ASHISH BUDHIRAJA
Advocate

Chamber No. : 26, Maharana Pratap Lane,
Near Gate No. 7, District Court, Gurugram

Resi.-cum-Off. :
173-A. New Colony
Gurugram-122001
Mob. : 9873301091
E-mail : ashishbudhirajaadvocate@yahoo.in

Date.....

Dated: 17.07.2026

TO WHOMSOEVER IT MAY CONCERN

Having been engaged by M/s Faith Buildtech Private Limited having their registered office at C-4 1st Floor, Malviya Nagar, New Delhi to search, examine record and issue title search report in respect of the land admeasuring 12.575 acres situated within the revenue estate of Village Khaika, Sector 4 & 28, Tehsil Sohna, District Gururgam, Haryana which forms the part of license no. 115 of 2026 dated 11.06.2026 issued by DTCP, Haryana for developing the affordable residential plotted colony DDJAY Policy-2016 "Pride Park 2" being developed by Faith Buildtech Pvt Ltd.

The intending searcher intends to know the legal position of the title of the abovesaid land in question. Accordingly, I have examined this facts and have perused and checked the documents provided to me

by the concerned officials of the Faith Buildtech Private Limited and my report is as under as per the documents and records shown to me and documents and records perused:

That to examine the title of the said land, I have inspected the registration record of the company and license issued by the Town and Country planning in favour of M/s Coral Buildhome Pvt. Ltd., Adishwar Real Estate Pvt. Ltd., Vishwas Probuild Pvt. Ltd., Success Propbuild Pvt. Ltd., Pearlstone Real Estate Pvt. Ltd. in collaboration with Faith Buildtech Pvt. Ltd. That the license no. 115 of 2026 dated 11.06.2026 was issued by the DTCP Haryana for the development of the affordable residential plotted colony DDJAY Policy-2016. That the license is valid till 10.06.2031. That the further scope of work is to get the details of the land and to submit the present report I have reviewed the title document supplied to me by the official of the Ms Faith Buildtech Private Limited with regard to subject land/property.

That the report also pertains to the Inspection of originals of the current and antecedent title documents as may be made available by Faith Buildtech Pvt Ltd and providing risks and mitigations of any original title document not available.

Ashish Budhiraja

That Records of ownership rights (jamabandi, mutations etc.) as maintained by the land revenue authority in respect of lands which are primarily agricultural in nature and reflect, inter-alia, the antecedent and present recorded ownership of the lands. The record of rights do not, by itself, confer title and are not conclusive proof of ownership, however, entries / mutations in record of rights are necessary for various aspects such as fiscal records for payment of land revenue and also accord presumption of ownership which needs to be rebutted in the Court of law in case of any challenge.

Further, Sub-registrar of assurances is the authority which registers documents that require compulsory or optional registration under the applicable laws. The records are maintained by this authority as per the nature of the documents and in the manner prescribed under the applicable laws.

Further, I have not sought to summarize the contents of all the documents we have reviewed and have exercised our discretion in highlighting certain aspects that may appear relevant and important. That as per the jamabandi of the khewat no. 79//52, of the Village Khaika, Tehsil Sohna and District Gururgram for the

Ashish Budhiraja

year 2022-23 Coral Build Home Pvt Ltd is the owner of the land bearing Rect No. 20 Killa No. 6,7 and 8/1, Adishwar Real Estate Pvt Ltd is the owner of land in Khewat No. 77//50, 78//51 and 79//52, M/s vishwas Propbuild Pvt Ltd and Success Propbuild Pvt Ltd is the owner of the land in khewat No. 62//35 and M/s Pearl stone Real Estate Pvt Ltd is the owner of the land in Khewat No. 75//48 for which the present residential plotted colony are being developed under the license.

Ordinarily any acquisition of land by the government under the Land Acquisition Act and stages of acquisition, if any, are reflected in the 'Record of Rights', however, there may be instance where such reflection has been left out on various accounts. Therefore, this may not be a full proof mechanism of determination of any land acquisition proceedings on the Subject Properties. Furthermore, there are empowerments vesting in certain authorities to acquire lands for specific purposes. The Exercise thus limits itself and does not ascertain or indicate any such process and proceedings. There is no mechanism to ascertain information in the public domain of any acquisition under planning for future. In conclusion, this

Ashish Budhiraja

Report indicates acquisition, if any, as may be emerging from the Records of Rights (Jamabandi, mutations etc.) and disclosures provided by the company.

