



Z. REHMAN & ASSOCIATES
ADVOCATES

28th March 2023

To,

M/S SS GROUP PRIVATE LIMITED

(Formerly known as M/s North Star Apartments Private Limited)
SS House, Plot No. 77, Sector-44,
Gurgaon, Haryana-122003.

QUERIST: M/S SS GROUP PRIVATE LIMITED

Re: Title Search Report in respect of Residential Plotted Colony for which the title search report is sought, namely 'SS LINDEN' being developed on freehold area measuring 26.793 acres (214 Kanal 07 Marla) [out of the land measuring 29.928 acres (239 Kanal and 8.5 Marla)] licensed vide License no. 105 of 2013 situated in the revenue estate of village Badha, Hayatpur, Sihi & Nawada Fatehpur, District Gurugram, Haryana (hereinafter referred to as 'Said Land') owned by (i) M/s Shiva Profins Pvt. Ltd., (ii) M/s Matrix Buildwell Pvt. Ltd., & (iii) M/s North Star Towers Pvt. Ltd., (iv) M/s North Star Apartments Pvt. Ltd. (now known as M/s SS Group Pvt. Ltd.), (v) M/s Green Gem Estates Pvt. Ltd., (vi) Blue Chip Properties Pvt. Ltd. and (vii) M/s Esteem Towers Pvt. Ltd. (hereinafter collectively referred to as 'Owners') and developed by M/s SS Group Pvt. Ltd. (formerly known as M/s North Star Apartments Private Limited) having its registered office at SS House, Plot No.-77, Sector-44, Gurugram, Haryana-122003 (hereinafter referred to as 'Developer').

FACTUAL MATRIX: -

The Querist has requested for conducting title verification in respect of the Said Land in light of the documents provided for verification purposes. Pursuant to the above, we have undertaken a search at the Sub-Registrar's office Manesar, Gurugram and Patwari of village Badha, Hayatpur, Sihi and Nawada Fatehpur to verify as to whether the documents provided were duly executed or not.

It is submitted that undersigned has not made any internal inspection of the actual site to verify construction or the suitability of the Said Land.

Our Report in this regard is as under:

DESCRIPTION OF THE SAID LAND:

Land measuring 29.928 acres (239 Kanal and 8.5 Marla) and ownership wise details are given below:



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O)23954496 (M) 9811498700, Email: advocatezrehman@gmail.com

- a) Land measuring **00 Kanal 14 Marla** comprised in Rectangle no. 25 Killa no. 14 situated in the revenue estate of village **Sihi**, Tehsil Manesar, District Gurugram;
- b) Land measuring **02 Kanal 14 Marla** comprised in Rectangle no. 2 Killa no. 13/3(0-9) and 18/1(2-5) situated in the revenue estate of village **Nawada Fatehpur**, Tehsil Manesar, District Gurugram;
- c) Land measuring **151 Kanal 19.5 Marla** comprised in Rectangle no. 18 Killa no. 15/1/1 (0-18), 15/2/1(1-12) and 15/2/2(0-1), Rectangle no. 12 Killa no. 11(7-13), 20/1(5-1), Rectangle no. 13 Killa no. 7(2-4), 8/1(4-11), 8/2(0-17), 9(7-10), 11/2(6-1), 12(8-0), 13/1(5-5), 14/1(1-7), 14/2/1(3-17), 14/3/1(0-10), 15(8-0), 16(8-0), 18/2(1-6), 25(4-0), Rectangle no. 15 Killa no. 8/1(2-5), 13/1(0-1), Rectangle no. 22 Killa no. 8/2/1(0-7), 8/2/2(1-7), 12/1(1-9), Rectangle no. 13 Killa no. 13/2(2-15), 14/2/2(1-12), 17/2(3-18), 18/1(3-15), Rectangle no. 17 Killa no. 11/1/2(1-2), Rectangle no. 25 Killa no. 17/2(0-2), Rectangle no. 11 Killa no. 20/1(0-9), 20/2/1(2-10), 21/2/1(1-4), 21/2/2(0-4), 22/1(7-0), 22/2(1-4), 23(4-7), Rectangle no. 14 Killa no. 1(8-0), 2/1/1(4-16), 3(8-0), 4(2-16), 6(1-0), Rectangle no. 15 Killa no. 3/2/2/2/2(0-2), 7(1-14), 16/2(0-3.5), 25/1(1-0), Rectangle no. 13 Killa no. 14/3/2(0-3), 14/2/3(0-11), 17/1(4-2), Rectangle no. 13 Killa no. 10(7-8) situated in the revenue estate of village **Badha**, Tehsil Manesar, District Gurugram;
- d) Land measuring **84 Kanal 01 Marla** comprised in Rectangle no. 66 Killa no. 13/2(1-8), 17/2/2(0-1), Rectangle no. 74 Killa no. 7/2(4-0), 8/1(4-14), 13/2(4-14), 14/1(3-16), 18/2/1(1-2), Rectangle no. 74 Killa no. 4(0-3), 5/1(1-11), 5/2(1-9), 6(3-0), 8/2(3-6), 13/1(3-6), 15/2(3-8), 18/2/2(3-6), 19/1(1-0), 22/2(3-8), 23/1(2-0) Rectangle no. 75, Killa no. 10(0-3), 11(2-0), Rectangle no. 76, Killa no. 2/2(4-8), 3/1(2-0), 7/3(2-12), 8/1/2(2-2), 8/2(2-4), 9/1/1(4-4), 13(5-8), 14/1(3-15), Rectangle no. 72 Killa no. 22/2(0-17), 23/1(3-9), Rectangle no. 73 Killa no. 3(1-11), Rectangle no. 74 Killa no. 16(3-0), 17/2(0-16) situated in the revenue estate of village **Hayatpur**, Tehsil Manesar, District Gurugram.

NAME OF THE OWNERS

- (i) M/s North Star Towers Private Limited,
(ii) M/s Matrix Buildwell Private Limited,
(iii) M/s Shiva Profins Private Limited.
(iv) M/s North Star Apartments Pvt. Ltd.
(Now known as M/s SS Group Pvt. Ltd.),
(v) M/s Green Gem Estates Pvt. Ltd.
(vi) M/s Blue Chip Properties Pvt. Ltd. and
(vii) M/s Esteem Towers Pvt. Ltd.

DOCUMENTS SCRUTINIZED:

The Copy of the following documents were provided to us:



1. Copy of the License No. 105 of 2013 bearing endorsement no. LC-2723-JE(VA)/2013/60742 dated 11.12.2013 issued by Director of Town and Country Planning, Haryana to (i) M/s Shiva Profins Pvt. Ltd., (ii) M/s Matrix Buildwell Pvt. Ltd., & (iii) M/s North Star Towers Pvt. Ltd., (iv) M/s North Star Apartments Pvt. Ltd. (now known as M/s SS Group Pvt. Ltd.), (v) M/s Green Gem Estates Pvt. Ltd., (vi) Blue Chip Properties Pvt. Ltd. and (vii) M/s Esteem Towers Pvt. Ltd. C/o M/s North Star Apartments Pvt. Ltd. (Now M/s SS Group Pvt. Ltd.). for **Residential Plotted Colony** on the land measuring 104.556 acres (836 Kanal and 09 Marla) situated in the revenue estate of village Badha, Hayatpur, Sihi, & Nawada Fatehpur, Sector-84, 85 & 90, Gurgaon Manesar Urban Complex, District Gurugram, Haryana The said License was valid up to 10.12.2017.
2. Copy of the order dated 25.05.2021 passed by Director of Town and Country Planning, Haryana vide endorsement no. LC-2723-II/Asstt.(MS)/2021/12476 in relation to surrender the land measuring 74.628 acre out of the total license land measuring 104.556 acres and issued a revised land schedule of remaining land measuring 29.928 acres.
3. Copy of the renewal of license no. 105 of 2013 issued by Director of Town and Country Planning, Haryana vide letter memo no. LC-2723/Asstt(MS)/2021/24013 dated 22.09.2021, whereby the license no. 105 of 2013 is valid up to 10.12.2024.
4. Copy of the Sale Deed executed by Makariya Builders and Developers Pvt. Ltd. through authorized signatory Sh. Sanjeev Sharma and Sh. Sandeep Gupta in favour of **M/s North Star Apartments Pvt. Ltd.** in respect of land ad-measuring **48 Kanal 09 Marla** situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 302, in Book No. 1, Volume No. 34 in Page 48-50 on 21.05.2010 before Sub-Registrar, Manesar, Haryana.
5. Copy of the Sale Deed executed by M/s Human Base India INC through its partner Captain Pradeep Lal son of Sh. Ratan Lal in favour of **M/s North Star Towers Pvt. Ltd.** in respect of land admeasuring **12 Kanal 05 Marla** situated at in the revenue estate of Village Nawada Fatehpur, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1395, in Book No. 1, Volume No. 64 in Page 15-17 on 10.11.2010 before Sub-Registrar, Manesar, Haryana.
6. Copy of the Sale Deed executed by Sh. Ravinder Kumar, Surinder Kumar, Virender Kumar alias Virender Singh, Narender Kumar all sons of Sh. Tulsi Ram in favour of **M/s Green Gem Estates Pvt. Ltd.** in respect of land ad-measuring **18 Kanal 06 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.



