

# MANOJ KUMAR YADAV



Advocate

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Date 03.09.2025

To

M/s Anant Raj Ltd. 11-65, Connaught Circus, New Delhi

Re : Residential Plotted Colony over an area measuring 11.8375 Acres falling in the revenue estate of village Ullhawas & Kadarapur, Sector-63A, Gurugram

1. I have been instructed by MA. Anant Raj Ltd. to conduct a due diligence exercise in respect of the area space admeasuring 11.8375 acres (in addition to License No,119 of 2011, 71 of 2014 & 1)4 of 2019) in the revenue estate of village Ulihawas & Kadarapur, Sector- 63A, District, Gurugram against which the Company has obtained a License no. 2,11 of 2023 dated 18.10.2023 for setting of residential Plotted Colony over an additional area measuring 11.8375 acres.
2. I have been informed that M/s. Anant Raj Ltd. along with other associate companies and other owners are the owner of the following lands as mentioned below:

(i) M/s Sovereign Bulidwell Pvt. Ltd, is presently the owner of the land bearing Rect. No. 14 Killa no.18/1/213 (1-18) total admeasuring Kanal 18 Maria situated within the revenue estate of Kadarapur, Tehsil Wazirabad, District Gurugram in total licensed land i.e. 11.8375 acres as per Jamabandi for the year 2020-2021 and License 211 of 2023.

(ii) M/s Sovereign Buildwell Pvt. Ltd. (320/3870 share), M/s Glaze Properties Pvt. Ltd. (1891/3870 share), M/s. Four Constructions Pvt Ltd. (1224/3870 share) and M/s. North South Properties Pvt Ltd.(435/3870 share) are the present owner of the land bearing Rect No. 11, Killa no. 15/2/1 min (3-16), 16/1 (4-11), 24/3 (2-0), 25/1(7-9), Rect, No.10 Killa No.28/2(0-3) total measuring 17 Kanal 19 Marla situated within the revenue estate of Kadarapur, Tehsil Wazirabad,

District Gurugram in total licensed land i.e. 11.8375 acres as per Jamabandi for the year 2020-2021 and License No.211 dated 18.10.2023.

- (iii) **M/s Four Constructions Pvt. Ltd (226/292 share) and M/s. Four Star Reality Pvt. Ltd. (66/292 share)** are the owner of land bearing Rectangle no. 4, Killa nos. 18/2 (5- 12), 19 (9-0), total measuring 14 Kanal 12 Marla situated within the revenue estate of Kadarapur, Tehsil Wazirabad, District Gurugram in total licensed land i.e. 11.8375 acres as per Jamabandi for the year 2020-2021 and License No.211 dated 18.10.2023
- (iv) **M/s Destination Properties Pvt Ltd** is the owner of land bearing Rectangle no 11, Killa nos 22/2(6-0), 23/1(3-0), Rect No 15, Killa no 2/2(6-0), 3/1(3-0) total measuring 18 Kanal 0 Marla situated within the revenue estate of kadarapur, Tehsil Wazirabad, District Gurugram in total licenses land i.e 11.8375 acres as per Jamabandi for the year of 2020-2021 and License No 211 dated 18.10.2023
- (v) **M/s Four Construction Pvt Ltd 154/1323 share), M/s Star Reality Pvt. Ltd. (1129/1323 share), Kapil Dayma son of Sumer Singh (22/3969 share) and Jeet Singh son of Shri Ved Ram (2/81 share)** are the owner of land bearing Rectangle no. 4, Killa nos. 22/1 (7-7) total measuring 7 Kanal 7 Marla situated within the revenue estate of Kadarapur. Tehsil Wazirabad, District Gurugram in total licensed land i.e. 11.8375 acres as per License No.211 dated 18.10.2023
- (vi) **M/s Four Constructions Pvt. Ltd (366/2358 share), M/s. Four Star Reality Pvt Ltd. (1895/2358 share), Kapil Dayma son of Shri Sumer Singh (1/135 share) and Jeet Singh son of Shri Ved Ram (592/17685 share)** are the owner of land bearing Rectangle no. 4. Killa nos. 21min (5- 8), 23min (7-9), total measuring 12 Kanal 17 Marla situated within the revenue estate of Kadarapur, Tchsil Wazirabad, District Gurugram in total licensed land i.e. 11.8375 acres as per the schedule attached with License No.211 dated 18.10.2023.
- (vii) **M/s Four Star Reality Pvt. Ltd. (259/270 share), (Jeet Singh son of Shri Ved Ram (1/30 share) and Kapil Dayma son of Shri**

**Sumer Singh (1/135 share)** are the owner of land bearing Rectangle no. 8, Killa no. 3/1 min (0- 18). total measuring 0 Kanal 18 Marla situated within the revenue estate of Kadarapur, Tehsil Wazirabad. District Gurugram in total licensed land i.e. 11,8375 acres as per the schedule attached with License No.211 dated 18.10.2023.