That No physical inspection or survey has been conducted with respect to the land parcels forming part of the Subject Property in question.

That research work does not encompass search / inspection in any courts, judicial authorities or dispute resolution forums to identify any litigation or similar proceeding that may be pending in respect of the current owner and/ or the Subject Properties. The search at the official portals of the courts is undertaken basis names of land owning /developing entities as the search parameters. The court data does not reflect names of all parties involved and cases are usually listed as "X versus Y and others" or "X and others versus Y", and if the said entity is a party to a litigation but not the first plaintiff respondent the search would not reveal the same.

Therefore, these searches should not be considered comprehensive /conclusive.

Ashish Budhiraja

That while inspecting of the documents and preparation of the reports certain assumptions are mandatorily made with reference to documents examined in the Exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.

Further, All the documents are binding on the parties thereto and that there are no facts or circumstances in existence and no events have occurred which render the documents void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason, and in particular without limitation by reason of the lack of consideration, influence, coercion, duress, default, fraud or misrepresentation and the genuineness of all signatures, the authenticity of all documents submitted to us as copies thereof, as the case may be, are true, complete and accurate.

That the review of the documents and present report explains the Vesting of Title in Favour of the Current Owners and checking of Revenue Records. That further the report details observations on

Ashish Bhardwaj

ownership of the Subject Properties as emergent from the review of documents provided to us by Faith Buildtech Pvt Ltd.

The title documents and Record of Rights have been reviewed in conjunction with verification of the 'Record of Rights' i.e. Jamabandi and the relevant mutation entries in respect of Subject Property and land are:

1. Details of Land 1 of the property are as under:

Sr No	Khewat No	Khatoni No	Rect No	Kila No	Area	
					Kanal	Marla
1	79/52	81	20	6	8	0
				7	8	0
				8/1	4	8
				Total	20	8

situated in the revenue estate of Village Khaika, Tehsil Sohna and District Gurugram, Haryana.

Ashish Budhiraja

That as per the search and examination of the registration record shown by official of the Faith Buildtech Pvt Ltd and Jamabandi (Record of Rights) for the year 2022-23 Coral Buildhome Private Limited is recorded as owners in possession of lands comprised in khewat no. 79/52 khatoni no. 81, Rect no. 20 killa no. 6(8-0), Killa No. 7(8-0) and Killa No. 8/1(4-8) total admeasuring 2.55 Acres.

Based on the review and verifications conducted for the purposes of this Report, it is emergent that

Coral Buildhome Private Limited

is recorded as owner in possession of Land 1.

2. Details of Land 2 are as under:

Sr No	Khewat No	Khatoni No	Rect No	Kila No	Total Area		Taken Area	
					Kanal	Marla	Kanal	Marla
1	77/50	79	19	11	8	0	8	0
	119/89	121	19	20	7	11	6	13
				21	7	12	1	1

Ashish Bardhizaje

2.	78//51	80	20	8/2	3	12	3	12
				9	4	8	4	8
				12/1	4	8	4	8
	77//50	79	20	12/2	4	8	4	8
				13	8	0	8	0
				14	8	0	8	0
				15	8	0	8	0
3	128	130	22	4/1	5	14	5	1
				5	8	0	1	4
4.	119//89	121	23	1	7	12	0	4

situated in the revenue estate of Village Khaika, Tehsil Sohna and District Gurugram, Haryana.

That as per the search and examination of the registration record shown by official of the Faith Buildtech Pvt Ltd and Jamabandi (Record of Rights) for the year 2022-23 Adishwar Real Estate Pvt Ltd is recorded as owners in possession of land comprised in khewat no. 77/50 khatoni no. 79, Rect no. 19 killa no. 11(8-0), Khewat No. 119/89, Khatoni No. 121, Rect No. 19 Killa No. 20(7-11) out of which

Ashish Bhatia

(6-13) is the taken area, Killa No. 21(7-12) out of which (1-1) is the taken area in the land parcel., Khewat No. 78/51 Khatoni No. 80, Rect No. 20 Killa No. 8/2(312), Killa No. 9 (4-8), 12/1(4-8)., Khewat No. 77/50, Khatoni No. 79, Rect No. 20, Killa No. 12/2(4-8), 13(8-0), 14(8-0), 15(8-0)., Khewat No. 128, Khatoni No. 130, Rect No. 22, Killa No. 4/1(5-14) out of which (5-1) is the taken area., Khewat no. 119/89, Khatoni No. 121, Rect No. 23, Killa No. 1(7-12) out of which (0-4) is the taken area, total admeasuring 7.86875 acres.

