 9
Kushla			6/1	4 - 9
Subtotal				7 K - 18 M or 0.9875 acre

Ghaziabad District Court: NB-37, 2nd Floor, District Court Complex
Office Address: K C/D-49, Kavi Nagar, Near Shiv Mandir, Ghaziabad, UP
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land situated at revenue estate of Village Bas Kushla Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gravel Propbuild Pvt. Ltd.. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Total Land measuring 945 Kanal 04 Marla i.e. 118.15 Acres situated at revenue estate of Village Bas Haria & Bas Kushla Tehsil Harsaru, District Gurugram(Hr.) now Industrial Plotted Colony Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

2. Description of Documents Scrutinized

Sr. No	Date of Execution of Document	Details of registration Document conveyance	of Verified with sub-reg. office	Now Property falls under sub-registrar	Remarks
1	2020-2021	Jamabandi Records of Village Bans Haria	Harsaru, Gurugram	Harsaru, Gurugram	Verified
2	2018-2019	Jamabandi Records of Village Bans Kushla	Harsaru, Gurugram	Harsaru, Gurugram	Verified
3	13/12/2021	Collaboration Agreement/JDA	Harsaru, Gurugram	Harsaru, Gurugram	Verified

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Vasika No. 6965

dated 13/12/2021

4 09.08.2022 Addendum JDA Harsaru, Harsaru, Verified
Vasika No. 5727 Gurugram Gurugram
dated 09.08.2022

6. Trace of Title/ History of Passing of title. Details of antecedent title deeds:

I have scrutinized the title documents of the above mentioned property in the revenue record with concerned Registrar & Municipal Corporation, Manesar, Gurugram and builder provided the documents thereof, the chain of title with respect of the said land is detailed as below:

Whereas, earlier the land under search is owned and possessed by inhabitant of village Bas Haria and Bas Kushla thereafter M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s Gyankunj Constructions Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd. **companies purchased the agriculture land comprised in Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11), 7/1(3-11),**

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8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13), Rect. No. 04 Killa No. 10(5-2), 11/1(2-4) Total Land measuring 70 Kanal 18 Marla i.e. 08.8625 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) and Land comprised in Rect. No. 14 Killa No. 13/1/2(3-18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0), Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2(7-14), 3(8-0), 9(6-13), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16(8-0), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1(5-7), 9/2(2-13), 11/2(5-16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1(6-9), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13(7-2), 18(8-0), 19(8-0), 22/3(1-2), 23/3(1-2), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 20(6-16), 21/1(2-2), Rect. No. 34 Killa No. 20(8-0), 21(8-0), 3(8-0), 4(8-0), 5/1(2-18), 8/1/1(0-10), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18(8-0), 23(8-0), 24(8-0), 25(8-0), 5/2(2-4), 6(8-0), 7/1(4-0), 15(8-0), Rect. No. 35 Killa No. 10/2/1(1-0), 1(8-0), 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 10/1(5-9), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(8-4), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11(7-2), 20(7-12), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 3/2(4-0), 4/2(4-0), 7/1(6-4), 8/1(4-18), 6/2(1-16), 7/2(1-16), 8/2(3-2), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18v, 23(8-0), 24(8-0), 25(8-0), Rect. No. 43 Killa No. 3(8-0), 4/1(2-9), 5/1(2-9), 8/1Min North(3-10) Land measuring 881 Kanal 12 Marla

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i.e. 110.2 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.) through various Sale Deeds registered at the office of Sub-Registrar, Gurgaon and land was mutated in their respective names. Thus the Total land in both village is 952 Kanal 10 Marla i.e. 119.0625 Acres.

LAND NO. 1

Thereafter, M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s Gyankunj Constructions Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd. coming as recorded owner in possession of land comprised in Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11), 7/1(3-11), 8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13), Rect, No. 04 Killa No. 10(5-2), 11/1(2-4) Total Land measuring 70 Kanal 18 Marla i.e. 08.8625 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) by virtue of Jamabandi for the year 2018-2019.

Thereafter, M/s Grebe Propbuild Pvt. Ltd. Office at 109, Barakhamba Road, Delhi execute Gift Deed of land comprised in Khewat No. 104/1 Min Rect. No. 05 Killa No. 7/1/2(1-5) situated at Village Bas Kushla Tehsil Harsaru Distt Gurugram and registered at the Office of Sub-Registrar, Harsaru, Gurugram Vide Vasika No. 916/1 dated 26/04/2024 in favour of Director General, Department of Town and Country Planning, Haryana and

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thereof Mutation also sanctioned vide Mutation No. 3248 dated 15/06/2024.

