MAHESH TYAGI

ADVOCATE

CHAMBER NO. 49, SHAHEED SUKHDEV SINGH BLOCK, DISTRICT COURTS, GURGAON-122001, MOBILE +91-9990343416

Ref. No.: MT/SR/31/2024-25 Dated: 17.12.2025

TO WHOMSOEVER IT MAY CONCERN

TITLE DUE DILIGENCE REPORT/LEGAL OPINION

1. ***Name of the title Holder of the Property:***

M/s. R.C. Sood and Company Private Limited Registered office at:- 10th Floor, EROS Corporate Tower, Nehru Place, New Delhi-110019 (Hereinafter referred to as the "**Holder/s**")

2. ***Type of Transaction:***

Legal Opinion for the purpose of due diligence of the clear marketable title of the property, under review along with the ownership of the land as a "**Project land**" under the commercial license colony.

3. ***Description of the Property:***

Total land admeasuring 35 Kanal 7 Marla 0 Sarsai (4.418 Acers) comprise in Khewat no. 1635//1409, Khatauni no. 1681, Rectangle no. 23 Killa no. 4/2(5-16), 7(8-0), 8/1/2(0-15), 8/2/2(4-16), 13(8-0), 14(8-0), Situated in the revenue estate of Village- Badshapur, Sub- Tehsil- Badshapur, District Gurugram, Haryana. (Hereinafter referred to as the "**Property**")

4. ***Scope of Search Report:***

The scope of the Search Report is to review the status of the Property particularly with reference to its clear ownership and right of the title holder.

The Title Search due diligence of the Property is carried out by **Mahesh Tyagi, Advocate** on the basis of the documents (*with respect to the*

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Property), provided by the title holder and available at the concerned authorities.

5. *Particulars of all Documents provided and perused in respect of the Property:*

The Search Report checklist, on the basis of which due diligence was carried out are as follows:

I. Record inspection before the Halka Patwari for the revenue records of the rectangle no. 23 of village- Badshapur, Sub-Tehsil- Badshapur, Gurugram.

a) As per the records mutation no. 8778 got registered in the name of M/s R.C. Sood and Company Private Limited as per the order in the case bearing no. 446/2010 dated 25.02.2011, Passed by the Hon'ble High court of Delhi in the matter titled as RJS & Others Versus M/s R.C. Sood and Company private limited.

b) As per the Jamabandi year 2015-16 M/s R.C. Sood and Company recorded as the owner of the above mention rectangle no. 23, Killa no. 4/2(5-16), 7(8-0), 8/1(0-16), 8/2(7-4), 13(8-0), 14(8-0) total land admeasuring 37 Kanal 16 Marla.

c) As per the records mutation no. 10338 got registered regarding the land acquisition of land admeasuring 2 Kanal 9 Marla out of the rectangle no. 23, Killa no. 8/1/1(0-1), 8/2/1(2-8) vide award bearing 45 dated 27.02.2013 and a report is dully incorporate in the records vide report no. 827 dated 27.02.2013.

II. As per the present records of the Jamabandi year 2020-21 M/s R.C. Sood and Company Private Limited is recorded as owner in possession of the land comprise in Khewat no. 1635//1409, Khatauni no. 1681, Rectangle no. 23

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Killa no. 4/2(5-16), 7(8-0), 8/1/2(0-15), 8/2/2(4-16), 13(8-0), 14(8-0), Situated in the revenue estate of Village- Badshapur, Sub- Tehsil- Badshapur, District Gurugram of the Total land admeasuring 35 Kanal 7 Marla 0 Sarsai (4.418 Acers).

a) As per the Jamabandi year 2020-21 a report bearing no. 991 dated 08.04.2024 recorded in the revenue records pertaining the noting that a commercial license over the land mention above has been issued.

b) Also as per the Vasika no. 11424 dated 31.12.2018 a collaboration agreement has been executed between M/s R.C. Sood and Company & M/s Advance India Projects Limited.

c) As per the mutation no. 12933 registered in the revenue records a gift deed got registered vide Vasika no. 10582 dated 20.11.2024 in favour of Governor state of Haryana Town & Country Planning Haryana office at Plot no. 3, Sector 18A, Chandigarh for the land admeasuring 6 Kanal 7 Marla comprise in Khewat no. 1635, Rectangle no. 23, Killa no. 4/2/1(5-2), 7/2(0-6), 8/1/2/1(0-2), 8/2/2/1(0-17) situated in the revenue estate of Village- Badshapur. And as per the gift deed the land got partitioned accordingly.

d) As per the revenue records the AKS SIZRA of the rectangle no. 23 got issued by the Halka Patwari, which clearly shows the land as per the share in its relevant Killa nos.