Based on the review and verifications conducted for the purposes of this Report, it is emergent that

Adishwar Real Estate Private Limited is recorded as owner in possession of Land 2.

3. Details of Land 3 are as under:

Sr No	Khewat No	Khatoni No	Rect No	Kila No	Total Area		Taken Area	
					Kanal	Marla	Kanal	Marla
1	77/50	79	19	11	8	0	8	0

situated in the revenue estate of Village Khaika, Tehsil Sohna and District Gurugram, Haryana.

Ashish Budhiraja

That as per the search and examination of the registration record shown by official of the Faith Buildtech Pvt Ltd and Jamabandi (Record of Rights) for the year 2022-23 Vishwas Propbuild Pvt Ltd (17/27 Share) and Success Propbuild Pvt Ltd (10/27 share) is recorded as owners in possession of land comprised in khewat no. 62/35, Khatoni no. 64, Rect No. 22, Killa No. 7/1(3-14) total admeasuring 0.4625 acres.

Based on the review and verifications conducted for the purposes of this Report, it is emergent that

Vishwas Propbuild Pvt Ltd (17/27 Share) and Success Propbuild Pvt Ltd (10/27 share) is recorded as owner in possession of Land

3.

4. Details of Land 4 are as under:

Sr No	Khewat No	Khatoni No	Rect No	Kila No	Total Area		Taken Area	
					Kanal	Marla	Kanal	Marla
1	75/48	77	19	9	8	0	5	11
				10	8	0	8	0

situated in the revenue estate of Village Khaika, Tehsil Sohna and District Gurugram, Haryana.

That as per the search and examination of the registration record shown by official of the Faith Buildtech Pvt Ltd and Jamabandi (Record of Rights) for the year 2022-23 Pearl Stone Real Estate Pvt Ltd is recorded as owner in possession of land comprised in khewat no. 75/48, Khatoni no. 77, Rect No. 19, Killa No. 9(8-0) out of which (5-11) is the taken area and Killa no. 10(8-0) total admeasuring 1.69375 acres.

Based on the review and verifications conducted for the purposes of this Report, it is emergent that

Pearl Stone Real Estate Pvt Ltd is recorded as owner in possession of Land 4.

5. That above mentioned land is total admeasuring 12.575 acres and the affordable residential housing plotted colony DDJAY Policy 2016 is being developed on the above mentioned land parcel in the name of the plotted colony “Pride Park 2”.

Ashish Budhiraja

6. That companies as stated above are the absolute owners and in possession of the land mentioned herein above and competent to develop building on the said land as per the licenses and building plan sanctioned by DTP only.

7. That Faith Buildtech Pvt Ltd had entered into the registered collaboration agreement agreement dated 27.11.2025, bearing vasika no. 10002 dated 27.11.2025 with Sub Registrar Sohna, Gurugram with Vishwas Propbuild Pvt Ltd, Coral Buildhome Pvt ltd, Manor Conbuild Pvt ltd, Pearl Stone Real Estate Pvt Ltd, Success Propbuild Pvt Ltd and Adhishwar Realestate Pvt Ltd, to construct and develop the plotted residental colony over the said land parcel.

8. That as per the collaboration agreement dated 27.11.2025, The Land Owning Companies are the owners and in exclusive possession of freehold land area bearing Rect No 20, Killa No 6(80) , 7(8-0),8/ 1(4-8) , total 20 Kanal-8 Marla (owned by Coral Buildhome Pvt Ltd) , situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon , Rect No 19, Killa no 11(80), 20min(6-13), 21min(1-1), Rect No 20, Killa No 8/2(3-12), 9(4- 8),12/ 1(4-8),12/2(4-8), 13(8-0),14(8-0),15(8-0), Rect No 22, Killa No 4min(5-1),5min(1-4),Rect No