(viii) **M/s North South Properties Pvt. Ltd.** is the owner of land hearing Rectangle no. 39, Killa no, 23/2 (0-16), total measuring 0 Kanal 16 Marla situated within the revenue estate of Ullahawas, Tehsil Wazirabad, District Gurugram in total licensed land i.e. 11.8375 acres as per jamabandi for the year 2022-2023 and as per the schedule attached with License No.211 dated 18.10.2023.

(ix) **Sanjeev Jain son of Shri Patiram Jain** is the owner of land bearing Rectangle no. 39, Killa nos. 9/2/2 (3-3), 12/1 (4-0) and 12/2 (3-0) total measuring 10 Kanal 03 Marla situated within the revenue estate of Ullahawas, Tehsil Wazirabad, District Gurugram in total licensed land i.e. 11.8375 acres as per jamabandi for the year 2022-2023 and as per the schedule attached with License No.211 dated 18.10.2023.

(x) **Smt Bina Rani wife of Prem Chand to the extent of 1/3 share, Smt. Pushpa Garg wife of Rajender Garg to the extent of 1/3 share and Manoj Singla son of Deep Chand to the extent of 1/3 share** are the owner of land bearing Rectangle no. 39, Killa nos. 22/2 (6-5), 23/1/2(3-19) total measuring 10 Kanal 4 Marla situated within the revenue estate of Ullahawas, Tehsil Wazirabad, District Gurugram in total licensed land i.e. 11.8375 acres as per jamabandi for the year 2022-2023 and as per the schedule attached with License No.211 dated 18.10.2023.

3. That M/s Anant Raj Limited has engaged Manoj Kumar Yadav, Advocate Gurugram to conduct a title due diligence in respect of the captioned properties and this title report.

4. The Due-Diligence has been carried out on the basis of the documents and information provided by M/s Anant Raj Ltd. and also on perusal of revenue records provided by the company - Copies of Jamabandhi for the year 2020-2021, 2022-2023 of the land mentioned in the aforesaid License No.211 of 2023.

5. Based on the perusal of the documents provided to me, I conclude that the below mentioned companies and other owners as mentioned in the schedule attached with license no.211 of 2023 hold a clear and valid title in respect of the following properties, free from encumbrances as per the revenue records :-

**M/S SOVEREIGN BUILDWELL PVT. LTD.**

<u>Village</u>	<u>Khewat</u>	<u>Khatoni No</u>	<u>Rect. No</u>	<u>Kila No.</u>	<u>K-M</u>
Kadarpur	92	92	14	18/1/2/3	1-18
				Total	1-18

Total- 1 K- 18 M out of licensed land measuring 11.8375 Acres.

**M/S SOVEREIGN BUILDWELL PVT. LTD. (320/3870 SHARE), M/S GLAZE PROPERTIES PVT. LTD. (1891/3870 SHARE), M/S. FOUR CONSTRUCTIONS PVT LTD. (1224/3870 SHARE) AND M/S. NORTH SOUTH PROPERTIES PVT. LTD. (435/3870 SHARE).**

<u>Village</u>	<u>Khewat no.</u>	<u>Khatoni no</u>	<u>Rect. No</u>	<u>Kila No.</u>	<u>K-M</u>
Kadarpur	371 min	385	11	15/2/1 min	3-16
				16/1	4-11
				24/3	2-0
				25/1	7-9
			10	28/2	0-3
				Total	17K-19M

Total- 17K-19M out of licensed land measuring 11.8375 Acres.

**M/S FOUR CONSTRUCTIONS PVT. LTD (226/292 SHARE) AND M/S. FOUR STAR REALITY PVT LTD. (66/292 SHARE).**

<u>Village</u>	<u>Khewat no</u>	<u>Khatoni no.</u>	<u>Rect. No</u>	<u>Kila No.</u>	<u>K-M</u>
Kadarpur	216	222	4	18/2	5-12

				19	9-0
				Total	14K-12 M

Total- 14K-12M out of licenced land measuring 11.8375 Acres.