The said deed is duly registered as document No. 16696, in Book No. 1, Volume No. 9753 in Page 52-53 on 13.09.2010 before Sub-Registrar, Gurgaon, Haryana.

7. Copy of the Sale Deed executed by M/s Buzz Estate Pvt. Ltd. through authorized signatory Sh. Sanjay Gupta son of Late Sh. Khem Chand in favour of **M/s Esteem Towers Pvt. Ltd.** in respect of land ad-measuring **36 Kanal 00 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 23496, in Book No. 1, Volume No. 11163 in Page 51 on 18.02.2010 before Sub-Registrar, Gurgaon, Haryana.

8. Copy of the Sale Deed executed by M/s Bright Buildtech Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-measuring **14 Kanal 00 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 23485, in Book No. 1, Volume No. 11163 in Page 51 on 18.02.2010 before Sub-Registrar, Gurgaon, Haryana.

9. Copy of the Sale Deed executed by M/s Vertax Land and Housing Pvt. Ltd. through its authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-measuring **10 Kanal 16 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 23495, in Book No. 1, Volume No. 11163 in Page 51 on 18.02.2010 before Sub-Registrar, Gurgaon, Haryana.

10. Copy of the Sale Deed executed by M/s Bright Buildtech Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-measuring **18 Kanal 06 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 23497, in Book No. 1, Volume No. 11163 in Page 51 on 18.02.2010 before Sub-Registrar, Gurgaon, Haryana.

11. Copy of the Sale Deed executed by M/s Lustrar Infrastructure Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-



measuring **12 Kanal 18 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 23486, in Book No. 1, Volume No. 11163 in Page 51 on 18.02.2010 before Sub-Registrar, Gurgaon, Haryana.

12. Copy of the Sale Deed executed by M/s Bright Buildtech Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-measuring **14 Kanal 15 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 23482, in Book No. 1, Volume No. 11163 in Page 51 on 18.02.2010 before Sub-Registrar, Gurgaon, Haryana.

13. Copy of the Sale Deed executed by M/s Luster Infrastructure Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-measuring **09 Kanal 05 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 23492, in Book No. 1, Volume No. 11163 in Page 51 on 18.02.2010 before Sub-Registrar, Gurgaon, Haryana.

14. Copy of the Sale Deed executed by M/s Bright Buildtech Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-measuring **27 Kanal 17 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 23487, in Book No. 1, Volume No. 11163 in Page 51 on 18.02.2010 before Sub-Registrar, Gurgaon, Haryana.

15. Copy of the Sale Deed executed by Sh. Naveen, Harish both sons of Sh. Parmanad in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-measuring **28 Kanal 05 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 24840, in Book No. 1, Volume No. 11163 in Page 51 on 03.03.2010 before Sub-Registrar, Gurgaon, Haryana.

16. Copy of the Sale Deed executed by Sh. Ratiram, Rajkumar, Rajinder Singh, Satbir, Surender Singh, Satish Kumar, Mukesh Kumar all sons of Sh. Mukhtar Singh in favour of **M/s Green Gem Estate Pvt. Ltd.** in respect of



land ad-measuring **14 Kanal 17 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 7856, in Book No. 1, Volume No. 9753 in Page 140 on 21.06.2010 before Sub-Registrar, Gurgaon, Haryana.

17. Copy of the Sale Deed executed by M/s Expo Developer Pvt. Ltd. through it authorized signatory Sh. Vijay Pal son Sh. Suraj Singh in favour of **M/s Esteem Towers Pvt. Ltd.** in respect of land ad-measuring **15 Kanal 00 Marla** situated in the revenue estate of Village Hayatpur, District Gurugram, Haryana.

The said deed is duly registered as document No. 2520, in Book No. 1, Volume No. 9753 in Page 140 on 29.04.2010 before Sub-Registrar, Gurgaon, Haryana.

18. Copy of the Sale Deed executed by M/s Fortune Land and Housing Pvt. Ltd. and M/s Orris Infrastructure Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Shiva Profins Pvt. Ltd.** in respect of land ad-measuring **73 Kanal 01 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1473, in Book No. 1, Volume No. 1 in Page 28 on 18.02.2010 before Sub-Registrar, Manesar, Haryana.

19. Copy of the Sale Deed executed by M/s Elegant Land and Housing Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s North Star Towers Pvt. Ltd.** in respect of land ad-measuring **50 Kanal 08 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1471, in Book No. 1, Volume No. 1 in Page 28 on 18.02.2010 before Sub-Registrar, Manesar, Haryana.

20. Copy of the Sale Deed executed by Sh. Prem Singh son Sh. Mohan Lal in favour of **M/s Shiva Profins Pvt. Ltd.** in respect of land ad-measuring **08 Kanal 00 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 51, in Book No. 1, Volume No. 1 in Page 28 on 12.04.2010 before Sub-Registrar, Manesar, Haryana.

21. Copy of the Sale Deed executed by Sh. Rajvir, Smt. Shama Kaur, Smt. Roshini, Ramesh, Santosh in favour of **M/s Shiva Profins Pvt. Ltd.** in



respect of land ad-measuring **06 Kanal 04 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 633, in Book No. 1, Volume No. 1 in Page 28 on 16.07.2010 before Sub-Registrar, Manesar, Haryana.

22. Copy of the Sale Deed executed by M/s Human Base India INC through its partner Captain Pradeep Lal and Sh. Sumnesh Kuamr in favour of **M/s North Star Towers Pvt. Ltd.** in respect of land ad-measuring **20 Kanal 00 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1396, in Book No. 1, Volume No. 1 in Page 28 on 10.11.2010 before Sub-Registrar, Manesar, Haryana.

23. Copy of the Sale Deed executed by Smt. Prem, Bhagwan, Bhagat alias Bhagat Raj and others in favour of **M/s Green Gem Estates Pvt. Ltd.** in respect of land ad-measuring **12 Kanal 00 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1857, in Book No. 1, Volume No. 49 in Page 97-98 on 27.08.2010 before Sub-Registrar, Manesar, Haryana.

24. Copy of the Sale Deed executed by Ram Avtar adopted son of Sh. Mussaddi in favour of **M/s Green Gem Estates Pvt. Ltd.** in respect of land ad-measuring **05 Kanal 19.5 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 736, in Book No. 1, Volume No. 46 in Page 53-54 on 05.08.2010 before Sub-Registrar, Manesar, Haryana.

