

To,

Dated: 15.12.2022

M/s GLS Infracon Pvt. Ltd.

Having its offices at 309, 3rd Floor,

JMD Pacific Square, Sector 15 – II, Gurugram

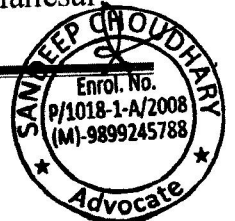
Subject: Title Search Report regarding land bearing Rectangle no. 29 Killa no. 16/2/2(3-16), 25(8-0), 16/1(3-4), admeasuring 15K 0M situated within revenue estate of Village Nawada Fatehpur, Tehsil Manesar, District Gurugram

Sir,

1. On the instructions of your office, undersigned perused the following revenue record pertaining to the above noted land:

- i) Jamabandi year 1991 – 1992
- ii) Jamabandi year 1996 – 1997
- iii) Jamabandi year 2001 – 2002
- iv) Jamabandi year 2006 - 2007
- v) Jamabandi year 2011 – 2012
- vi) Jamabandi year 2016 – 2017
- vii) Mutation nos. 1052,
- viii) Copy of Sale Deed bearing Vasika No. 21541 dated 31.01.2005 registered with the office of Sub-Registrar, Gurgaon.
- ix) Copy of Collaboration Agreement bearing Vasika No. 11254 dated 23.02.2022 registered with the office of Sub-Registrar, Manesar.

Office: LGF H.No. 1610, Sector 4, Gurgaon, Haryana- 122006
Email: sandeeplawyer@gmail.com Ph. 9899245788



2. As per Jamabandi year 1991-1992:

- i) Land bearing **Rectangle no. 29 Killa no. 16/2(4-16), 25(8-0)** is recorded in Khewat no. 73 khatauni no. 143 in the name of Ishwar Singh S/o Jassu S/o Ganga Sahay and land bearing **Rectangle No. 29 Killa No. 16/1(3-4)** is recorded in Khewat no. 20 khatauni no. 52 in the co-ownership and exclusive possession of of one Ishwar Singh S/o Jasram having purchased the same from one co-owner & person in exclusive possession namely Bobad.

3. As per Jamabandi year 1996 – 1997:

- i) Land bearing **Rectangle no. 29 Killa no. 16/2(4-16), 25(8-0)** is recorded in Khewat no. 90 Khatauni no. 152 in the name of Ishwar Singh S/o Jassu S/o Ganga Sahay and land bearing **Rectangle No. 29 Killa No. 16/1(3-4)** is recorded in Khewat no. 24 khatauni no. 54 in the co-ownership and exclusive possession of of one Ishwar Singh S/o Jasram having purchased the same from one co-owner & person in exclusive possession namely Bobad.

4. As per Jamabandi year 2001-2002:

- i) Land bearing **Rectangle no. 29 Killa no. 16/2(4-16), 25(8-0)** is recorded in Khewat no. 109 Khatauni no. 171 in the name of Ishwar Singh S/o Jassu S/o Ganga Sahay and land bearing **Rectangle No. 29 Killa No. 16/1(3-4)** is recorded in Khewat no. 31 khatauni no. 59

in the co-ownership and exclusive possession of one Ishwar Singh S/o Jasram having purchased the same from one co-owner & person in exclusive possession namely Bobad.

- ii) Vide Mutation No. 1052 sanctioned on 19.02.2005 the land bearing Rectangle No. 29 Killa No. 16/2(4-16), 25(8-0) and possessory rights of land bearing rectangle No. 29 Killa No. 16/1(3-4) sold vide sale deed bearing Vasika No. 21541 dated 31.01.2005 was sold by Ishwar Singh S/o Hassu S/o Ganga Sahay to M/s Haryana Industries through Partner Smt. Roshni Devi W/o Ishwar Singh and Ishwar Singh S/o Roopchand to the extent of ½ share each.
- iii) Vide Rapt No. 533 dated 5.02.2010 recorded in the Jamabandi year 2001-02, notification u/s 6 of the LA Act, 1894 has been passed for acquisition of land bearing Rectangle No. 29 Killa No. 16/2 to the extent of 1K- 0M.
- iv) Vide Rapt No. 870 dated 14.06.2010 recorded in the Jamabandi year 2001-02 land bearing Rectangle No. 29 Killa No. 16/2 to the extent of 1K- 0M stood acquired.

