

TITLE SEARCH REPORT

OF LAND ADMEASURING 5.1375 ACRES

(APPROX.)

SITUATED IN,

VILLAGE DAULATABAD, SECTOR-103

TEHSIL KADIPUR &

DISTRICT- GURUGRAM,

HARYANA

OCTOBER, 28th, 2025

PREPARED FOR

[AIPL Bharat Infrastructure Private Limited]

BY

MAHESH TYAGI, ADVOCATE (P/979/2012)

EMAIL- tyagimahesh1987@gmail.com

**CHAMBER NO. 49, SHAHEED SUKHDEV SINGH BLOCK
NEAR GATE NO. 1, DISTRICT COURTS GURUGRAM-122001
HARYANA, MOB NO. 9990343416**

Mahesh Tyagi

INTRODUCTION

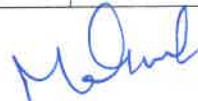
I, Mahesh Tyagi, Advocate has carried out a limited legal Title Search of land total admeasuring 41 Kanal 2 Marla i.e. 5.1375 Acres (approx.), situated in Village Daulatabad, Sector-103, Tehsil Kadipur and District Gurugram, Haryana (hereinafter referred to as the "Project Land") which is presently being owned by (a) AIPL Bharat Infrastructure Private Limited (hereinafter referred to as the "Land Owner 1/Developer") and (b) Babler Projects Private Limited (hereinafter referred to as the "Land Owner 2"). Land Owner 1 and Land Owner 2 are collectively herein after referred to as "Land Owners".

The Land Owner 1/Developer shall be developing a Residential Group Housing Colony over the Project Land and in respect thereof Land Owners have obtained License bearing no. 62 of 2025 (hereinafter referred to as "License") issued by Director General, Town & Country Planning, Haryana ("DTCP") in the name of the Land Owners.

The primary focus of the title search/due diligence has been on the present status of the ownership and title of the Project Land.

LAND SCHEDULE

Land Owners	Rect. No.	Killa No.	Project Land	
			Kanal	Marla
AIPL Bharat Infrastructure Private Limited	40	17/1/2	3	1
		24/2	4	8
		26	0	10
	41	21	8	0
	40	25	7	10
		(A)	23	9
Babler Projects Private Limited	40	14/2	4	8
		15/1	1	16
		17/1/1	1	7
		16/1/2	0	19
		16/2/2	2	18
	41	20/2	3	18
		22/1/1	1	4
		22/1/2	1	3



		(B)	17	13
		TOTAL (A+B)	41	2
			5.1375 Acres	

CONVERSION TABLE:

1 Kanal : 20 Marla

1 Marla: 9 Sarsai

1 Acres: 8 Kanal

ADDRESSEE

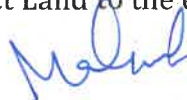
This Legal Due Diligence/Title Search Report (hereinafter referred to as the "**Report**") has been carried out on the instructions of AIPL Bharat Infrastructure Private Limited ("**Addressee**" / "**Client**") alone and is not intended to be passed on to or used by or relied upon by any other person other than the Addressee. In case of its use or reliance by a third party, we do not and will not assume or accept any liability of the contents of the Report.

SCOPE OF WORK

Pursuant to the instructions received from the Client to undertake a legal verification of the Project Land for the purposes of the proposed transaction, we have conducted a due diligence exercise covering the following aspects ("**Exercise**"):

1. To verify chain of flow of title of the Project Land from the years 1990-91 till date including verification of revenue records;
2. To verify the charges, mortgages and liens, if any, subsisting over the Project Land as reflected in the revenue records, in the office of concerned Sub- Registrar (*to the extent possible*).
3. To verify the charges, mortgages and liens, if any, subsisting over the Project Land as reflected in the revenue records, in the office of concerned Sub- Registrar (*to the extent possible*) and in the records maintained on the website of the Registrar of Companies ("**ROC**");
4. To verify whether the Project Land is subject to any land acquisition proceedings;

The Exercise has been carried out on the basis of documents and information provided by the Client and the documents and information obtained by us upon inspection and verification of public records relating to the Project Land to the extent the said information



was readily available and was shared with us during inspection at concerned public offices (“Information”).

This title diligence report (“Report”) is, therefore, based on the Information, which is assumed to be genuine and subsisting as on the date of the Report. This Report may not be regarded as absolute and should not be relied upon as a substitute for full set of warranties that the Client could seek from the Land Owners, commensurate with the nature of the proposed transaction.

This Report is Client privileged and confidential and is not meant for external circulation and dissemination.

I. DOCUMENTS REVIEWED:

S. No.	Details of Documents
1)	Certified Copy of Jamabandi for the years 1990-91 to 2020-21 (<i>applicable till date</i>), pertaining to Village Daulatabad, Tehsil Kadipur and District Gurugram, Haryana.
2)	Copy of Mutations bearing Nos. 1806, 1863, 1887, 1932, 2184, 2198, 2432, 2576, 2577, 2581, 2600, 3914, 4078, 4084, 4119, pertaining to Village Daulatabad, Tehsil Kadipur and District Gurugram, Haryana.
3)	Copy of report dated 24.07.2012 bearing No. 619, report dated 19.04.2013 bearing No. 684 pertaining to Village Daulatabad, Tehsil Kadipur and District Gurugram, Haryana.
4)	Copy of Collaboration Agreement dated 31.12.2024 bearing No. 14555.
5)	Copy of General Power of Attorney dated 31.12.2024 bearing No. 190.
6)	Copy of License bearing No. 62 of 2025 dated 01.05.2025 issued by DTCP vide Endst. dated 02.05.2025, bearing No. LC-5548/JE(AK)/2025/15973-87.

II. OFFICES VISITED:

Search / enquiries / investigations were made at the following offices:

1. Office of the Patwari, of Village Daulatabad, Tehsil Kadipur and District Gurugram, Haryana on 24.10.2025.
2. Search/ inspection carried out in the office of Sub Registrar, Gurgaon, from the years 1990-1997 & 1997-2017 vide Receipt no. 8550, 17933 dated 24.10.2025.
3. Search/ inspection carried out in the office of Sub Registrar, Kadipur from the years 2017-2025 vide Receipt bearing No. 2184 dated 24.10.2025.

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4. Registrar of Companies search on its official website <http://mca21.gov.in/MCA/> on 28.10.2025 vide receipt no. UU1434250.

III. THE REPORT

Our detailed observations based on the review of the aforesaid Information and subject to the Assumptions and Disclaimer mentioned hereinabove, are as under:

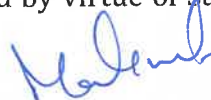
A. INFORMATION VERIFIED FROM REVENUE RECORD AND RECORD OF SUB-REGISTRAR'S OFFICE

Based on the description of land as provided by the Client i.e. Project Land, we have inspected the revenue/Jamabandi records along with other connected records like Mutation Register Entries from the years 1990-91 applicable till date at the office of the Patwari of Village Daulatabad, Tehsil Kadipur and District Gurugram, Haryana in relation to the Project Land.

Based on this review and inspection, our detailed observations on the ownership of the Project Land, including the devolution of title are given in **Annexure-A** hereto.