25. Copy of the Sale Deed executed by M/s Expo Developers Pvt. Ltd. through it authorized signatory Sh. Vijay Pal son of Sh. Suraj Singh in favour of **M/s North Star Towers Pvt. Ltd.** in respect of land ad-measuring **24 Kanal 17 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 161, in Book No. 1, Volume No. 1 in Page 28 on 29.04.2010 before Sub-Registrar, Manesar, Haryana.

26. Copy of the Sale Deed executed by Smt. Poonam wife of Sh. Babu Lal in favour of **M/s Blue Chip Properties Pvt. Ltd.** in respect of land ad-measuring **04 Kanal 16 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.



The said deed is duly registered as document No. 1770, in Book No. 1, Volume No. 1 in Page 28 on 31.03.2010 before Sub-Registrar, Manesar, Haryana.

27. Copy of the Sale Deed executed by M/s Elegant Land and Housing Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s North Star Towers Pvt. Ltd.** in respect of land ad-measuring **50 Kanal 08 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1471, in Book No. 1, Volume No. 1 in Page 28 on 18.02.2010 before Sub-Registrar, Manesar, Haryana.

28. Copy of the Sale Deed executed by Sh. Ram Kishan, Lal Chand, Om Prakash, Naresh Kumar all sons of Sh. Daan Singh in favour of **M/s North Star Towers Pvt. Ltd.** in respect of land ad-measuring **24 Kanal 13 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 260, in Book No. 1, Volume No. 1 in Page 28 on 14.05.2010 before Sub-Registrar, Manesar, Haryana.

29. Copy of the Sale Deed executed by Suresh, Smt. Ram Kali, Smt. Jamna Devi in favour of **M/s Matrix Buildwell Pvt. Ltd.** in respect of land ad-measuring **06 Kanal 19 Marla 08 Sarsai** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1080, in Book No. 1, Volume No. 249 in Page 98-100 on 01.08.2012 before Sub-Registrar, Manesar, Haryana.

30. Copy of the Sale Deed executed by Ramnath, Mahipal, Harbir, Madan Singh all sons of Sh. Amar Sing in favour of **M/s Green Gem Estate Pvt. Ltd.** in respect of land ad-measuring **22 Kanal 00 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1158, in Book No. 1, Volume No. 57 in Page 97-100 on 07.10.2010 before Sub-Registrar, Manesar, Haryana.

31. Copy of the Sale Deed executed by Sh. Ravinder Mittal son of Sh. S. P. Mittal in favour of **M/s Shiva Profins Pvt. Ltd.** in respect of land ad-measuring **03 Kanal 14 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.



The said deed is duly registered as document No. 9, in Book No. 1, Volume No. 1 in Page 28 on 05.04.2010 before Sub-Registrar, Manesar, Haryana.

32. Copy of the Sale Deed executed by M/s Radha Estate Pvt. Ltd. and M/s Bright Buildtech Pvt. Ltd. through it authorized signatory Sh. Sanjay Gupta son Late Sh. Khem Chand in favour of **M/s Shiva Profins Pvt. Ltd.** in respect of land ad-measuring **06 Kanal 04 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1478, in Book No. 1, Volume No. 1 in Page 28 on 18.02.2010 before Sub-Registrar, Manesar, Haryana.

33. Copy of the Sale Deed executed by Sh. Mahabir son of Sh. Sheesh Ram in favour of **M/s Shiva Profins Pvt. Ltd.** in respect of land ad-measuring **15 Kanal 08 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 184, in Book No. 1, Volume No. 1 in Page 28 on 04.05.2010 before Sub-Registrar, Manesar, Haryana.

34. Copy of the Sale Deed executed by M/s Oskar Land and Housing Pvt. Ltd. through it authorized signatory Sh. Jitender Singh son Kehri Singh in favour of **M/s Shiva Profins Pvt. Ltd.** in respect of land ad-measuring **05 Kanal 14 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 185, in Book No. 1, Volume No. 1 in Page 28 on 04.05.2010 before Sub-Registrar, Manesar, Haryana.

35. Copy of the Collaboration Agreement dated 08.05.2013 executed between M/s North Star Towers Pvt. Ltd., M/s Green Gem Estate Pvt. Ltd., M/s Matrix Buildwell Pvt. Ltd., M/s Bluechip Properties Pvt. Ltd., M/s Shiva Profins Pvt. Ltd., M/s Esteem Towers Pvt. Ltd., M/s North Star Apartments Pvt. Ltd., in respect of land measuring 65.0625 acre situated in the revenue estate of Village Badha, Sihi and Nawada Fatehpur, Tehsil Manesar, District Gurugram, Haryana.

The said agreement is duly registered as document No. 440, in Book No. 1, Volume No. 219 in Page 111 on 08.05.2013 before Sub-Registrar, Manesar, Haryana.

36. Copy of the "Addendum to the Collaboration Agreement dated 08.05.2013" dated 28.11.2018 executed between M/s North Star Towers Pvt. Ltd., M/s Green Gem Estate Pvt. Ltd., M/s Matrix Buildwell Pvt. Ltd., M/s Bluechip Properties Pvt. Ltd., M/s Shiva Profins Pvt. Ltd., M/s Esteem



Towers Pvt. Ltd., M/s SS Groups Pvt. Ltd., (formerly known as M/s North Star Apartments Pvt. Ltd.)

The said agreement is duly registered as document No. 3618, in Book No. 1, Volume No. 247 in Page 1405 on 28.11.2018 before Sub-Registrar, Manesar, Haryana.

37. Copy of the Gift Deed 05.08.2021 executed by M/s Matrix Buildwell Pvt. Ltd., M/s North Star Towers Pvt. Ltd., M/s Green Gem Estate Pvt. Ltd., M/s Bluechip Properties Pvt. Ltd., M/s Shiva Profins Pvt. Ltd., M/s Esteem Towers Pvt. Ltd. in favour of Hon'ble Governor, State of Haryana acting through Director, Town and Country Planning Haryana in respect to the land measuring 26 Kanal and 4.5 Marla (3.278 acres) situated in village Badha, Hayatpur, Nawada Fatehpur, District Gurgaon.

The said agreement is duly registered as document No. 2837, in Book No. 1, Volume No. 279 in Page 153 on 05.08.2021 before Sub-Registrar, Manesar, Haryana.

38. Copies of the Jamabandi for the year 2017-2018 and register intekals of Village Badha, Tehsil Manesar, District Gurugram, Haryana.
39. Copies of the Jamabandi for the year 2019-2020 and register intekals of Village Hayatpur, Tehsil Harsaru, District Gurugram, Haryana.
40. Copies of the Jamabandi for the year 2019-2020 and register intekals of Village Sihi, Tehsil Manesar, District Gurugram, Haryana.
41. Copies of the Jamabandi for the year 2016-2017 and register intekals of Village Nawada Fatehpur, Tehsil Manesar, District Gurugram, Haryana.
42. Copy of the order passed by Hon'ble High Court of Punjab and Haryana in company petition no. 203 of 2013 connected with company petition no. 155 of 2013.
43. Copy of the de-mortgage letter bearing memo no. ZP-1065/JE(SB)/2022/32146 dated 21.10.2022 issued DTCP, Haryana to Sub-Registrar Gurgaon with respect to release/de-mortgage land against the Bank Guarantee.

TYPE OF SAID LAND:-

Residential Plotted Colony under the License no. 105 of 2013 issued by Director of Town and Country Planning, Haryana.

TITLE CHAIN OF THE SAID LAND:-

In light of the submissions with regards to the ownership of Said Land, our opinion and views are summarized as under.