LAND NO. 02

Thereafter, M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s Gyankunj Constructions Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd. coming as recorded owner in possession of land comprised in Rect. No. 14 Killa No. 13/1/2(3-18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0), Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2(7-14), 3(8-0), 9(6-13), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16(8-0), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1(5-7), 9/2(2-13), 11/2(5-16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1(6-9), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13(7-2), 18(8-0), 19(8-0), 22/3(1-2), 23/3(1-2), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 20(6-16), 21/1(2-2), Rect. No. 34 Killa No. 20(8-0), 21(8-0), 3(8-0), 4(8-0), 5/1(2-18), 8/1/1(0-10), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18(8-0), 23(8-0), 24(8-0), 25(8-0), 5/2(2-4), 6(8-0), 7/1(4-0), 15(8-0), Rect. No. 35 Killa No. 10/2/1(1-

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0), 1(8-0), 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 10/1(5-9), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(84), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11(7-2), 20(7-12), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 3/2(4-0), 4/2(4-0), 7/1(6-4), 8/1(4-18), 6/2(1-16), 7/2(1-16), 8/2(3-2), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18v, 23(8-0), 24(8-0), 25(8-0), Rect. No. 43 Killa No. 3(8-0), 4/1(2-9), 5/1(2-9), 8/1Min North(3-10) Land measuring 881 Kanal 12 Marla i.e. 110.2 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.) by virtue of Jamabandi for the year 2020-2021.

Thereafter, M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s Gyankunj Constructions Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd. executed Collaboration agreement with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at S. C. O. No. 2-4, Old Judicial Complex, Sector-15 Civil Lines Gurugram and also registered at the Office of Sub-Registrar, Harsaru,

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Gurugram vide Vasika No. 6965 dated 13/12/2021 of Land measuring 425 Kanal 7.5 Marla i.e. 53.17 Acres situated at revenue estate of Village Bans Haria & Bans Kushla Tehsil Harsaru District Gurugram(Hr.). According to the said Agreement the developer developed the said land for Industrial Plotted Colony & residential & Commercial Complex and developer entitled to develop, construct and carry out necessary improvement and to market, sell Units/Apartments/plots/shops etc. and also authorized to book and collect the consideration amounts of his share on all terms and conditions of the said agreement and an entry of Collaboration Agreement also endorsed in revenue record/Rapat Rojnamcha Vide Rapat No. 396 dated 23/12/2021.

Thereafter, HSIIDC, Panchkula through D.R.O., Gurugram acquired the land comprised in Rect. No. 33 Killa No. 22(11-9), Rect. No. 34 Killa No. 12(8-0), 2(8-0), 22(8-0), Rect. No. 35 Killa No. 2(8-0), 9(8-0), Rect. No. 40 Killa No. 12(8-0), 19(8-0), 22(7-1) situated at Village Bas Haria Tehsil Harsaru Distt Gurugram which were owned by M/s Gull Propbuild Pvt. Ltd., M/s. Zonex Estates Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd., M/s. Guffawo Propbuild Pvt. ltd., M/s Gloss Propbuild Pvt. ltd. and M/s Logix Developers Pvt. ltd. through Award No. 04 Dated 09/01/2012 and thereof Mutation also sanctioned vide Mutation No. 2311 dated 06/01/2022.

Thereafter, M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s.

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Rect. No. 40 Killa No. 11(7-2), 20(7-12), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 3/2(4-0), 4/2(4-0), 7/1(6-4), 8/1(4-18), 6/2(1-16), 7/2(1-16), 8/2(3-2), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18v, 23(8-0), 24(8-0), 25(8-0), Rect. No. 43 Killa No. 3(8-0), 4/1(2-9), 5/1(2-9), 8/1Min North(3-10) Land measuring 881 Kanal 12 Marla i.e. 110.2 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.), Total land in both village is 945 Kanal 04 Marla i.e. 118.15 Acres for Setting up of Industrial Plotted Colony in the revenue Estate of Village Bans Haria & Bans Kushla, Sector M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram from Director, Town & Country Planning (DTCP) Haryana, Chandigarh in furtherance DTCP issued license No. 136 of 2022 DT. 08/09/2022 of 118.15 Acres for development of Industrial Plotted Colony in Sector M-09, M-10, M-13&14 of Manesar, Gurugram and the said License is Valid upto 07/09/2027. **That** in regarding of license No. 136 of 2022 dated 08/09/2022 a rapat also recorded in revenue record/Rapat Rojnamcha Vide Rapat No. 33 of September 2022.