B. COLLABORATION AGREEMENT

1. A Collaboration Agreement dated 31.12.2024 was executed between Land Owner 1/ Developer and Land Owner 2 in relation to the land under the ownership of Land Owner 2 i.e. land admeasuring 17 Kanal 13 Marla (2.21 acres) comprised in Rectangle No. 40 Khasra Nos. 14/2 (4-8), 15/1 (1-16), 17/1/1 (1-7), Rectangle No. 40 Khasra Nos. 16/1/2 (0-19), 16/2/2 (2-18), Rectangle No. 41 Khasra No. 20/2 (3-18) and Rectangle No. 41 Khasra Nos. 22/1/1 (1-4), 22/1/2 (1-3) situated in revenue estate of village Daulatabad, Tehsil Kadipur and District Gurugram, Sector-103, Haryana (hereinafter referred to as the "**Collaboration Land**") and this Collaboration Agreement was registered vide document bearing no. 14555 in the office of Sub-Registrar, Kadipur on 17.01.2025.
2. Some of the relevant points, terms & conditions of this Agreement are mentioned herein below:
 - a. The Land Owner 2 is the sole, absolute and lawful owner and in peaceful physical possession of the Collaboration Land. The Land Owner 2 got the ownership of the Collaboration Land by virtue of Sale Deed dated 30.08.2024,



bearing registration No. 7476, duly registered in the office of Sub-Registrar Kadipur, on 30.08.2024.

- b. The Land Owner 2 approached the Developer for development of a Group Housing Project in the sector where the Collaboration Land is located with commercial components / any other real estate project (as the case may be) (hereinafter referred to as the "**Project**") on collaboration basis. The Developer is also keen to undertake the conceptualization, promotion, construction and development of the Project over the Collaboration Land.
- c. That the Developer undertakes to develop the said Project, at its own costs and expenses, and with its own resources after procuring/obtaining all the requisite licenses, permissions, sanctions and approvals from the competent authorities/government authorities. The Land Owner 2 agrees and undertakes, in accordance with the terms and conditions herein recorded, to place at the complete disposal of the Developer the Collaboration Land and to irrevocably vest in it all the authority of the Land Owner 2 as may be necessary at the discretion of the Developer for obtaining the requisite license, permissions, sanctions and approvals for development, construction and completion of the proposed Project on the Collaboration Land. All expenses involved in obtaining licenses, clearances, permissions or sanctions from the concerned authorities as well as raising the construction thereon for the Project shall be incurred and paid by the Developer.
- d. That the approved building plans of the Project ("**Building Plan**") shall be obtained by the Developer in accordance with conformity with the zonal plan and the rules and bye-laws of the DTCP and/ or any other competent authority as may be prescribed/applicable pertaining to the Collaboration Land.
- e. That the entire amount required for the cost of construction of the said Project including the charges and fees of the architect(s), preparation of plans, all other statutory fees and charges incidentals including External Development Charges, Internal Development Charges, security fees, license fees, conversion charges, electricity and water, security charges, any type of renewal charges, payable to the government and/ or any other authority for the provision of peripheral or external services to the Collaboration Land including any fire-fighting equipment/arrangements, as may be prescribed by the concerned authority shall be wholly to the account of the Developer. The Developer shall have the sole discretion to decide the specifications of the Project.
- f. That this Agreement shall devolve all necessary rights and entitlements on the Developer to build upon the Project on the Collaboration Land in

accordance with the terms of this Agreement or dispose of the whole Project or any parts thereof with proportionate share in the Collaboration Land underneath the said Project and also the right to use the common areas and common facilities. The Land Owner 2 shall grant an irrevocable registered general power of attorney "GPA" to the Developer for obtaining permission for change of land use, procuring license, for getting site plan sanctioned and for obtaining all such approvals as may be required to be obtained from any authority for the purpose of raising construction and development on the Collaboration Land, including obtaining the registration of the Project under RERA, to sell and transfer the Saleable Area and to create mortgage on the Collaboration Land. The General Power of Attorney shall also authorize the Developer to discharge its part of the obligations under this Agreement and to sell/transfer/lease/let out the constructed/unconstructed and/or developed/undeveloped portions of the Project. The GPA shall also authorize the Developer to exercise all its rights under this Agreement.

- g. The scope of development of the Collaboration Land includes planning, designing, construction and development of residential/commercial flats/units on the Collaboration Land with all incidental and related facilities and amenities solely at the cost of the Developer.
- h. The Developer shall obtain all the approvals including but not limited to LOI and License for the Project at its own cost and expense. The Land Owner 2 shall however, co-operate and execute and forthwith sign relevant documents in the course of obtaining such approvals, as may be required by the Land Owner 2.
- i. The Developer shall obtain registration of the Project under RERA and if required the Land Owner 2 shall be register itself as a co-promoter for the Project.
- j. The Developer shall start the development work after grant of requisite license permission/sanctions/approvals and shall complete the development of the Project within 72 (seventy-two) months from the date of receipt of RERA registration certificate of the Project from the Haryana Real Estate Regulatory Authority ("**HRERA**"), subject to a grace period of 6 (six) months or within such further time and on such terms and condition as may be mutually decided by the Parties. If the non-completion of the Project is the result of any force majeure event, the Developer shall be entitled to extension of time for completing the said Project. The Developer may develop the Project in multiple phases.

- k. That, towards the contribution of the Collaboration Land by the Land Owner 2 for execution of the Project and granting the development rights to the Developer for development of the Collaboration Land and the Developer bearing the costs, expenses and responsibility of execution of the Project including discharge of the respective obligations by the Parties under this Agreement, the Land Owner 2 shall be entitled to receive 15% of the Distributable Revenue of the Project ("**Owner's Share**"). The balance Distributable Revenue of the Project shall belong solely to the Developer ("**Developer's Share**"). And also the Developer has agreed to pay an interest free refundable security deposit of Rs. 50,00,000/- (Rupees Fifty Lakh Only) (hereinafter referred to as "**RSD**") to the Land Owner 2 in the manner as prescribed in Schedule 1 of this Agreement which the Land Owner 2 hereby duly admits and acknowledges. The payment of RSD shall be paid by the Developer after deduction of withholding taxes at applicable rates as per provisions of the Income Tax Act, 1961.
- l. If the floor area ratio (FAR) of the Project is increased under the rules and regulations of DTCP /Haryana Government, additional expenses for raising construction against increased FAR shall be borne by the Developer. The Developer shall also be entitled to appropriate entire revenue generated from the additional area constructed against increased FAR, with complete exclusion of the Land Owner 2. The cost of sanction of the increased FAR and development thereof shall be incurred and borne by the Developer.
- m. That the Developer shall be at liberty to obtain booking in the Project or to accept any money from general public after obtaining RERA Registration of the Project. The Parties have further agreed that Developer shall be entitled to sell/transfer/lease or let out the Saleable Area of the Project in the Project, to such customers/purchasers as it may deem fit, provided that it shall not make any transfer contrary to the rules prescribed by DTCP or RERA.
- n. That all the levies, amounts, liabilities, charges, rates, cesses and taxes due and payable in respect of the Collaboration Land up to the date of this Agreement, whether prospectively or retrospectively, shall be the exclusive liability of the Land Owner 2 and thereafter all such taxes and charges shall be borne and paid by the Developer.
- o. That the Land Owner 2 covenants with the Developer that it shall apply and provide all documentary evidence and support as may be required to be submitted to DTCP and/or such other authority concerned with the matter, and further the Land Owner 2 shall also within a week of receipt of any request from the Developer sign and execute such other documents, letters etc. as may

be necessary for the development, construction and completion of the said Project and for giving effect to the terms of this Agreement.