- a. From a perusal of the documents, we have observed that License for the setting up of Residential Plotted Colony bearing no. 105 of 2013, on the land measuring 104.556 acres (836 Kanal and 09 Marla) situated in the revenue estate of village Badha, Hayatpur, Sihi, & Nawada Fatehpur, Sector-84, 85 & 90, Gurgaon Manesar Urban Complex, District Gurugram, Haryana was granted to (i) M/s Shiva Profins Pvt. Ltd., (ii) M/s Matrix Buildwell Pvt. Ltd., & (iii) M/s North Star Towers Pvt. Ltd., (iv) M/s North Star Apartments Pvt. Ltd. (now known as M/s SS Group Pvt. Ltd.), (v) M/s Green Gem Estates Pvt. Ltd., (vi) Blue Chip Properties Pvt. Ltd. and (vii) M/s Esteem Towers Pvt. Ltd. C/o M/s North Star Apartments Private Limited. **The said License was initially valid up to 10.12.2017.**
- b. Thereafter, vide order bearing Endst. No. LC-2723-II/Asstt.(MS)/2021/12476 dated 25.05.2021 passed by the Director General, Town and Country Planning, Haryana, as per the said order the land measuring 74.628 acres (out of the total license land measuring 104.556 acres) was surrendered by the land owners and accordingly issued a revised land schedule for the remaining area i.e. 29.928 acres with respect to the license no. 105 of 2013. The details of 29.928 acres (as per the revised land schedule) are given below:-

1. Details of land owned by Matrix Buildwell Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	18	15/1/1	2-16	1-18	0-18
		15/2/1	2-16	1-4	1-12
		15/2/2	1-4	1-3	0-01
Total					2-11

2. Details of land owned by North Star Apartments Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Sihi	25	14	9-0	8-6	0-14
Total					0-14

3. Details of land owned by North Star Towers Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	12	11	7-13	0-0	7-13
		20/1	5-1	0-0	5-1
		7	2-4	0-0	2-4
		8/1	4-11	0-0	4-11
		8/2	0-17	0-0	0-17
		9	8-13	1-3	7-10
		11/2	6-1	0-0	6-1
		12	8-0	0-0	8-0
		13/1	5-5	0-0	5-5



		14/1	1-7	0-0	1-7
		14/2/1	3-17	0-0	3-17
		14/3/1	0-10	0-0	0-10
		15	8-0	0-0	8-0
		16	8-0	0-0	8-0
		18/2	1-6	0-0	1-6
		25	4-0	0-0	4-0
	15	8/1	6-8	4-3	2-5
		13/1	2-4	2-3	0-1
	22	8/2/1	2-5	1-18	0-7
		8/2/2	2-8	1-1	1-7
		12/1	5-7	3-18	1-9
Nawada Fatehpur	2	13/3	1-8	0-19	0-9
		18/1	6-19	4-14	2-5
Total					82-05

4. Details of land owned by Green Gem Estates Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	13	13/2	2-15	0-0	2-15
		14/2/2	1-12	0-0	1-12
		17/2	3-18	0-0	3-18
		18/1	3-15	0-0	3-15
	17	11/1/2	3-10	2-8	1-2
	25	17/2	2-16	2-14	0-2
Hayatpur	66	13/2	6-6	4-18	1-8
		17/2/2	0-11	0-10	0-1
	74	7/2	4-0	0-0	4-0
		8/1	4-14	0-0	4-14
		13/2	4-14	0-0	4-14
		14/1	3-16	0-0	3-16
		8/2/1	1-2	0-0	1-2
Total					32-19

5. Details of land owned by Shiva Profins Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	11	20/1	0-9	0-0	0-9
		20/2/1	2-10	0-0	2-10
		21/2/1	1-4	0-0	1-4
		21/2/2	0-4	0-0	0-4
		22/1	7-0	0-0	7-0
		22/2	1-4	0-0	1-4
		23	4-7	0-0	4-7
	14	1	8-0	0-0	8-0
		2/1/1	4-16	0-0	4-16
		3	8-0	0-0	8-0
		4	2-16	0-0	2-16



	6	1-0	0-0	1-0
15	3/2/2/2/2	0-2	0-0	0-2
	7	8-0	6-6	1-14
	16/2	6-4	6-0.5	0-3.5
	25/1	3-14	2-14	1-0
Total				44-9.5

6. Details of land owned by Blue Chip Properties Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License	
Badha	13	14/3/2	0-3	0-0	0-3	
		14/2/3	0-11	0-0	0-11	
		17/1	4-2	0-0	4-2	
Hayatpur (erroneously typed as village Badha)	74	4	8-0	7-17	0-3	
		5/1	2-8	0-17	1-11	
		5/2	5-12	4-3	1-9	
		6	8-0	5-0	3-0	
		8/2	3-6	0-0	3-6	
		13/1	3-6	0-0	3-6	
		15/2	7-2	3-14	3-8	
		18/2/2	3-6	0-0	3-6	
		19/1	1-0	0-0	1-0	
		22/2	3-8	0-0	3-8	
		23/1	2-0	0-0	2-0	
		75	10	8-10	8-7	0-3
			11	4-10	2-10	2-0
		76	2/2	4-8	0-0	4-8
			3/1	2-0	0-0	2-0
			7/3	2-12	0-0	2-12
	8/1/2	2-2	0-0	2-2		
	8/2	2-4	0-0	2-4		
	9/1/1	4-4	0-0	4-4		
	13	5-8	0-0	5-8		
	14/1	3-15	0-0	3-15		
Total					59-09	

7. Details of land owned by Esteem Towers Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Hayatpur	72	22/2	2-6	1-9	0-17
		23/1	5-4	1-15	3-9
	73	3	1-11	0-0	1-11
	74	16	7-18	4-18	3-0
		17/2	4-13	3-17	0-16



Total					9-13
-------	--	--	--	--	------

8. Details of land owned by Shiva Profins Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	13	10	7-8	0-0	7-8
Total					7-8

c. As per the point no. 1 of revised land schedule of the License no. 105 of 2013, the land measuring **02 Kanal 11 Marla** comprised in Rectangle no. 18 Killa no. 15/1/1 (0-18), 15/2/1(1-12) and 15/2/2(0-1) situated in the revenue estate of village **Badha**, Tehsil Manesar, District Gurugram is owned by **co-Owner i.e. M/s Matrix Buildwell Pvt. Ltd.** as under:-

- That the land measuring **06 Kanal 16 Marla** comprised in Rectangle no. 18 Killa no. 15/1/1 (2-16), 15/2/1(2-16) and 15/2/2(1-4) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Matrix Buildwell Pvt. Ltd.** vide Sale Deed bearing registration no. 1080 dated 01.08.2012 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2853. It is noted that the total land purchased through the aforesaid sale deed is 06 Kanal, 19 Marla and 08 Sarsai.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 424/392, Khatoni no. 429, **co-Owner i.e. M/s Matrix Buildwell Pvt. Ltd.** was the recorded owner of the land measuring **06 Kanal 16 Marla** comprised in Rectangle no. 18 Killa no. 15/1/1 (2-16), 15/2/1(2-16) and 15/2/2(1-4) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.
- **Note*: The current Jamabandis are not available with the concerned Patwari as the same have not been prepared and our search is relied upon the last available Jamabandi i.e. of year 2017-2018.**

d. As per the point no. 2 of revised land schedule of the license no. 105 of 2013, the land measuring **00 Kanal 14 Marla** comprised in Rectangle no. 25 Killa no. 14 situated in the revenue estate of village **Sihi**, Tehsil Manesar, District Gurugram is owned by **co-Owner i.e. M/s North Star Apartments Pvt. Ltd.** as under:-

- That the land measuring **09 Kanal 00 Marla** comprised in Rectangle no. 25 Killa no. 14 situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s North Star Apartments Pvt. Ltd.** vide Sale Deed bearing registration no. 302 dated 21.05.2010 and the



mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2751. It is noted that the total land purchased through the aforesaid sale deed is 48 Kanal and 09 Marla.