23, Killa No 1min(0-4),total 62 Kanal-19 Marla (owned by Adishwar Real Estate Pvt Ltd), situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No22, Killa no 7/ 1(min(2-8), total area 2 Kanal-8 Marla (owned by Vishwas Propbuild Pvt Ltd 68/108 share, Success Propuild Pvt Ltd 40/108 share) situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 19, Killa no 2/2/2 (2-3) , total 2 Kanal-3 Marla(owned by Manor Conbuild Pvt Ltd), situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 19, Killa No 9min(5-11) , 10(8-0) , Total 13 kanal-11 Marla (owned by Pearl Stone Real Estate Pvt Ltd) , situated in the revenue estate of Village Khaika , Tehsil Sohna , Distt Gurgaon and Rect No 22, Killa No 7/ 1min(1-6) , total land 1 Kanal-6 Marla (owned by Vishwas Propbuild Pvt Ltd 17/27 share and Success Propbuild Pvt Ltd 10/27 share) situated in the revenue estate of village Khaika, Tehsil Sohna, District Gurugram, in total land area admeasuring 102 Kanal 15 Marla/ 12.84375 along with all vested rights and appurtenant, proportionate interests, more fully scheduled herein below, situated in revenue estate of Village Khaika , Sector- 4 8628, Tehsil Sohna District Gurugram as per current Jamabandi and relevant Mutation and

Ashish Budhiraja

Farad badar. That out of the said land in the collaboration agreement, land owned by the company Manor Conbuild Pvt Ltd Rect No 19, Killa no 2/2/2 (2-3) , total 2 Kanal-3 Marla is not under the land parcel of the license and development of the plotted colony project.

9. That the land owners Vishwas Propbuild Pvt Ltd, Coral Buildhome Pvt ltd, Manor Conbuild Pvt ltd, Pearl Stone Real Estate Pvt Ltd, Success Propbuild Pvt Ltd and Adhishwar Realestate Pvt Ltd have also executed the General Power of Attorney in favour of Faith Buildtech Pvt Ltd duly registered in the office of Sub Registrar Sohna, Gurugram, bearing vasika No. 200 dated 27.11.2025.

10. That the license from the office of Director Town And Country Planning, Haryana was obtained for the development on the said land by the company Faith Buildtech Pvt Ltd and others as mentioned herein above. That license no. 115 of 2026 dated 11.06.2026 was issued by the Director Town And Country Planning, Haryana in favour of M/s Coral Buildhome Pvt. Ltd., Adishwar Real Estate Pvt. Ltd., Vishwas Probuild Pvt. Ltd., Success Propbuild Pvt. Ltd.,

Ashish Buddhiraja

Pearlstone Real Estate Pvt. Ltd. in collaboration with Faith Buildtech Pvt. Ltd for the land admeasuring 12.575 acres described herein above. That the said license is valid till 10.06.2026.

11. That there exists no stay from any Competent Court of law upon the said land in question as per the documents shown to me by the officials of Faith Buildtech Pvt Ltd as explained in the report above and that pending litigation cases cannot be searched online.

12. That the Non Encumbrance Certificate for the land mentioned herein above was obtained by the developer i.e. Faith Buildtech Pvt Ltd In respect of land admeasuring 12.575 acres situated in revenue estate of village Khaika, sector- 4 & 28 Sohna from the office of sub registrar/Tehsildar Sohna on dated 19.06.2026. The same was given to me by the officials of Faith Buildtech Pvt Ltd and the same was perused by me.

13. That the aks shizra was also obtained from the concerned patwari for the above mentioned land herein.

14. That the documents which were taken into consideration while preparing the report were all provided by the officials of the Faith Buildtech company including Jamabandi for the year 2022-23 of Village

Ashish Budhiraja

Khaika, Tehsil Sohna, Gurugram. That all the mutations referred herein above were also provided by the company for making the present report. That the aks shizra, license and Non Encumberance report dated 19.06.2026 issued by Sub Registrar/Tehsildar Sohna was also given to me by the officials of the Faith Build Tech Pvt Ltd.

15. That the record was inspected from the office of Sub registrar Sohna for 30 years from 1996 to July 2026 and inspection fee was deposited for the same.

16. That the above report is being submitted for your perusal and necessary action and scrutiny of the documents provided by the company.

Submitted Accordingly

Ashish Budhiraja

ASHISH BUDHIRAJA
Advocate
Chamber No. 26, Maharana Pratap Lane
District Court Gurugram
M:+91-9873301091

Ashish Budhiraja, Advocate

Enrl No: P/2273/2015