- p. The Land Owner 2 hereby gives its express consent to the Developer to borrow or raise any loan or funds from Banks/financial institutions or a third party against the security/charge/mortgage of the Collaboration Land, Developer's Share and/or the development rights herein granted to the Developer. However, the cost for raising the said finance shall be borne by the Developer. The loan to be taken by the Developer shall be utilized for general corporate purposes, including development of the said Project by the Developer. The Land Owner 2 shall also provide its guarantee and pledge of shareholding to avail such funding. For the said purpose, the Land Owner 2 agrees and undertakes to sign or register any document and provide no objection certificate or Title Deeds as may be required by the Developer for creating a mortgage, equitable or otherwise.
- q. The Land Owner 2 and the Developer hereby agree that the aforesaid rights and entitlements of the Developer cannot be terminated or cancelled.
- r. The Land Owner 2 agrees and undertakes to indemnify and hold harmless the Developer, its officers, employees, shareholders, directors and affiliates from actual losses, liabilities, claims, costs, charges, actions, proceedings, third party claims, damages, including but not limited to, interest, penalties with respect thereto and out-of-pocket expenses (including reasonable attorneys and accountants' fees and disbursements) that have arisen from claims resulting from or relating to or arising out of or in connection with the defect in the title of the Land Owner 2 to the Collaboration Land or any breach of the provisions/representations of this Agreement by the Land Owner 2 or any misrepresentation by the Land Owner 2.

C. GENERAL POWER OF ATTORNEY

1. A General Power of Attorney dated 31.12.2024 was executed by Land Owner 2 whereby Developer was appointed as the lawful attorney to act and to perform all duties on their behalf in relation to the development of Project on the Collaboration Land and the same was duly registered vide document bearing No. 190 in the office of Sub-Registrar, Kadipur on 17.01.2025.
2. Some of the relevant points, terms & conditions of this General Power of Attorney are mentioned herein below:



- a. The Land Owner 2 is the sole, absolute and lawful owner and in peaceful physical possession i.e. Collaboration Land land admeasuring 17 Kanal 13 Marla (2.21 acres) comprised in Rectangle No. 40 Khasra Nos. 14/2 (4-8), 15/1 (1-16), 17/1/1 (1-7), Rectangle No. 40 Khasra Nos. 16/1/2 (0-19), 16/2/2 (2-18), Rectangle No. 41 Khasra No. 20/2 (3-18) and Rectangle No. 41 Khasra Nos. 22/1/1 (1-4), 22/1/2 (1-3), situated in village Daultabad, Tehsil Kadipur, District Gurugram, Sector-103.
- b. The Land Owner 2 and Developer have executed a Collaboration Agreement dated 31.12.2024 for development of Project i.e. Group Housing Project with commercial components/any other real estate project on collaboration basis, on the terms and conditions mentioned therein.
- c. Under the Collaboration Agreement, the Land Owner 2 has, inter alia, agreed to execute a power of attorney, jointly and/ or severally, in favour of Developer authorizing it to do all acts, deeds, matters and things and to exercise all powers and authorities as may be necessary or expedient for the construction, development, marketing, sale and maintenance of the Project, in the manner hereinafter appearing.
- d. Land Owner 2 do hereby nominate, constitute and appoint, jointly and/ or severally, Developer to do the following acts, deeds and things in the name of Land Owner 2 and on its behalf in respect of the Project, for development and sale of the Project in pursuance of the Collaboration Agreement:
 - ❖ To enter upon the Collaboration Land, survey the same, prepare layout and building plans, detailed drawings, etc., for the purpose of commencing, continuing or completing the construction and development of the Project.
 - ❖ To undertake construction and development of the Project either itself or through contractors/ sub-contractors/ agents and to enter into contracts in relation thereto.
 - ❖ To deal with and correspond with the concerned statutory, local, central, state, governmental and other authorities in respect of matters relating to grant of licenses, approvals, sanctions, consents, registrations and renewals/ extensions thereof under Applicable Laws, rules, regulations, orders, notifications, for and in respect of the development of the Project.
 - ❖ To construct, reconstruct, repair, improve upon or otherwise develop the Project or any part or portion thereof subject to the provisions of the Collaboration Agreement and in accordance with the building plans and



specifications, commencement certificate and other requirements of the concerned authorities and for that purpose to employ/engage the services of contractors, architects, engineers, surveyors and other professionals as may be required in that behalf.

- ❖ To commence, carry out and complete and/ or cause to be commenced, carried out and/ or completed, at the Developer's costs, construction work of the Project and every part thereof in accordance with the building plans, commencement certificate and specifications and to do all such acts, deeds, matters and things as may be necessary or expedient to ensure compliance with all rules and regulations applicable thereto.
- ❖ To attend to, to manage, look after, watch, examine and take care of the Collaboration Land/Project or any part or portion thereof regularly at all reasonable time and to prevent any encroachments, trespasses and/ or unauthorized constructions thereof being made by any person or persons or body and if any encroachments, trespasses or unauthorized constructions are already existing and/ or being made hereafter and/ or erected or constructed by any person or persons or body on the Collaboration Land or any part or portion thereof, to take all effective steps for removing the same and/ or remove them and pull down the same and to take all preventive measures, appropriate actions and legal proceedings against the concerned person or persons or body.
- ❖ To procure/obtain such financial assistance/loan from any financial institution/ banks/third parties by creating a charge on the Collaboration Land, the Project, Developer's Share and/ or development rights as security for its debt/ repayment obligations. To execute security documents in this regard including mortgage deeds, memorandum of entry(ies) and to hand over title deeds to the lender.
- ❖ To obtain funding/loan facilities from any person for and to create mortgage/ charge over the Collaboration Land, the Project, Developer's Share and/ or development rights and to execute necessary documents, deeds and undertakings in this regard including mortgage deed or memorandum of entry etc., to appear before the office of concerned sub registrar and represent the Executant to get the said documents registered for creating charge over the same for such funding/loans.

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- ❖ To collect and receive from the allottees, or purchasers of the Saleable Areas/units, the entire, sale consideration, charges or price as aforesaid. To sign and execute and/ or give proper and lawful discharge for the receipts.
- ❖ To execute from time to time all the agreements/ deeds/ documents on and in any other manner in respect of the saleable Areas/units and also to execute and sign sale, allotment, lease, sub-lease, license, sub-license, conveyance and transfer deeds/ agreements for sale, allotment, lease, sub-lease, license, sub-license, sale, conveyance and/ or transfer of the Saleable Areas/units in favour of prospective allottee(s)/ transferees, as the Developer may deem fit.
- ❖ To appear before the concerned registrar or sub-registrar as may be considered proper either by law or by practice or as deemed expedient by the Developer for the execution, stamping and/ or registration of all writings/ deeds/ documents for registration of sale/ lease/ transfer, as the case may be, of the Saleable Areas/units in favour of the prospective allottee(s)/ transferees and to admit execution of any deeds, assurances, conveyances or other instruments referred hereinabove.
- ❖ To transfer the Collaboration Land or part thereof in its or its nominees favour subject to terms of this Agreement and to execute agreements/sale deed/ conveyance deed/ exchange deed or similar documents and to appear before the office of concerned sub registrar to get the said documents duly registered.
- ❖ To permit the allottees of the Project to obtain home loans and to execute requisite documents, agreements, undertakings etc. in this regard.
- ❖ To surrender/transfer/gift/handover the Collaboration Land and/or any part thereof to DTCP and/ or Govt. of Haryana and/ or any other concerned authority(ies) in compliance of the terms of the LOI/License of the project to be developed on the Collaboration Land, as per the rules and regulations of The Haryana Development and Regulation of Urban Areas Act, 1975, and The Haryana Development and Regulation of Urban Area Rules, 1976, including but not limited to execution of Gift Deed, Transfer Deed, Conveyance Deed, Lease Deed, etc. of such land, and to appear before concerned Sub-Registrar Office/Registrar of Assurances for registration of the aforesaid Gift Deed, Transfer Deed, Conveyance Deed, Lease Deed, etc., in favour of DTCP and/ or Govt. of Haryana and/or any other concerned authority(ies).