III. As per the document provided it is verified that Director Town and Country Planning Haryana issued a License no. 197 of 2008 dated 05.12.2008 for the land as mentioned in the license comprise in Rectangle no. 23, Killa no. 4/2(5-16), 7(8-0), 8/1/2(0-15), 8/2/2(4-16), 13(8-0), 14(8-0), situated in the revenue estate of Village- Badshapur, sub-Tehsil- Badshapur,

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Gurugram. Further the same got renewed from the office of Director Town and Country Planning Haryana vide memo no. LC-1313-JE (VA)-2022/8061 dated 25.03.2022 for the development of Commercial Colony on the land admeasuring 4.418 Acre to M/s R.C. Sood and Company C/o Advance India Projects Limited Regd. Office- The masterpiece, GF, Golf Course Road, Sector 54, Gurugram-122002.

IV. Inspection of the records of Sub-Registrar, Badshapur vides receipt no. 4061 dated 17.01.2025 to obtain the clear marketable status vide owners name and address of the property.

6. ***Tracing of Title:***

So, it is observed that M/s. R.C. Sood and Company Private Limited Registered office at:- 10th Floor, EROS Corporate Tower, Nehru Place, New Delhi-110019 accordingly as per the revenue records and by way of the latest Jamabandi for the year 2020-21 having the clear title of the above mentioned property.

7. ***Liabilities or encumbrances (if any):***

Based on the Documents and records it is emerge out that the land admeasuring 35 Kanal 7 Marla 0 Sarsai (4.418 Acers) comprise in Khewat no. 1635//1409, Khatauni no. 1681, Rectangle no. 23 Killa no. 4/2(5-16), 7(8-0), 8/1/2(0-15), 8/2/2(4-16), 13(8-0), 14(8-0), Situated in the revenue estate of Village- Badshapur, Sub- Tehsil- Badshapur, District Gurugram, Haryana, ***is free from any encumbrance*** and the same is dully verified through the report dated 16.01.2025 by the concerned Halqua Patwari and cross verified the said report by the Concerned Tehsildar on 16.01.2025.

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As per the report it is clearly reveals that land admeasuring 6 Kanal 7 marla is dully gifted vide gift deed in favour of Governor state of Haryana Town & Country Planning Haryana office at Plot no. 3, Sector 18A, Chandigarh vide mutation no. 12933 & M/s R.C. Sood and Company Private Limited is having clear and marketable title over the land admeasuring 29 Kanal 0 Marla. Further there is no stay from any court and also there is no encumbrance over the whole land.

8. *Opinion:*

I am of the opinion that M/s. R.C. Sood and Company Private Limited is having a ***valid and legal ownership,*** of the land admeasuring 35 Kanal 7 Marla 0 Sarsai (4.418 Acers) comprise in Khewat no. 1635//1409, Khatauni no. 1681, Rectangle no. 23 Killa no. 4/2(5-16), 7(8-0), 8/1/2(0-15), 8/2/2(4-16), 13(8-0), 14(8-0), Situated in the revenue estate of Village-Badshapur, Sub- Tehsil- Badshapur, District Gurugram, Haryana, and as per the records M/s R.C. Sood and Company Private Limited is in collaboration with Advance India Projects Limited and having the ownership and possession as per the terms of said collaboration agreement.

Further the report is subject of modify or alter on the basis of documentation, if any in addition provide in relation to the above mentioned property.

"The Holder M/s. R.C. Sood and Company Private Limited can execute the Agreement to Sell, Sale Deed any other document as per law with respect to the Property described hereinabove accordingly the terms of existing collaboration agreement.

Mahesh Tyagi

Advocate

MAHESH TYAGI, Advocate
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