**M/S DESTINATION PROPERTIES PVT. LTD.**

<u>Village</u>	<u>Khewat</u> no.	<u>Khatoni</u> no.	<u>Rect.</u> No	<u>Kila No.</u>	<u>K-M</u>
Kadarpur	509	534	11	.22/2	6-0
				23/1	3-0
			15	2/2	6-0
				3/1	3-0
				Total	18K-0M

Total- 18K-0M out of licenced land measuring 11.8375 Acres.

**M/S FOUR CONSTRUCTIONS PVT. LTD (154/1323 SHARE), M/S. STAR REALITY PVT. LTD. (1129/1323 SHARE), KAPIL DAYMA SON OF SUMER SINGH (22/3969) AND .JEET SINGH SON OF SHRI VED RAM (2/81 SHARE)**

<u>Village</u>	<u>Khewat</u> no.	<u>Khatoni</u>	<u>Rect.</u> No	<u>Kila No.</u>	<u>K-M</u>
Kadarpur	359	371	4	22/1	7-7
				Total	7K-7M

Total- 7K-7M out of licenced land measuring 11.8375 Acres

**M/S FOUR CONSTRUCTIONS PVT. LTD (366/2358 SHARE), M/S. FOUR STAR REALITY PVT LTD. (1895/2358 SHARE), KAPIL DAYMA SON OF SHRI SUMER SINGH (1/135 SHARE) AND JEET SINGH SON OF SHRI VED RAM (592/17685 SHARE)**

<u>Village</u>	<u>Khewat</u> no.	<u>Khatoni no.</u>	<u>Rect.</u> No	<u>Kila No.</u>	<u>K-M</u>

Kadarpur	255	264	4	21 min	5-8
				23min	7-9
				Total	12K-17M

Total- 12K-17M out of licensed land measuring 11.8375 Acres.

M/S. FOUR STAR REALITY PVT. LTD. (259/270 SHARE), JEET SINGH SON OF SHRI VED RAM (1/30 SHARE) AND KAPIL DAYMA SON OF SHRI SUMER SINGH (1/135 SHARE).

<u>Village</u>	<u>Khewat</u> no.	<u>Khatoni</u> no.	<u>Rect.</u> No	<u>Kila No.</u>	<u>K-M</u>
Kadarpur	254	263	8	3/1 min	0-18
				Total	0K-18M

Total- 0K-18M out of licensed land measuring 11.8375 Acres.

M/s. NORTH SOUTH PROPERTIES PVT. LTD.

	<u>Khewat</u> no.	<u>Khatoni</u> no.	<u>Rect.</u> No	<u>Kila No</u>	<u>K-M</u>
Ullahawas	463	469	39	23/2	0-16
				Total	0K-16M

Total- 0K-16M out of licensed land measuring 11.8375 Acres.

SANJEEV JAIN SON OF SHRI PATIRAM JAIN.

<u>Village</u>	<u>Khewat</u> No	<u>Khatoni</u> No	<u>Rect.</u> No	<u>Kila No.</u>	<u>K-M</u>
Ullahawas	464	470	39	9/2/2	3-3

				12/1	4-0
				12/2	3-0
				Total	10K-3M

Total- 10K-3M-out of licensed land measuring 11.8375 Acres.

SMT BINA RANI WIFE OF PREM CHAND TO THE EXTENT OF 1/3 SHARE,  
SMT. PUSHPA GARG WIFE OF RAJENDER GARG TO THE EXTENT OF 1/3  
SHARE AND MANOJ SINGLA SON OF DEEP CHAND TO THE EXTENT OF 1/3  
SHARE.

Village	Khewat no.	Khatoni no.	Rect No	Kila No.	K-M
Ullahawas	466	472	39	22/2	6-5
					3-19
				Total	10K-4M

Total- 10K-4M out of licensed land measuring 11.8375 Acres.

1. That I am not related to the owner, nor I have any concern with the property in any manner which may affect the value of my report as that an independent legal advisor in the present case.
2. That the report is based on the records / papers available in the office of Sub-Registrar and Halqa Patwari.

Manoj Kumar Yadav, Advocate  
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