- ❖ To appoint any other general/ special power of attorney (“**Substituted Attorney**”) and delegate all or any of the powers given under this Power of Attorney.

D. LICENSE BEARING NO. 62 OF 2025

Vide Endst. dated 02.05.2025, bearing No. LC-5548/JE(AK)/2025/15973-87, DTCP granted License bearing No. 62 of 2025 dated 01.05.2025, to the Land Owner 1/Developer and Land Owner 2 in the form LC-V, for development of Project i.e. “Residential Group Housing Colony” on the Project Land subject to the terms and conditions mentioned therein.

Some of the relevant terms and conditions are mentioned herein:

- a. That the Developer will pay the Infrastructure Development Charges amounting to Rs. 2,27,82,971/- in two equal installments. First Installment will be due within 60 days of grant of license and second Installment within six months of grant of license failing which 18% PA interest will be liable for the delayed period.
- b. That area coming under the sector roads and restricted belt/green belt, if any, which forms part of licensed area and in lieu of which benefit to the extent permissible as per policy towards FAR is being granted, shall be transferred free of cost to the Government.
- c. That the Developer shall be liable to pay the actual rates of External Development Charges as and when determined and demanded as per prescribed schedule by the Director, Town & Country Planning, Haryana.
- d. That the Developer shall obtain NOC/Clearance as per provisions of notification dated 14.09.2006 issued by Ministry of Environment & Forest, Government of India before execution of development works at site.
- e. That the Developer shall make provision of solar power system as per guidelines of Haryana Renewable Energy Development Agency and shall make operational where applicable before applying for an Occupation Certificate.
- f. That the Developer shall permit the Director or any other office authorized by him to inspect the execution of the layout and the development works in the colony and to carry out all directions issued by him for ensuring due compliance of the execution of the layout and development works in accordance with the license granted.

- g. That the provisions of the Real Estate (Regulation and Development) Act, 2016 and rules framed thereunder shall be followed by the applicant in letter and spirit.
- h. That the Land Owners/Developer shall derive maximum net profit at the rate of 15% of the total project cost of the development of the above said Project after making provisions of the statutory taxes. In case, the net profit exceeds 15% after completion of the project period, the surplus amount shall be deposited within two months in the State Government Treasury by the Land Owners/Developer or they shall spend this money on further amenities/facilities in their colony for the benefit of the resident therein.
- i. That the Land Owners/Developer shall integrate the bank account in which 70 percent allottee receipts are credited under Section-4(2)(1)(D) of the Real Estate Regulation and Development Act, 2016 with the online application/payment gateway of the Department, in such manner, so as to ensure that 10% of the total receipt from each payment made by an allottee is automatically deducted and gets credited to the EDC head in the state treasury.
- j. **The license is valid upto 30.04.2030.**

IV. ENCUMBRANCE

We have undertaken inspection of the Official Website of the Ministry of Corporate Affairs i.e., <http://mca21.gov.in/MCA21/> on 28.10.2025 to verify registration of charges in the name of Land Owners in relation to the Project Land.

During our inspection, we have noted that charge exists for Land Owners with respect to the Project Land as per the website of Ministry of Corporate Affairs and the same has been mentioned in **Annexure-B**.

V. OBSERVATIONS

1. **For Land admeasuring 7 Kanal 10 Marlas comprised in Rectangle No. 40 Khasra Nos. 25 (7-10) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.**

A perusal of Revenue Records i.e. Jamabandi for the years 2005-06 shows that vide report dated 15.04.2013 bearing No. 668 and report dated 09.06.2013 bearing No. 339, the mortgage created vide report dated 24.07.2012 bearing No. 619 has been redeemed.

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2. **For Land admeasuring 7 Kanal 11 Marlas comprised in Rectangle No. 40 Khasra Nos. 14/2 (4-8), 15/1 (1-16), 17/1/1 (1-7) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.**

A perusal of the revenue records reflects a reference of a Document dated 17.01.2025 bearing No. 14555 i.e. Collaboration Agreement executed between Babblers Projects Private Limited and AIPL Bharat Infrastructure Private Limited.

3. **For Land admeasuring 7 Kanal 15 Marlas comprised in Rectangle No. 40 Khasra Nos. 16/1/2 (0-19), 16/2/2 (2-18) and Rectangle No. 41 Khasra No. 20/2 (3-18) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.**

- a. A perusal of the revenue records reflects a reference of a Document dated 17.01.2025 bearing No. 14555 i.e. Collaboration Agreement executed between Babblers Projects Private Limited and AIPL Bharat Infrastructure Private Limited.

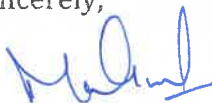
4. **For Land admeasuring 2 Kanal 7 Marlas comprised in Rectangle No. 41 Khasra Nos. 22/1/1 (1-4), 22/1/2 (1-3) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.**

A perusal of the revenue records reflects a reference of a Document dated 17.01.2025 bearing No. 14555 i.e. Collaboration Agreement executed between Babblers Projects Private Limited and AIPL Bharat Infrastructure Private Limited.

VI. **CONCLUSION**

Based on flow of title detailed under **Annexure A** hereto, which is prepared on inspection and verification of the public records i.e. the Jamabandi records from the years 1990-91 till 2020-21 (as applicable till date) and as maintained at the office of the Patwari of Village Daulatabad, Tehsil Kadipur and District Gurugram, Haryana, other connected records namely *Intakaal / Mutation Registers*, we note that, the Project Land is presently owned by *Land Owner 1/Developer i.e. AIPL Bharat Infrastructure Private Limited and Land Owner 2 i.e. Babblers Projects Private Limited* and is not subject to any land acquisition proceedings.

Yours Sincerely,



Mahesh Tyagi, Advocate

MAHESH TYAGI, Advocate

Enroll. No. P/979/2012

Mob. 9990343416

**Chamber No. 49, Shaheed Sukhdev Singh Block,
Near Gate No.1, Distt. Court, Gurugram (Hr.)**

ANNEXURE-A

DEVOLUTION OF LAND IN VILLAGE DAULATABAD, TEHSIL & DISTRICT GURUGRAM, HARYANA.

1. Land admeasuring 7 Kanal 10 Marlas comprised in Rectangle No. 40 Khasra Nos. 25 (7-10) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.

- i. As per the Jamabandi for the years 1990-91 till 1995-96, land admeasuring 7 Kanal 10 Marlas comprised in Rectangle No. 40 Khasra Nos. 25 (7-10) was recorded in the name of Atar Singh S/o Shri Chand (Khewat No. 8 Khata No. 8).

As per these Jamabandi's:

- a. This land parcel was attached with PNB Bank (recorded vide report dated 21.09.1990 bearing No. 23).
- b. The attachment recorded vide report dated 21.09.1990 bearing No. 23 was cancelled (recorded vide report dated 10.07.2000 bearing No. 342).

- ii. As per the Jamabandi for the years 2000-01 till 2005-06, land admeasuring 7 Kanal 10 Marlas comprised in Rectangle No. 40 Khasra Nos. 25 (7-10) was recorded in the name of Atar Singh S/o Shri Chand (Khewat No. 8 Khata No. 8).