Thereafter, M/s Worldwide Resorts and Entertainment Private Limited submitted the Zoning Plan for Sanction to the DGTCP, Haryana, Chandigarh and DGTCP, Haryana, Chandigarh approved/ sanctioned of Zoning Plan vide Drawing No. DTCP-8604 Dt. 09/09/2022 for carved out of Industrial & Residential Plot in Sector M-09, M-10, M-13&14 of Manesar, Gurugram.

Thereafter, M/s Worldwide Resorts and Entertainment Private Limited got the NOC from Aravali clearance for Industrial Plotted colony vide Memo No.

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ADVOCATE VIJAY SHARMA

Enrollment No.: UP/7731/1995

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82/M.B. dated 25/08/2022 and also got NOC from Deputy Commissioner, Gurugram for carved out the plot in Sector M-09, M-10, M-13&14 of Manesar, Gurugram Vide Memo NO. 3106/S.K.-2 dated 15/06/2022.

Thereafter, M/s Worldwide Resorts and Entertainment Private Limited applied for the said project in Rera Registration for and HRERA, Gurugram issued registration certificate for Area of 118.15 Acre Vide Memo No. RC/REP/HARERA/GGM/625/357/2022/100 dated 14/11/2022 and the registration shall be valid for a period from 14/11/2022 to 30-09-2024.

Thereafter, M/s Sankalp Promoters Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Yukti Projects Pvt. Ltd., M/s Sriyam Estate Pvt. Ltd., M/s Gull Propbuild Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd., M/s Global Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 9/1 Min Rect. No. 41 Killa No. 19/2(3-4), 20/2(3-4) Field 02 Total Land 6 Kanal 08 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Sankalp Promoters Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Gull Propbuild Pvt. Ltd., M/s Global Propbuild Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 12/4 Min Rect. No. 41 Killa No. 3/2/2(1-4), 4/2/1(0-5), 7/1/2(0-7), 8/1/1(1-9) Field 04 Total Land 3 Kanal 05 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Sankalp Promoters Pvt. Ltd., M/s Rosegate Estate Pvt. Ltd., M/s Global Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 100/1 Min Rect. No. 41 Killa No. 13/2(2-8), 14/1(0-9), 17/2(0-9), 18/1(4-13), 23/2(2-8), 24/1(0-9), 7/2/2(0-2), 8/2/1, Rect. No. 43 Killa NO. 3/2(2-8), 4/1/1(0-3), 8/1/1(1-1) Total Field 11 Total Land 15 Kanal 09 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Rosegate Estates Pvt. Ltd., M/s Sankalp Promoters Pvt. Ltd., M/s

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Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Zonex Estate Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 190/4 Min Rect. No. 34 Killa No. 3/2(7-2), 4/2(7-2), 5/1/2(2-17), 8/1/1(0-10) Field 04 Total Land 17 Kanal 11 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Savodya Buildcon Pvt. Ltd., M/s Gaff Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 219/5 Min Rect. No. 34 Killa No. 5/2(2-4), 6/1(4-0), 7/1(4-0) Field 03 Total Land 10 Kanal 04 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Global Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 212/2 Min Rect. No. 40 Killa No. 11/2(1-8) Field 01 Total Land 01 Kanal 08 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Flip Propbuild Pvt. Ltd., M/s Guffawo Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 217/2 Min Rect. No. 34 Killa No. 18/2(0-12), 23/1(0-12) Rect. No. 35 Killa No. 1/2(1-8), 10/1/1(2-19), 3/1(0-12), 8/2(0-12) Field 06 Total Land 06 Kanal 15 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram and registered at the Office of Sub-Registrar, Harsaru, Gurugram Vide Vasika No. 917/1 dated 26/04/2024 in favour of Director General, Department of Town and Country Planning, Haryana and thereof Mutation also sanctioned vide Mutation No. 2393 dated 03/07/2024.