5. As per Jamabandi year 2006-07:

- i) Land bearing **Rectangle no. 29 Killa no. 16/2(4-16), 25(8-0)** is recorded in Khewat no. 149 khatauni no. 227 in the name of M/s Haryana Industries through its Partners Smt. Roshni devi W/o

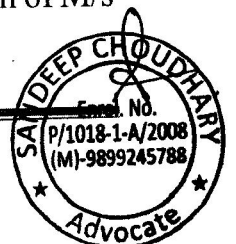
Ishwar Singh S/o Roopchand and Ishwar Singh S/o Roopchand and land bearing **Rectangle No. 16/1(3-4)** is recorded in Khewat no. 53 khatauni no. 84 in the co-ownership and exclusive possession of M/s Haryana Industries through its Partner Smt. Roshni.

6. As per Jamabandi year 2011-12:

- i) Land bearing **Rectangle no. 29 Killa no. 16/2(4-16), 25(8-0)** is recorded in Khewat no. 237 khatauni no. 282 in the name of M/s Haryana Industries through its Partners Smt. Roshni devi W/o Ishwar Singh S/o Roopchand and Ishwar Singh S/o Roopchand and land bearing **Rectangle No. 16/1(3-4)** is recorded in Khewat no. 77 khatauni no. 90 in the co-ownership and exclusive possession of M/s Haryana Industries through its Partner Smt. Roshni.

7. As per Jamabandi year 2016-17:

- i) Land bearing **Rectangle no. 29 Killa no. 16/2/2(3-16), 25(8-0)** is recorded in Khewat no. 262 khatauni no. 290 in the name of M/s Haryana Industries through its Partners Smt. Roshni devi W/o Ishwar Singh S/o Roopchand and Ishwar Singh S/o Roopchand and land bearing **Rectangle No. 16/1(3-4)** is recorded in Khewat no. 78 khatauni no. 89 in the co-ownership and exclusive possession of M/s Haryana Industries through its Partner Smt. Roshni.



8. That thereby, as per revenue record, the land bearing Rectangle No. 29 Killa No. 16/2/2(3-16), 25(8-0) and land bearing rectangle No. 29 Killa No. 16/1(3-4) are in the ownership and possession of M/s Haryana Industries through Partner Smt. Roshni Devi W/o Ishwar Singh and Ishwar Singh S/o Roopchand having purchased the same vide sale deed bearing Vasika No. 21541 dated 31.01.2005.
9. Further M/s Haryana Industries has entered into a Collaboration Agreement with M/s GLS Infracon Pvt. Ltd. whereby development is to be undertaken by M/s GLS Infracon Pvt. Ltd.. The Collaboration agreement is an irrevocable one.
10. Accordingly, it is herein concluded that:
- i) **The land bearing land bearing Rectangle no. 29 Killa no. 16/2/2(3-16), 25(8-0) and 16/1(3-4) total admeasuring 15K 0M situated within revenue estate of Village Nawada Fatehpur, Tehsil Manesar, District Gurugram is owned and possessed by M/s Haryana Industries and the said land is agreed to be developed vide irrevocable Collaboration Agreement dated 23.02.2022 with M/s GLS Infracon Pvt. Ltd. having its Office at 707, 7th Floor, JMD Pacific Square, Sector 15-II, Gurugram.**
 - ii) **That in view of the above the title of M/s Haryana Industries to the said land could therefore be said to be clear and marketable**

**and is subject to the development rights of M/s GLS Infracon
Pvt. Ltd.**

(The opinion herein expressed is based on the documents and records so
perused, however, any latent defects cannot be ruled out. In case of the any
clarifications the undersigned may be contacted.)

Yours respectfully,

Sandeep Choudhary

Advocate

P/1018-1A/2008