As per these Jamabandi's:

- a. Atar Singh S/o Ram Dutt released his share in the above mentioned land along with other land parcels in favour of his sons i.e. Satish Kumar, Sanjay Kumar, Ajay Kumar, Anil Kumar vide Release Deed dated 16.02.2006 bearing No. 24683. (Mutation No. 2184)
- b. Satish Kumar, Sanjay Kumar, Ajay Kumar, Anil Kumar all sons of Atar Singh sold the above mentioned land along with other land parcels to Desert Moon Realtors Private Limited vide Sale Deed dated 11.02.2011 bearing No. 31837. (Mutation No. 2576)

- iii. As per the Jamabandi for the years 2010-11, land admeasuring 7 Kanal 10 Marlas comprised in Rectangle No. 40 Khasra Nos. 25 (7-10) was recorded in the name of Desert Moon Realtors Private Limited (Khewat No. 8 Khata No. 8).

As per this Jamabandi:

- a. The above mentioned land along with other land parcels was mortgaged with IDBI Bank for a sum of 5,00,00,000/- (recorded vide report dated 24.07.2012 bearing No. 619).
- b. The above mentioned land along with other land parcels was mortgaged with Canara Bank for a sum of 140,00,00,000/- (recorded vide report dated 19.04.2013 bearing No. 684).

- iv. As per the Jamabandi for the years 2015-16 till 2020-21, land admeasuring 7 Kanal 10 Marlas comprised in Rectangle No. 40 Khasra Nos. 25 (7-10) was recorded in the name of Desert Moon Realtors Private Limited (Khewat No. 8 Khata No. 8).

As per these Jamabandi's:

- a. The mortgage recorded vide report dated 19.04.2013 bearing No. 684 was redeemed. (recorded vide report dated 19.12.2024 bearing No. 309)
- b. Desert Moon Realtors Private Limited sold the above mentioned land to AIPL Bharat Infrastructure Private Limited vide Sale Deed dated 19.12.2024 bearing No. 13336. (Mutation No. 4119)

Thus, as per the present revenue records (Jamabandi), land admeasuring 7 Kanal 10 Marlas comprised in Rectangle No. 40 Khasra Nos. 25 (7-10) is owned by AIPL Bharat Infrastructure Private Limited.

2. Land admeasuring 15 Kanal 19 Marlas comprised in Rectangle No. 40 Khasra Nos. 17/1/2 (3-1), 24/2 (4-8), 26 (0-10) and Rectangle No. 41 Khasra No. 21 (8-0) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.

- i. As per the Jamabandi for the years 1990-91 till 2005-06, land admeasuring 15 Kanal 19 Marlas comprised in Rectangle No. 40 Khasra Nos. 17/1/2 (3-1), 24/2 (4-8), 26 (0-10) and Rectangle No. 41 Khasra No. 21 (8-0) was recorded in the name of Atar Singh S/o Shri Chand (Khewat No. 59 Khata No. 70).

As per these Jamabandi's:

- a. Atar Singh S/o Ram Dutt released his share in the above mentioned land along with other land parcels in favour of his sons i.e. Satish Kumar, Sanjay Kumar, Ajay Kumar, Anil Kumar vide Release Deed dated 16.02.2006 bearing No. 24683. (Mutation No. 2184)
- b. Satish Kumar, Sanjay Kumar, Ajay Kumar, Anil Kumar all sons of Atar Singh sold the above mentioned land along with other land parcels to Desert Moon Realtors Private Limited vide Sale Deed dated 11.02.2011 bearing No. 31837. (Mutation No. 2576)
- ii. As per the Jamabandi for the years 2010-11, land admeasuring 15 Kanal 19 Marlas comprised in Rectangle No. 40 Khasra Nos. 17/1/2 (3-1), 24/2 (4-8), 26 (0-10) and Rectangle No. 41 Khasra No. 21 (8-0) was recorded in the name of Desert Moon Realtors Private Limited (Khewat No. 85 Khata No. 96).

As per this Jamabandi:

- a. The above mentioned land along with other land parcels was mortgaged with IDBI Bank for a sum of 5,00,00,000/- (recorded vide report dated 24.07.2012 bearing No. 619).

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- b. The Mortgage recorded vide report dated 24.07.2012 bearing No. 619 was redeemed. (recorded vide report dated 15.04.2013 bearing No. 668 and report dated 09.06.2013 bearing No. 339)
 - c. The above mentioned land along with other land parcels was mortgaged with Canara Bank for a sum of 140,00,00,000/- (recorded vide report dated 19.04.2013 bearing No. 684).
- iii. As per the Jamabandi for the years 2015-16 till 2020-21, land admeasuring 15 Kanal 19 Marlas comprised in Rectangle No. 40 Khasra Nos. 17/1/2 (3-1), 24/2 (4-8), 26 (0-10) and Rectangle No. 41 Khasra No. 21 (8-0) was recorded in the name of Desert Moon Realtors Private Limited (Khewat No. 106 Khata No. 113).

As per these Jamabandi's:

- a. The mortgage recorded vide report dated 19.04.2013 bearing No. 684 was redeemed. (recorded vide report dated 19.12.2024 bearing No. 309)
- b. Desert Moon Realtors Private Limited sold the above mentioned land to AIPL Bharat Infrastructure Private Limited vide Sale Deed dated 19.12.2024 bearing No. 13336. (Mutation No. 4119)

Thus, as per the present revenue records (Jamabandi), land admeasuring 15 Kanal 19 Marlas comprised in Rectangle No. 40 Khasra Nos. 17/1/2 (3-1), 24/2 (4-8), 26 (0-10) and Rectangle No. 41 Khasra No. 21 (8-0) is owned by AIPL Bharat Infrastructure Private Limited.

3. Land admeasuring 7 Kanal 11 Marlas comprised in Rectangle No. 40 Khasra Nos. 14/2 (4-8), 15/1 (1-16), 17/1/1 (1-7) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.

- i. As per the Jamabandi for the years 1990-91 till 2005-06, land admeasuring 7 Kanal 11 Marlas comprised in Rectangle No. 40 Khasra Nos. 14/2 (4-8), 15/1 (1-16), 17/1/1 (1-7) was recorded in the name of Ishwar Singh S/o Shri Chand (Khewat No. 60 Khata No. 71).

As per this Jamabandi:

- a. Ishwar Singh S/o Shri Chand expired. Vide report dated 02.08.20007 bearing No. 926 this land was recorded in the names of his legal heirs i.e. Sudesh (wife), Rekha Devi (daughter), Pradeep Kumar, Yogendra Kumar (sons). (Mutation No. 2198)
 - b. Sudesh (wife), Rekha Devi (daughter), Pradeep Kumar, Yogendra Kumar (sons) all legal heirs of Ishwar Singh sold this land parcel to Desert Moon Realtors Private Limited vide Sale Deed dated 11.02.2011 bearing No. 31835. (Mutation No. 2577)
- ii. As per the Jamabandi for the years 2010-11, land admeasuring 7 Kanal 11 Marlas comprised in Rectangle No. 40 Khasra Nos. 14/2 (4-8), 15/1 (1-16), 17/1/1 (1-7)

was recorded in the name of Desert Moon Realtors Private Limited (Khewat No. 86 Khata No. 97).