- As per the Jambandi of village Sihi, Tehsil Manesar, District Gurugram for the year of 2019-2020, vide Khewat no. 318/318, Khatoni no. 326 **co-Owner i.e. M/s SS Group Pvt. Ltd. (formerly known as M/s North Star Apartments Pvt. Ltd.)** was the recorded owner of the land measuring **09 Kanal 00 Marla** comprised in Rectangle no. 25 Killa no. 14 situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurugram.
- e. As per the point no. 3 of revised land schedule of the license no. 105 of 2013, the land measuring **82 Kanal 05 Marla** comprised in Rectangle no. 12 Killa no. 11(7-13), 20/1(5-1), Rectangle no. 13 Killa no. 7(2-4), 8/1(4-11), 8/2(0-17), 9(7-10), 11/2(6-1), 12(8-0), 13/1(5-5), 14/1(1-7), 14/2/1(3-17), 14/3/1(0-10), 15(8-0), 16(8-0), 18/2(1-6), 25(4-0), Rectangle no. 15 Killa no. 8/1(2-5), 13/1(0-1), Rectangle no. 22 Killa no. 8/2/1(0-7), 8/2/2(1-7), 12/1(1-9) situated in the revenue estate of village **Badha**, Tehsil Manesar, District Gurugram, AND Rectangle no. 2 Killa no. 13/2(0-9) and 18/1(2-5) situated in the revenue estate of village **Nawada Fatehpur**, Tehsil Manesar, District Gurugram is owned by **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** as under:-

VILLAGE BADHA

For Rectangle no. 12 Killa no. 11(7-13), 20/1(5-1), Rectangle no. 13 Killa no. 7(2-4), 8/1(4-11), 13/1(5-5), 14/1(1-7), 14/2/1(3-17), 14/3/1(0-10), 15(8-0), 16(8-0), 25(4-0).

- That the land measuring **50 Kanal 08 Marla** comprised in Rectangle no. 12 Killa no. 11(7-13), 20/1(5-1), Rectangle no. 13 Killa no. 7(2-4), 8/1(4-11), 13/1(5-5), 14/1(1-7), 14/2/1(3-17), 14/3/1(0-10), 15(8-0), 16(8-0), 25(4-0) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 1471 dated 18.02.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2447.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 251/229, Khatoni no. 254, **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** was the recorded owner of the land measuring **50 Kanal 08 Marla** comprised in Rectangle no. 12 Killa no. 11(7-13), 20/1(5-1), Rectangle no. 13 Killa no. 7(2-4), 8/1(4-11), 13/1(5-5), 14/1(1-7), 14/2/1(3-17), 14/3/1(0-10), 15(8-0), 16(8-0), 25(4-0) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.



For Rectangle no. 13 Killa no. 8/2(0-17), 9(7-10), 11/2(6-1), 12(8-0), 18/2(1-6).

- That the land measuring **24 Kanal 17 Marla** comprised in Rectangle no. 13 Killa no. 8/2(0-17), 9(8-13), 11/2(6-1), 12(8-0), 18/2(1-6) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 161 dated 29.04.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2634.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of *2017-2018*, vide Khewat no. 258/236, Khatoni no. 261, **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** was the recorded owner of the land measuring **50 Kanal 08 Marla** comprised in **24 Kanal 17 Marla** comprised in Rectangle no. 13 Killa no. 8/2(0-17), 9(8-13), 11/2(6-1), 12(8-0), 18/2(1-6) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 15 Killa no. 8/1(6-8) and 13/1(2-4).

- That the land measuring **08 Kanal 12 Marla** comprised in Rectangle no. 15 Killa no. 8/1(6-8) and 13/1(2-4) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 260 dated 14.05.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no.2561. It is noted that the total land purchased through the aforesaid sale deed is 24 Kanal and 13 Marla.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of *2017-2018*, vide Khewat no. 727/681, Khatoni no. 731, **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** was the recorded owner of the land measuring **08 Kanal 12 Marla** comprised in Rectangle no. 15 Killa no. 8/1(6-8) and 13/1(2-4) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 22 Killa no. 8/2/1(2-5) and 8/2/2(2-8).

- That the land measuring **04 Kanal 13 Marla** comprised in Rectangle no. 22, Killa no. 8/2/2(2-8) and 8/2/1(2-5) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 1396 dated 10.11.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2603. It is noted that the total



land purchased through the aforesaid sale deed is 20 Kanal and 00 Marla.

- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 303/280, Khatoni no. 306, **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** was the recorded owner of the land measuring **04 Kanal 13 Marla** comprised in Rectangle no. 22 Killa no. 8/2/1(2-5) and 8/2/2(2-8) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 22 Killa no. 12/1.

- That the land measuring **05 Kanal 07 Marla** comprised in Rectangle no. 22, Killa no. 12/1 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 1396 dated 10.11.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2603. It is noted that the total land purchased through the aforesaid sale deed is 20 Kanal and 00 Marla.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 148/132, Khatoni no. 151, **co-Owner i.e. M/s North Star Pvt. Ltd.** was the recorded owner of the land measuring **05 Kanal 07 Marla** comprised in Rectangle no. 22 Killa no. 12/1 (along with some other land parcel) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram. **It is noted that name of the Owner i.e. M/s North Star Towers Pvt. Ltd. was recorded in the aforesaid Jamabandi as owner in column no. 5 i.e. "Khana Kashtkar".**
- ***Upon review of the same we note that the name of the co-Owner erroneously mentioned as North Star Pvt. Ltd. instead of North Star Towers Pvt. Ltd.***

VILLAGE NAWADA FATEHPUR.

For Rectangle no. 2 Killa no. 13/3(1-8) and 18/1(6-19)

- That the land measuring **08 Kanal 07 Marla** comprised in Rectangle no. 2 Killa no. 13/3(1-8) and 18/1(6-19) situated in the revenue estate of village Nawada Fatehpur, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 1395 dated 10.11.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 1700. It is noted that the total



land purchased through the aforesaid sale deed is 12 Kanal and 05 Marla.

- As per the Jamabandi of village Nawada Fatehpur, Tehsil Manesar, District Gurugram for the year of 2016-2017, vide Khewat no. 360/338, Khatoni no. 397 **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** was the recorded owner of the land measuring **08 Kanal 07 Marla** comprised in Rectangle no. 2 Killa no. 13/3(1-8) and 18/1(6-19) (along with some other land parcel) situated in the revenue estate of village Nawada Fatehpur, Tehsil Manesar, District Gurugram.
 - **Note*: The current Jamabandis are not available with the concerned Patwari as the same have not been prepared and our search is relied upon the last available Jamabandi i.e. of year 2016-2017.**
- f. As per the point no. 4 of revised land schedule of the license no. 105 of 2013, the land measuring **32 Kanal 19 Marla** comprised in Rectangle no. 13 Killa no. 13/2(2-15), 14/2/2(1-12), 17/2(3-18), 18/1(3-15), Rectangle no. 17 Killa no. 11/1/2(1-2), Rectangle no. 25 Killa no. 17/2(0-2) situated in the revenue estate of village **Badha** Tehsil Manesar, District Gurugram AND Rectangle no. 66 Killa no. 13/2(1-8), 17/2/2(0-1), Rectangle no. 74 Killa no. 7/2(4-0), 8/1(4-14), 13/2(4-14), 14/1(3-16), 18/2/1(1-2) situated in the revenue estate of village **Hayatpur**, Tehsil Harsaru, District Gurugram is owned by **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** as under:-

VILLAGE BADHA

For Rectangle No. 13 Killa no. 13/2(2-15), 14/2/2(1-12), 17/2(3-18), 18/1(3-15).

- That the land measuring **12 Kanal 00 Marla** comprised in Rectangle no. 13 Killa no. 13/2(2-15), 14/2/2(1-12), 17/2(3-18), 18/1(3-15) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** vide Sale Deed bearing registration no. 857 dated 27.08.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2532.
- As per the Jamabandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 252/230, Khatoni no. 255, **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** was the recorded owner of the land measuring **12 Kanal 00 Marla** comprised in Rectangle no. 13 Killa no. 13/2(2-15), 14/2/2(1-12), 17/2(3-18), 18/1(3-15) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.