Thus, land comprised in Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11), 7/1/1(1-05), 8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13) Total Land measuring 60 Kanal 01 Marla i.e. Approx 07.55 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) and Land comprised in Rect. No. 14 Killa No. 13/1/2(3-18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0),

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Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2/1(7-12), 3(8-0), 9/1(3-18), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16/1(7-8), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1/2(4-2), 11/2(5-16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1/1(4-10), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13/1(5-3), 18/2(5-12), 19(8-0), 22/3(1-2), 23/3/1(0-15), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 21/1/1(0-5), Rect. No. 34 Killa No. 20/2(6-12), 21/1(6-12), 3/1(0-8), 4/1(0-8), 5/1/1(0-1), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18/1(7-8), 23/1(7-8), 24(8-0), 25(8-0), 5/2(2-4), 6/2(4-0), 15(8-0), Rect. No. 35 Killa No. 10/2/1/2(0-6), 1/1(6-12), 3/2(7-8), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8/1(7-8), 10/1/2(2-10), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(8-4), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11/1(5-14), 20/2(6-4), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19/1(4-16), 20/1(4-16), 3/2/1(2-16), 4/2/2(3-15), 7/1/1(5-17), 8/1/2(3-9), 6/2(1-16), 7/2/1(1-14), 8/2/1(3-2), 13/1(5-12), 14/2(7-11), 15(8-0), 16(8-0), 17/1(7-11), 18/2(3-7), 23/1(5-12), 24/1(7-11), 25(8-0), Rect. No. 43 Killa No. 3/1(5-12), 4/1/2(2-6), 5/1(2-9), 8/1/1Min(2-9) Land measuring 785 Kanal 11 Marla i.e. 98.16 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.), Total land in both village is 847 Kanal 18 Marla i.e. Approx 105.95 Acres and M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates

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TE OF TITLE AND NO ENCUMBRANCE

I have scrutinized the title documents of the above mentioned property in the revenue record with concerned Registrar and builder provided the documents relating to the property **land comprised in land comprised in** Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11); 7/1(3-11), 8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13) Total Land measuring 62 Kanal 07 Marla i.e. Approx 07.8 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) and Land comprised in Rect. No. 14 Killa No. 13/1/2(3-18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0), Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2/1(7-12), 3(8-0), 9/1(3-18), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16/1(7-8), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1/2(4-2), 11/2(5-

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16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1/1(4-10), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13/1(5-3), 18/2(5-12), 19(8-0), 22/3(1-2), 23/3/1(0-15), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 21/1/1(0-5), Rect. No. 34 Killa No. 20/2(6-12), 21/1(6-12), 3/1(0-8), 4/1(0-8), 5/1/1(0-1), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18/1(7-8), 23/1(7-8), 24(8-0), 25(8-0), 5/2(2-4), 6/2(4-0), 15(8-0), Rect. No. 35 Killa No. 10/2/1/2(0-6), 1/1(6-12), 3/2(7-8), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8/1(7-8), 10/1/2(2-10), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(84), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11/1(5-14), 20/2(6-4), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19/1(4-16), 20/1(4-16), 3/2/1(2-16), 4/2/2(3-15), 7/1/1(5-17), 8/1/2(3-9), 6/2(1-16), 7/2/1(1-14), 8/2/1(3-2), 13/1(5-12), 14/2(7-11), 15(8-0), 16(8-0), 17/1(7-11), 18/2(3-7), 23/1(5-12), 24/1(7-11), 25(8-0), Rect. No. 43 Killa No. 3/1(5-12), 4/1/2(2-6), 5/1(2-9), 8/1/1Min(2-9) Land measuring 785 Kanal 11 Marla i.e. 98.16 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.), Total land in both village is 847 Kanal 18 Marla i.e. Approx 105.95 Acres I have also taken search with the Sub-Registrar, Harsaru, Gurugram regarding Assurances & Record of Rights (Original fee receipts enclosed).

I certify that M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt.

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THAT there is no defect in chain of title and the chain of title is complete in all respect. The owner of the said property has clear legal and valid marketable title.

Inspection: The records were inspected and verified by the under signed vide Receipt No.(s) 912 dated 24/8/2026 office of Sub-Registrar, Harsaru, Gurugram.

This opinion is prepared by Adv Kshitij Aggarwal (D-4897/2016) and verified by Adv Vijay Sharma (UP-7731/1995)

Date:- 25/8/2026

Place: Gurugram



(UP-7731/1995)

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