As per this Jamabandi:

- a. The above mentioned land along with other land parcels was mortgaged with IDBI Bank for a sum of 5,00,00,000/- (recorded vide report dated 24.07.2012 bearing No. 619).
- b. The Mortgage recorded vide report dated 24.07.2012 bearing No. 619 was redeemed. (recorded vide report dated 15.04.2013 bearing No. 668 and report dated 09.06.2013 bearing No. 339)

- iv. As per the Jamabandi for the years 2015-16 till 2020-21, land admeasuring 7 Kanal 11 Marlas comprised in Rectangle No. 40 Khasra Nos. 14/2 (4-8), 15/1 (1-16), 17/1/1 (1-7) was recorded in the name of Desert Moon Realtors Private Limited (Khewat No. 106 Khata No. 113).

As per these Jamabandi's: Desert Moon Realtors Private Limited sold the above mentioned land to Babblers Projects Private Limited vide Sale Deed dated 30.08.2024 bearing No. 7476. (Mutation No. 4084)

Thus, as per the present revenue records (Jamabandi), land admeasuring 7 Kanal 11 Marlas comprised in Rectangle No. 40 Khasra Nos. 14/2 (4-8), 15/1 (1-16), 17/1/1 (1-7) is owned by Babblers Projects Private Limited.

4. Land admeasuring 7 Kanal 15 Marlas comprised in Rectangle No. 40 Khasra Nos. 16/1/2 (0-19), 16/2/2 (2-18) and Rectangle No. 41 Khasra No. 20/2 (3-18) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.

- i. As per the Jamabandi for the years 1990-91 till 2000-01, land admeasuring 16 Kanal comprised in Rectangle No. 40 Khasra Nos. 16/1 (2-0), 16/2 (6-0) and Rectangle No. 41 Khasra No. 20 (8-0) was recorded in the name of Ishwar Singh S/o Shri Chand (Khewat No. 59 Khata No. 70).

As per these Jamabandi's:

- a. Ishwar Singh S/o Shri Chand mortgaged the land comprised in Rectangle No. 41 Khasra No. 20 (8-0) for a sum of Rs. 1,00,000/- with Munshi Ram S/o Seesh Ram vide Mortgage Deed dated 08.05.2002 bearing No. 1804. (Mutation No. 1806)
- b. The Mortgage recorded vide Mutation No. 1806 was redeemed. (Mutation No. 1887)
- c. Ishwar Singh sold land to the extent of 165/320 share in the above mentioned land to Narender S/o Chandra Bhan vide Sale Deed dated 28.01.2005 bearing Document No. 21429. (Mutation No. 1932)

- ii. As per the Jamabandi for the years 2005-06, land admeasuring 16 Kanal comprised in Rectangle No. 40 Khasra Nos. 16/1 (2-0), 16/2 (6-0) and Rectangle No. 41 Khasra No. 20 (8-0) was recorded in the names of Ishwar Singh S/o Shri Chand (155/320 Share) and Narender S/o Chandra Bhan (165/320 Share) (Khewat No. 61 Khata No. 72).

As per this Jamabandi:

- a. Ishwar Singh S/o Shri Chand expired. Vide report dated 02.08.20007 bearing No. 926 his 155/320 Share in the above mentioned land was recorded in the names of his legal heirs i.e. Sudesh (wife), Rekha Devi (daughter), Pradeep Kumar, Yogendra Kumar (sons). (Mutation No. 2198)
- b. Sudesh (wife), Rekha Devi (daughter), Pradeep Kumar, Yogendra Kumar (sons) all legal heirs of Ishwar Singh sold their 155/320 Share to Desert Moon Realtors Private Limited vide Sale Deed dated 11.02.2011 bearing No. 31835. (Mutation No. 2577)
- c. Narender S/o Chandra Bhan sold his 165/320 Share to Vindhyanchal Land Development Limited vide Sale Deed dated 17.03.2011 bearing No. 35535. (Mutation No. 2581)

- iii. As per the Jamabandi for the years 2010-11, land admeasuring 16 Kanal comprised in Rectangle No. 40 Khasra Nos. 16/1 (2-0), 16/2 (6-0) and Rectangle No. 41 Khasra No. 20 (8-0) was recorded in the names of Desert Moon Realtors Private Limited (31/64 Share).

As per this Jamabandi:

- a. The above mentioned land along with other land parcels was mortgaged with IDBI Bank for a sum of 5,00,00,000/- (recorded vide report dated 24.07.2012 bearing No. 619).
- b. The Mortgage recorded vide report dated 24.07.2012 bearing No. 619 was redeemed. (recorded vide report dated 15.04.2013 bearing No. 668 and report dated 09.06.2013 bearing No. 339)

- iv. As per the Jamabandi for the years 2015-16 till 2020-21, land admeasuring 16 Kanal comprised in Rectangle No. 40 Khasra Nos. 16/1 (2-0), 16/2 (6-0) and Rectangle No. 41 Khasra No. 20 (8-0) was recorded in the names of Desert Moon Realtors Private Limited (31/64 Share).

- a. Vide order dated 05.08.2024 passed by the court of Assistant Collector IInd Division, Kadipur in Case No. 13/Naib Teh the above mentioned land was partitioned. In terms of this partition land admeasuring 7 Kanal 15 Marlas comprised in Rectangle No. 40 Khasra Nos. 16/1/2 (0-19), 16/2/2 (2-18) and Rectangle No. 41 Khasra No. 20/2 (3-18) was recorded in the ownership of Desert Moon Realtors Private Limited. (Mutation No. 4078)

- b. Desert Moon Realtors Private Limited sold land admeasuring 7 Kanal 15 Marlas comprised in Rectangle No. 40 Khasra Nos. 16/1/2 (0-19), 16/2/2 (2-18) and Rectangle No. 41 Khasra No. 20/2 (3-18) to Babblers Projects Private Limited vide Sale Deed dated 30.08.2024 bearing No. 7476. (Mutation No. 4084)

Thus, as per the present revenue records (Jamabandi), land admeasuring 7 Kanal 15 Marlas comprised in Rectangle No. 40 Khasra Nos. 16/1/2 (0-19), 16/2/2 (2-18) and Rectangle No. 41 Khasra No. 20/2 (3-18) is owned by Babblers Projects Private Limited.

- a. *A perusal of the revenue records reflects a reference of a Document dated 17.01.2025 bearing No. 14555 i.e. Collaboration Agreement executed between Babblers Projects Private Limited and AIPL Bharat Infrastructure Private Limited.*

5. Land admeasuring 2 Kanal 7 Marlas comprised in Rectangle No. 41 Khasra Nos. 22/1/1 (1-4), 22/1/2 (1-3) of village Daulatabad, Tehsil Kadipur & District Gurugram, Haryana.

- i. As per the Jamabandi for the years 1990-91 till 2000-01, land admeasuring 4 Kanal 14 Marlas comprised in Rectangle No. 41 Khasra No. 22/1 (4-14) was recorded in the name of Shubh Ram S/o Lajje (Khewat No. 391 Khata No. 518).

As per these Jamabandi's: Vide order dated 14.12.2001 passed by the court of Permanent Lok Adalat in Case No. 6 dated 13.02.2001 titled as Jai Prakash & Others versus Shubh Ram, land owned by Shubh Ram was transferred to Jai Prakash, Virender Singh both sons of Baljeet Singh S/o Shubh Ram and Lakhan Pal, Jai Pal both sons of Ranjeet Singh S/o Shubh Ram. (Mutation No. 1863)

- ii. As per the Jamabandi for the years 2005-06, land admeasuring 4 Kanal 14 Marlas comprised in Rectangle No. 41 Khasra No. 22/1 (4-14) was recorded in the names of Jai Prakash, Virender Singh both sons of Baljeet Singh (1/2 Share) and Lakhan Pal, Jai Pal both sons of Ranjeet Singh (1/2 Share) (Khewat No. 437 Khata No. 565).