For Rectangle No. 17 Killa no. 11/1/2(1-2).

- That the land measuring **03 Kanal 10 Marla** comprised in Rectangle no. 17 Killa no. 11/1/2 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** vide Sale Deed bearing registration no. 1158 dated 07.10.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2533. It is noted that the total land purchased through the aforesaid sale deed is 22 Kanal and 00 Marla.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 408/376, Khatoni no. 413, **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** was the recorded owner of the land measuring **03 Kanal 10 Marla** comprised in Rectangle no. 17 Killa no. 11/1/2 (along with some other land parcel) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle No. 25 Killa no. 17/2(0-2).

- That the land measuring **03 Kanal 08 Marla** comprised in Rectangle no. 25 Killa no. 17/2(2-16) & 18/1(0-12) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** vide Sale Deed bearing registration no. 736 dated 05.08.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2524. It is noted that the total land purchased through the aforesaid sale deed is 05 Kanal and 19.5 Marla.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 345/316, Khatoni no. 350, **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** was the recorded owner of the land measuring **03 Kanal 08 Marla** comprised in **Rectangle no. 25 Killa no. 17/2(2-16) & 18/1(0-12)** situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

VILLAGE HAYATPUR

For Rectangle No. 66 Killa no. 13/2(1-8) & 17/2/2(0-1).

- That the land measuring **06 Kanal 17 Marla** comprised in Rectangle no. 66 Killa no. 13min(6-6) & 17/2/2(0-11) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** vide Sale Deed bearing registration no. 7856 dated 21.06.2010 and the mutation of the same is recorded in the



jamabandi vide Register Inteqal no. 3173. It is noted that the total land purchased through the aforesaid sale deed is 14 Kanal and 17 Marla.

- As per the Jamabandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 630/554, Khatoni no. 664, **co-Owner i.e. M/s Green Gem Pvt. Ltd.** was the recorded owner of the land measuring **06 Kanal 17 Marla** comprised in Rectangle no. 66 Killa no. 13/2(6-6) & 17/2/2(0-11) [along with some other land parcel] situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.
- **Upon review of the jamabandi we note that the name of owner erroneously mentioned as M/s Green Gem Pvt. Ltd. instead of M/s Green Gem Estates Pvt. Ltd. and the same was rectified vide Badar no. 17.**

For Rectangle No. 74, Killa no. 7/2(4-0), 8/1(4-14), 13/2(4-14), 14/1(3-16) & 18/2/1(1-2).

- That the land measuring **18 Kanal 06 Marla** comprised in Rectangle No. 74, Killa no. 7/2(4-0), 8/1(4-14), 13/2(4-14), 14/1(3-16) & 18/2/1(1-2) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** vide Sale Deed bearing registration no. 16696 dated 13.09.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2779.
 - As per the Jamabandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 414/366, Khatoni no. 432, **co-Owner i.e. M/s Green Gem Estates Pvt. Ltd.** was the recorded owner of the land measuring **18 Kanal 06 Marla** comprised in Rectangle No. 74, Killa no. 7/2(4-0), 8/1(4-14), 13/2(4-14), 14/1(3-16) & 18/2/1(1-2) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.
- g.** As per the point no. 5 of revised land schedule of the license no. 105 of 2013, the land measuring **44 Kanal 9.5 Marla** comprised in Rectangle no. 11 Killa no. 20/1(0-9), 20/2/1(2-10), 21/2/1(1-4), 21/2/2(0-4), 22/1(7-0), 22/2(1-4), 23(4-7), Rectangle no. 14 Killa no. 1(8-0), 2/1/1(4-16), 3(8-0), 4(2-16), 6(1-0), Rectangle no. 15 Killa no. 3/2/2/2(0-2), 7(1-14), 16/2(0-3.5), 25/1(1-0) situated in the revenue estate of village **Badha**, Tehsil Manesar, District Gurugram is owned by **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** as under:-

For Rectangle no. 11 Killa no. 20/1(0-9), 21/2/1(1-4), 22/1(7-0), 23(4-7), Rectangle no. 14 Killa no. 3(8-0), 4(2-16), 6(1-0).



- That the land measuring **37 Kanal 04 Marla** comprised in Rectangle no. 11 Killa no. 20/1(0-9), 21/2/1(1-4), 22/1(7-0), 23(4-11), Rectangle no. 14 Killa no. 3(8-0), 4(8-0), 6(8-0) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 1473 dated 18.02.210 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2446. It is noted that the total land purchased through the aforesaid sale deed is 73 Kanal and 13 Marla.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 214/194, Khatoni no. 217, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **24 Kanal 16 Marla** comprised in Rectangle no. 11 Killa no. 20/1(0-9), 21/2/1(1-4), 22/1(7-0), 23/1(4-7), Rectangle no. 14 Killa no. 3(8-0), 4/1(2-16), 6/1(1-0) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 14 Killa no. 1(8-0).

- That the land measuring **08 Kanal 00 Marla** comprised in Rectangle no. 14 Killa no. 1 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 51 dated 12.04.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2497.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 299/276, Khatoni no. 302, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **08 Kanal 00 Marla** comprised in Rectangle no. 14 Killa no. 1(8-0) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 11 Killa no. 21/2/2(0-4), 22/2(1-4), Rectangle no. 14 Killa no. 2/1/1(4-16).

- That the land measuring **06 Kanal 04 Marla** i.e. 5/7 share of land measuring 08 Kanal and 14 Marla comprised in Rectangle no. 11 Killa no. 21/2/2(0-4), 22/2(1-4), Rectangle no. 14 Killa no. 2/1(7-6) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 633 dated 10.07.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2523.



- Thereafter, the owners of the above said land admeasuring 08 Kanal and 14 Marla partitioned the land vide order dated 18.12.2012 passed by Asstt. Collector, Ist Class and Naib Tehsildar in case no. 20/NT, vide Report no. 449, dated 07.01.2013. As per the partition, Land measuring **06 Kanal 04 Marla** comprised in the **Rectangle no. 11 Killa no. 21/2/2(0-4), 22/2(1-4), Rectangle no. 14 Killa no. 2/1/1(4-16)** situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram, fell into the share of the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** and mutation of the Partition/Takseem is recorded in the Jamabandi vide mutation no. 2890.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 297/274, Khatoni no. 300, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **06 Kanal 04 Marla** comprised in the Rectangle no. 11 Killa no. 21/2/2(0-4), 22/2(1-4), Rectangle no. 14 Killa no. 2/1/1(4-16) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 11 Killa no. 20/2/1(2-10).

- That the land measuring **02 Kanal 10 Marla** comprised in Rectangle no. 11 Killa no. 20/2min situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 185 dated 04.05.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2563. It is noted that the total land purchased through the aforesaid sale deed is 05 Kanal and 14 Marla.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 409/377, Khatoni no. 414, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **02 Kanal 10 Marla** comprised in the Rectangle no. 11 Killa no. 20/2/1 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 15 Killa no. 3/2/2/2/2(0-2).

- That the land measuring **00 Kanal 04 Marla** comprised in Rectangle no. 15 Killa no. 3/2/2/2/2 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 188 dated 04.05.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2583. It is noted that the total land purchased through the aforesaid sale deed is 03 Kanal and 00 Marla.



- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 529/496, Khatoni no. 534, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **00 Kanal 02 Marla** comprised in the Rectangle no. 15 Killa no. 3/2/2/2/2 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 15 Killa no. 7(1-14).

- That the land measuring **08 Kanal 00 Marla** comprised in Rectangle no. 15 Killa no. 7 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 184 dated 04.05.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2581. It is noted that the total land purchased through the aforesaid sale deed is 15 Kanal and 08 Marla.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 527/494, Khatoni no. 532, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **08 Kanal 00 Marla** comprised in the Rectangle no. 15 Killa no. 7 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 15 Killa no. 16/2(0-3.5).