As per this Jamabandi:

- a. Vide report dated 29.04.2010 bearing No. 792 the above mentioned land was partitioned. In terms of this partition land admeasuring 2 Kanal 7 Marlas comprised in Rectangle No. 41 Khasra No. 22/1/1 (1-3.5) was recorded in the ownership of Jai Prakash S/o Baljeet Singh and 22/1/2 (1-3.5) was recorded in the ownership of Virender Singh S/o Baljeet Singh. (Mutation No. 2432)
- b. Jai Prakash S/o Baljeet Singh and Virender Singh S/o Baljeet Singh collectively sold their respective land parcels i.e. Rectangle No. 41 Khasra No. 22/1/1 (1-3.5) and 22/1/2 (1-3.5) to Desert Moon Realtors Private Limited vide Sale Deed dated 17.02.2011 bearing No. 32463. (Mutation No. 2600)

- iii. As per the Jamabandi for the years 2010-11, land admeasuring 2 Kanal 7 Marlas comprised in Rectangle No. 41 Khasra No. 22/1/1 (1-4) and 22/1/2 (1-3) was recorded in the name of Desert Moon Realtors Private Limited (Khewat No. 558 Khata No. 675).

As per this Jamabandi:

- a. The above mentioned land along with other land parcels was mortgaged with IDBI Bank for a sum of 5,00,00,000/- (recorded vide report dated 24.07.2012 bearing No. 619).
- b. The Mortgage recorded vide report dated 24.07.2012 bearing No. 619 was redeemed. (recorded vide report dated 15.04.2013 bearing No. 668 and report dated 09.06.2013 bearing No. 339)
- iv. As per the Jamabandi for the years 2015-16 till 2020-21, land admeasuring 2 Kanal 7 Marlas comprised in Rectangle No. 41 Khasra No. 22/1/1 (1-4) and 22/1/2 (1-3) was recorded in the name of Desert Moon Realtors Private Limited (Khewat No. 692 Khata No. 774).

As per these Jamabandi's: Desert Moon Realtors Private Limited sold the above mentioned land to Babblers Projects Private Limited vide Sale Deed dated 30.08.2024 bearing No. 7476. (Mutation No. 4084)

Thus, as per the present revenue records (Jamabandi), land admeasuring 2 Kanal 7 Marlas comprised in Rectangle No. 41 Khasra No. 22/1/1 (1-4) and 22/1/2 (1-3) is owned by Babblers Projects Private Limited.

A perusal of the revenue records reflects a reference of a Document dated 17.01.2025 bearing No. 14555 i.e. Collaboration Agreement executed between Babblers Projects Private Limited and AIPL Bharat Infrastructure Private Limited.



ANNEXURE-B

**AIPL BHARAT INFRASTRUCTURE PRIVATE LIMITED (“LAND OWNER 1/
DEVELOPER”)**

Please note that there are total 4 charges registered by the Land Owner 1. However, please find below details of only 3 relevant Charges registered by the Company as on October 1, 2025 as per the website of Ministry of Corporate Affairs

Sr. No.	Name of the Charge Holder	Date of creation/ modification of charge	Amount of Charge (In Rs.)	Details of mortgaged assets / property										
1.	Piramal Trusteeship Services Private Limited (Charge Id: 101145018)	26/07/2025 (Date of Creation)	115,00,00,000/-	<u>Particulars of the instrument(s) creating charge: -</u> Unattested Deed of Hypothecation (DOH) dated July 26, 2025. <u>Short particulars of the property or asset(s) charged: -</u> First ranking pari passu charge by way of hypothecation over Receivables and Movable Assets of the Project and account of the Borrower. However, details of Project have not been mentioned in the Deed of Hypothecation.										
2.	Piramal Trusteeship Services Private Limited (Charge Id: 101066752)	07/03/2025 (Date of Creation) 08/04/2025 (Date of Modification)	115,00,00,000/-	<u>Particulars of the instrument(s) creating charge: -</u> Memorandum of Entry dated 07.03.2025 Deed of Hypothecation (DOH) dated 08.04.2025 <u>Short particulars of the property or asset(s) charged: -</u> Charge on immovable property situated in revenue estate of village Daulatabad, Tehsil Kadipur & District Gurugram Haryana (hereinafter referred to as the “ Project Land ”), as detailed below:- <table border="1" style="margin-left: auto; margin-right: auto;"><thead><tr><th>Rectangle No.</th><th>Killa No.</th><th>Area (K - M)</th></tr></thead><tbody><tr><td rowspan="3">40</td><td>17/1/2</td><td>3-1</td></tr><tr><td>24/2</td><td>4-8</td></tr><tr><td>26</td><td>0-10</td></tr></tbody></table>	Rectangle No.	Killa No.	Area (K - M)	40	17/1/2	3-1	24/2	4-8	26	0-10
Rectangle No.	Killa No.	Area (K - M)												
40	17/1/2	3-1												
	24/2	4-8												
	26	0-10												

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				<table border="1"> <tr><td></td><td>25</td><td>7-10</td></tr> <tr><td></td><td>14/2</td><td>4-8</td></tr> <tr><td></td><td>15/1</td><td>1-16</td></tr> <tr><td></td><td>17/1/1</td><td>1-7</td></tr> <tr><td></td><td>16/1/2</td><td>0-19</td></tr> <tr><td></td><td>16/2/2</td><td>2-18</td></tr> <tr><td>41</td><td>21</td><td>8-0</td></tr> <tr><td></td><td>20/2</td><td>3-18</td></tr> <tr><td></td><td>22/1/1</td><td>1-4</td></tr> <tr><td></td><td>22/1/2</td><td>1-3</td></tr> </table> <p>Apart from the above mentioned Project Land, charge is also created on other land parcels as mentioned in the MOE.</p> <p>Details of Modification - 08/04/2025 - Creation of first ranking pari passu charge on the receivables and movable assets with respect to the above mentioned Project Land.</p>		25	7-10		14/2	4-8		15/1	1-16		17/1/1	1-7		16/1/2	0-19		16/2/2	2-18	41	21	8-0		20/2	3-18		22/1/1	1-4		22/1/2	1-3
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	22/1/1	1-4																																
	22/1/2	1-3																																
3.	Piramal Trusteeship Services Private Limited (Charge Id: 101061595)	27/02/2025 (Date of Creation) 07/03/2025 (Date of Modification)	100,00,00,000/-	<p><u>Particulars of the instrument(s) creating charge: -</u></p> <p>Deed of Hypothecation (DOH) dated 27.02.2025</p> <p>Memorandum of Entry dated 07.03.2025</p> <p><u>Short particulars of the property or asset(s) charged: -</u></p> <p>Creation of first ranking pari passu charge on the receivables and movable assets with respect to the below mentioned Project Land.</p> <p>Details of Modification - 07/03/2025 -</p> <p>Charge on immovable property situated in revenue estate of village Daulatabad, Tehsil Kadipur & District Gurugram Haryana (hereinafter referred to as the "Project Land"), as detailed below:-</p> <table border="1"> <thead> <tr> <th>Rectangle No.</th> <th>Killa No.</th> <th>Area (K - M)</th> </tr> </thead> <tbody> <tr> <td rowspan="5">40</td> <td>17/1/2</td> <td>3-1</td> </tr> <tr> <td>24/2</td> <td>4-8</td> </tr> <tr> <td>26</td> <td>0-10</td> </tr> <tr> <td>25</td> <td>7-10</td> </tr> <tr> <td>14/2</td> <td>4-8</td> </tr> </tbody> </table>	Rectangle No.	Killa No.	Area (K - M)	40	17/1/2	3-1	24/2	4-8	26	0-10	25	7-10	14/2	4-8																
Rectangle No.	Killa No.	Area (K - M)																																
40	17/1/2	3-1																																
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	26	0-10																																
	25	7-10																																
	14/2	4-8																																

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					15/1	1-16
					17/1/1	1-7
					16/1/2	0-19
					16/2/2	2-18
				41	21	8-0
					20/2	3-18
					22/1/1	1-4
					22/1/2	1-3

Apart from the above mentioned Project Land, charge is also created on other land parcels as mentioned in the MOE.