- That the land measuring **06 Kanal 04 Marla** comprised in Rectangle no. 15 Killa no. 16/2 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 1478 dated 18.02.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2451.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 286/264, Khatoni no. 289, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **06 Kanal 04 Marla** comprised in the Rectangle no. 15 Killa no. 16/2 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.

For Rectangle no. 15 Killa no. 25/1(1-0).

- That the land measuring **03 Kanal 14 Marla** comprised in Rectangle no. 15 Killa no. 25/1 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased



by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 09 dated 05.04.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2529.

- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 181/164, Khatoni no. 184, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **03 Kanal 14 Marla** comprised in the Rectangle no. 15 Killa no. 25/1 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.
- h. As per the point no. 6 of revised land schedule of the license no. 105 of 2013, the land measuring **59 Kanal 09 Marla** comprised in Rectangle no. 13 Killa no. 14/3/2(0-3), 14/2/3(0-11), 17/1(4-2), situated in the revenue estate of village **Badha**, Tehsil Manesar, District Gurugram AND Rectangle no. 74 Killa no. 4(0-3), 5/1(1-11), 5/2(1-9), 6(3-0), 8/2(3-6), 13/1(3-6), 15/2(3-8), 18/2/2(3-6), 19/1(1-0), 22/2(3-8), 23/1(2-0) Rectangle no. 75, Killa no. 10(0-3), 11(2-0), Rectangle no. 76, Killa no. 2/2(4-8), 3/1(2-0), 7/3(2-12), 8/1/2(2-2), 8/2(2-4), 9/1/1(4-4), 13(4-8), 14/1(3-15) situated in the revenue estate of village **Hayatpur**, Tehsil Harsaru, District Gurugram is owned by **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** as under:-

** Note:- Upon review of the point no. 6, we note that Rectangle no. 74 Killa no. 4(0-3), 5/1(1-11), 5/2(1-9), 6(3-0), 8/(3-6), 13/1(3-6), 15/2(3-8), 18/2/2(3-6), 19/1(1-0), 22/2(3-8), 23/1(2-0) erroneously mentioned under village name of Badha instead of village Hayatpur.*

VILLAGE BADHA

For Rectangle no. 13 Killa no. 14/3/2(0-3), 14/2/3(0-11), 17/1(4-2).

- That the land measuring **04 Kanal 16 Marla** comprised in Rectangle no. 13 Killa no. 14/3/2(0-3), 14/2/3(0-11), 17/1(4-2) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** vide Sale Deed bearing registration no. 1770 dated 31.03.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2531.
- As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 253/231, Khatoni no. 256, **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** was the recorded owner of the land measuring **04 Kanal 16 Marla** comprised in Rectangle no. 13 Killa no. 14/3/2(0-3), 14/2/3(0-11), 17/1(4-2) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.



VILLAGE HAYATPUR

Rectangle no. 74 Killa no. 8/2(3-6), 13/1(3-6), 18/2/2(3-6), 19/1(1-0), 22/2(3-8), 23/1(2-0), Rectangle no. 76, Killa no. 3/1(2-0).

- That the land measuring **18 Kanal 06 Marla** comprised in Rectangle no. 74 Killa no. 8/2(3-6), 13/1(3-6), 18/2/2(3-6), 19/1(1-0), 22/2(3-8), 23/1(2-0), Rectangle no. 76, Killa no. 3/1(2-0) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** vide Sale Deed bearing registration no. 23497 dated 18.02.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2702.
- As per the Jambandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 415/367, Khatoni no. 433, **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** was the recorded owner of the land measuring **18 Kanal 06 Marla** comprised in Rectangle no. 74 Killa no. 8/2(3-6), 13/1(3-6), 18/2/2(3-6), 19/1(1-0), 22/2(3-8), 23/1(2-0), Rectangle no. 76, Killa no. 3/1(2-0) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.

Rectangle no. 74 Killa no. 6(8-0), 15/2(7-2), Rectangle no. 75, Killa no. 10(8-10) & 11(4-10).

- That the land measuring **28 Kanal 1.5 Marla** i.e. $\frac{1}{2}$ Share of total land measuring 56 Kanal and 13 Marla comprised in Rectangle no. 74 Killa no. 6(8-0), 7/1(4-0), 14/2(4-4), 15(8-0), 27/1(3-7), 18/1(3-1), Rectangle no. 75, Killa no. 10(8-10), 11(4-10), Rectangle no. 76, Killa no. 3/2(6-0) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** vide Sale Deed bearing registration no. 24840 dated 03.03.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2698.
- Thereafter, the owners of the above said land admeasuring 56 Kanal and 03 Marla partitioned the land vide order dated 19.09.2016 passed by Naib Tehsildar, 2nd Class in case no. 494, vide Report no. 44 dated 21.09.2016. As per the partition, Land measuring **28 Kanal 02 Marla** comprised in the **Rectangle no. 74 Killa no. 6(8-0), 15/2(7-2), Rectangle no. 75, Killa no. 10(8-10) & 11(4-10)** situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram, fell into the share of the **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** and mutation of the Partition/Takseem is recorded in the Jamabandi vide mutation no. 3423.



- As per the Jambandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 413/365, Khatoni no. 431, (i) Mamchand son of Bohru [1/2 Share], (ii) M/s Blue Chip Properties Pvt. Ltd. [1/2 Share] were the joint recorded owners of the land measuring 56 Kanal and 03 Marla comprised in Rectangle no. 74 Killa no. 6(8-0), 7/1(4-0), 14/2(4-4), 15(8-0), 17/1(3-7), 18/1(3-1), 23/2(6-0), Rectangle no. 75, Killa no. 10(8-10), 11(4-10), Rectangle no. 76, Killa no. 3/2(6-0) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.
- **Upon patwari verification we note that there is a record of a court 'stay/injunction' on the Salam Khewat until further orders. This record is entered in the land revenue records vide report no. 61 dated 26.09.2016.**

Rectangle no. 76, Killa no. 2/2(4-8), 8/2(2-4) & 9/1/1(4-4).

- That the land measuring **10 Kanal 16 Marla** comprised in Rectangle no. 76, Killa no. 2/2(4-8), 8/2(2-4) & 9/1/1(4-4) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** vide Sale Deed bearing registration no. 23495 dated 18.02.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2705.
- As per the Jambandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 416/368, Khatoni no. 434, **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** was the recorded owner of the land measuring **10 Kanal 16 Marla** comprised in Rectangle no. 76, Killa no. 2/2(4-8), 8/2(2-4) & 9/1/1(4-4) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.

Rectangle no. 74, Killa no. 4(8-0) & 5/1(2-8).

- That the land measuring **10 Kanal 08 Marla** comprised in Rectangle no. 74, Killa no. 4(8-0) & 5/1(2-8) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** vide Sale Deed bearing registration no. 23486 & 23482 both dated 18.02.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2986 & 2987 respectively.
- As per the Jambandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 363/332,



Khatoni no. 377, **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** was the recorded owner of the land measuring **10 Kanal 08 Marla** comprised in Rectangle no. 74, Killa no. 4(8-0) & 5/1(2-8) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.

Rectangle no. 74, Killa no. 5/2(1-9).

- That the land measuring **05 Kanal 12 Marla** comprised in Rectangle no. 74, Killa no. 5/2 situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** vide Sale Deed bearing registration no. 23487 & 23492 both dated 18.02.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. & 2710 respectively.
- As per the Jambandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 366/334, Khatoni no. 380, **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** was the recorded owner of the land measuring **05 Kanal 12 Marla** comprised in Rectangle no. 74, Killa no. 5/2(5-12) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.

Rectangle no. 76, Killa no. 13(5-8), 14/1(3-15), 8/1/2(2-2) & 7/3(2-12).