BABBLER PROJECTS PRIVATE LIMITED ("LAND OWNER 2")

Please find below details of Charges registered by the Land Owner 2 as on October 1, 2025 as per the website of Ministry of Corporate Affairs

Sr. No.	Name of the Charge Holder	Date of creation/ modification of charge	Amount of Charge (In Rs.)	Details of mortgaged assets / property
1	Piramal Trusteeship Services Private Limited (Charge Id: 101142852)	26/07/2025 (Date of Creation)	115,00,00,000/-	<p><u>Particulars of the instrument(s) creating charge: -</u> Unattested Deed of Hypothecation (DOH) dated July 26, 2025.</p> <p><u>Short particulars of the property or asset(s) charged: -</u> First ranking pari passu charge by way of hypothecation over Receivables and Movable Assets of the Project and account of the Borrower.</p> <p>However, details of Project have not been mentioned in the Deed of Hypothecation.</p>
2	Piramal Trusteeship Services Private Limited (Charge Id: 101087552)	08/04/2025 (Date of Creation) 06/06/2025 (Modification of Charge)	70,00,00,000/-	<p><u>Particulars of the instrument(s) creating charge: -</u> Unattested Deed of Hypothecation (DOH) dated April 8, 2025 and June 6, 2025.</p> <p><u>Short particulars of the property or asset(s) charged: -</u> First and exclusive charge by way of hypothecation over Receivables and Movable Assets of the Project.</p> <p>Details of Modification – 06/06/2025 - First ranking pari</p>

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				passu charge created by way of hypothecation over the Receivables and Movable Assets of the Project and account of the Borrower.																															
3.	Piramal Trusteeship Services Private Limited (Charge Id: 101061740)	27/02/2025 (Date of Creation) 07/03/2025 (Date of Modification) 27/03/2025 (Date of Modification)	100,00,00,000/-	<p><u>Particulars of the instrument(s) creating charge: -</u></p> <p>Deed of Hypothecation (DOH) dated 27.02.2025</p> <p>Memorandum of Entry dated 07.03.2025</p> <p>Deed of Hypothecation (DOH) dated 27.03.2025</p> <p><u>Short particulars of the property or asset(s) charged: -</u></p> <p>Charge by way of hypothecation over Receivables and Movable Assets of the Project.</p> <p>Details of Modification – 07/03/2025 - Charge on immovable property situated in revenue estate of village Daulatabad, Tehsil Kadipur & District Gurugram Haryana (hereinafter referred to as the “Project Land”), as detailed below:-</p> <table border="1"> <thead> <tr> <th>Rectangle No.</th> <th>Killa No.</th> <th>Area (K – M)</th> </tr> </thead> <tbody> <tr> <td rowspan="9">40</td> <td>17/1/2</td> <td>3-1</td> </tr> <tr> <td>24/2</td> <td>4-8</td> </tr> <tr> <td>26</td> <td>0-10</td> </tr> <tr> <td>25</td> <td>7-10</td> </tr> <tr> <td>14/2</td> <td>4-8</td> </tr> <tr> <td>15/1</td> <td>1-16</td> </tr> <tr> <td>17/1/1</td> <td>1-7</td> </tr> <tr> <td>16/1/2</td> <td>0-19</td> </tr> <tr> <td>16/2/2</td> <td>2-18</td> </tr> <tr> <td rowspan="4">41</td> <td>21</td> <td>8-0</td> </tr> <tr> <td>20/2</td> <td>3-18</td> </tr> <tr> <td>22/1/1</td> <td>1-4</td> </tr> <tr> <td>22/1/2</td> <td>1-3</td> </tr> </tbody> </table> <p>Apart from the above mentioned Project Land, charge is also created on other land parcels as mentioned in the MOE.</p> <p>Details of Modification – 27/03/2025 – Creation of charge on the receivables and movable assets with respect to the above mentioned Project Land.</p>	Rectangle No.	Killa No.	Area (K – M)	40	17/1/2	3-1	24/2	4-8	26	0-10	25	7-10	14/2	4-8	15/1	1-16	17/1/1	1-7	16/1/2	0-19	16/2/2	2-18	41	21	8-0	20/2	3-18	22/1/1	1-4	22/1/2	1-3
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4.	Piramal Trusteeship Services Private Limited (Charge Id: 101022592)	10/12/2024 (Date of Creation) 07/03/2025 (Date of Modification) 27/03/2025 (Date of Modification)	115,00,00,000/-	<p><u>Particulars of the instrument(s) creating charge: -</u></p> <p>Memorandum of Entry dated 10.12.2024</p> <p>Memorandum of Entry dated 07.03.2025</p> <p>Deed of Hypothecation (DOH) dated 27.03.2025</p> <p><u>Short particulars of the property or asset(s) charged: -</u></p> <p>Charge on immovable property situated in Village Dhanwapur, Mohammed Heri and Village Daultabad.</p> <p>Details of Modification – 07/03/2025 –</p> <p>Charge on immovable property situated in revenue estate of village Daultabad, Tehsil Kadipur & District Gurugram Haryana (hereinafter referred to as the “Project Land”), as detailed below:-</p> <table border="1" data-bbox="890 840 1388 1473"> <thead> <tr> <th>Rectangle No.</th> <th>Killa No.</th> <th>Area (K – M)</th> </tr> </thead> <tbody> <tr> <td rowspan="9">40</td> <td>17/1/2</td> <td>3-1</td> </tr> <tr> <td>24/2</td> <td>4-8</td> </tr> <tr> <td>26</td> <td>0-10</td> </tr> <tr> <td>25</td> <td>7-10</td> </tr> <tr> <td>14/2</td> <td>4-8</td> </tr> <tr> <td>15/1</td> <td>1-16</td> </tr> <tr> <td>17/1/1</td> <td>1-7</td> </tr> <tr> <td>16/1/2</td> <td>0-19</td> </tr> <tr> <td>16/2/2</td> <td>2-18</td> </tr> <tr> <td rowspan="4">41</td> <td>21</td> <td>8-0</td> </tr> <tr> <td>20/2</td> <td>3-18</td> </tr> <tr> <td>22/1/1</td> <td>1-4</td> </tr> <tr> <td>22/1/2</td> <td>1-3</td> </tr> </tbody> </table> <p>Apart from the above mentioned Project Land, charge is also created on other land parcels as mentioned in the MOE.</p> <p>Details of Modification – 27/03/2025 – Creation of first ranking pari passu charge on the receivables and movable assets with respect to the above mentioned Project Land.</p>	Rectangle No.	Killa No.	Area (K – M)	40	17/1/2	3-1	24/2	4-8	26	0-10	25	7-10	14/2	4-8	15/1	1-16	17/1/1	1-7	16/1/2	0-19	16/2/2	2-18	41	21	8-0	20/2	3-18	22/1/1	1-4	22/1/2	1-3
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