- That the land measuring **13 Kanal 17 Marla** comprised in Rectangle no. 76, Killa no. 13(5-8), 14/1(3-15), 8/1/2(2-2) & 7/3(2-12) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** vide Sale Deed bearing registration no. 23485 dated 18.02.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2700.
 - As per the Jambandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 419/371, Khatoni no. 437, **co-Owner i.e. M/s Blue Chip Properties Pvt. Ltd.** was the recorded owner of the land measuring **13 Kanal 17 Marla** comprised in Rectangle no. 76, Killa no. 13(5-8), 14/1(3-15), 8/1/2(2-2) & 7/3(2-12) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.
- i. As per the point no. 7 of revised land schedule of the license no. 105 of 2013, the land measuring **09 Kanal 13 Marla** comprised in Rectangle no. 72 Killa no. 22/2(0-17), 23/1(3-9), Rectangle no. 73 Killa no. 3(1-11), Rectangle no. 74 Killa no. 16(3-0), 17/2(0-16) situated in the revenue



estate of village Hayatpur, Tehsil Manesar, District Gurugram is owned by **co-Owner i.e. M/s Esteem Towers Pvt. Ltd.** as under:-

Rectangle no. 72, Killa no. 22/2(2-6), 23/1(5-4) & Rectangle no. 73, Killa no. 3(1-11).

- That the land measuring **09 Kanal 01 Marla** comprised in Rectangle no. 72, Killa no. 22/2(2-6), 23/1(5-4) & Rectangle no. 73, Killa no. 3(1-11) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Esteem Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 23496 dated 18.02.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2896. It is noted that the total land purchased through the aforesaid sale deed is 28 Kanal and 12 Marla.
- As per the Jambandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide (i) Khewat no. 150/141, Khatoni no. 152 & (ii) (i) Khewat no. 184/173, Khatoni no. 186, **co-Owner i.e. M/s Esteem Towers Pvt. Ltd.** was the recorded owner of the land measuring **09 Kanal 01 Marla** comprised in Rectangle no. 72, Killa no. 22/2(2-6), 23/1(5-4) & Rectangle no. 73, Killa no. 3(1-11) [along with some other land parcel] situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.

Rectangle no. 74, Killa no. 16(7-18) & 17/2(4-13).

- That the land measuring **12 Kanal 11 Marla** comprised in Rectangle no. 74, Killa no. 16(7-18) & 17/2(4-13) situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram was purchased by the **co-Owner i.e. M/s Esteem Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 18102 dated 21.10.2015 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 3349. It is noted that the total land purchased through the aforesaid sale deed is 15 Kanal and 00 Marla.
- As per the Jambandi of village Hayatpur, Tehsil Harsaru, District Gurugram for the year of 2019-2020, vide Khewat no. 421/372min, Khatoni no. 439, **co-Owner i.e. M/s Esteem Towers Pvt. Ltd.** was the recorded owner of the land measuring **12 Kanal 11 Marla** comprised in Rectangle no. 74, Killa no. 16(7-18) & 17/2(4-13) [along with some other land parcel] situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram.

- j. As per the point no. 8 of revised land schedule of the license no. 105 of 2013, the land measuring **07 Kanal 08 Marla** comprised in Rectangle no. 13 Killa no. 10 situated in the revenue estate of village Badha, Tehsil



Manesar, District Gurugram is owned by **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** as under:-

- That the land measuring **07 Kanal 08 Marla** comprised in Rectangle no. 13 Killa no. 10 situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram was purchased by the **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** vide Sale Deed bearing registration no. 1473 dated 18.02.210 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2446. It is noted that the total land purchased through the aforesaid sale deed is 73 Kanal and 13 Marla.
 - As per the Jambandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 214/194, Khatoni no. 217, **co-Owner i.e. M/s Shiva Profins Pvt. Ltd.** was the recorded owner of the land measuring **07 Kanal 08 Marla** comprised in Rectangle no. 13 Killa no. 10 (along with some other land parcel) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.
- k. Upon review of the revenue record and patwari verification we note that the land measuring 3.278 acres (26 Kanal and 4.5 Marla) comprised in Rectangle no. 18, Killa no. 15/1/1min(0-18), 15/2/1min(1-12), 15/2/2min(0-1), Rectangle no. 15, Killa no. 8/1min(2-5), 13/1min(0-1), 3/2/2/2/2(0-2), 7min(1-14), 16/2min(0-3.5), 25/1min(1-0), Rectangle no. 22, Killa no. 8/2/1min(0-7), 8/2/2min(1-7), 12/1min(1-9), Rectangle no. 13, Killa no. 9min(2-12), 11/2min(0-14), 10min(2-12), Rectangle no. 17, Killa no. 11/1/2min(1-2), Rectangle no. 25, Killa no. 17/2min(0-2), situated in village Badha, District Gurgaon AND Rectangle no. 2, Killa no. 13/3min(0-9) & 18/1min(2-5) situated in village Nawada Fatehpur, District Gurgaon AND Rectangle no. 66, Killa no. 13/2min(1-8), 17/2/2min(0-1), Rectangle no. 74, Killa no. 18/2/1min(0-8), 17/2min(0-16), 18/2/2min(0-13), 19/1min(0-1), 22/2min(1-10), 23/1min(0-12) situated in village Hayatpur, District Gurgaon [the land which are falling in 24 meters wide sector roads] was transferred in favour of Director, Town and Country Planning, Haryana through the Gift Deed bearing registration no. 2837 dated 05.08.2021 and mutation of the same is pending.
- l. It has been informed to us that the area of Rectangle no. 13 Killa no. 9 was erroneously mentioned as 2 Kanal 12 Marla instead of 1 Kanal 9 Marla in the aforementioned Gift Deed. Upon review of the renewal of the License no. 105 of 2013 vide letter bearing memo no. LC-2723/Asstt(MS)/2021/24013 dated 22.09.2021, we note that the land measuring 01 Kanal 09 Marla comprised in Rectangle no. 13 Killa no. 9 situated in village Badha, District Gurgaon was covered under road/de-licensed land.



- m. Pursuant to the above the balance area is **26.793 acres (214 Kanal 07 Marla)** is owned by the Owners. The details of the remaining area is given below:-
- a) Land measuring **00 Kanal 14 Marla** comprised in Rectangle no. 25 Killa no. 14 situated in the revenue estate of village **Sihi**, Tehsil Manesar, District Gurugram;
- b) Land measuring **135 Kanal 11 Marla** comprised in Rectangle no. 12 Killa no. 11(7-13), 20/1(5-1), Rectangle no. 13 Killa no. 7(2-4), 8/1(4-11), 8/2(0-17), 9(6-1), 11/2(5-7), 12(8-0), 13/1(5-5), 14/1(1-7), 14/2/1(3-17), 14/3/1(0-10), 15(8-0), 16(8-0), 18/2(1-6), 25(4-0), 13/2(2-15), 14/2/2(1-12), 17/2(3-18), 18/1(3-15), Rectangle no. 11 Killa no. 20/1(0-9), 20/2/1(2-10), 21/2/1(1-4), 21/2/2(0-4), 22/1(7-0), 22/2(1-4), 23(4-7), Rectangle no. 14 Killa no. 1(8-0), 2/1/1(4-16), 3(8-0), 4(2-16), 6(1-0), Rectangle no. 13 Killa no. 10(4-16), 14/3/2(0-13), 14/2/3(0-11), 17/1(4-2) situated in the revenue estate of village **Badha**, Tehsil Manesar, District Gurugram;
- c) Land measuring **78 Kanal 12 Marla** comprised in Rectangle no. 74 Killa no. 7/2(4-0), 8/1(4-14), 13/2(4-14), 14/1(3-16), 18/2/1(0-14), Rectangle no. 74 Killa no. 4(0-3), 5/1(1-11), 5/2(1-9), 6(3-0), 8/2(3-6), 13/1(3-6), 15/2(3-8), 18/2/2(2-13), 19/1(0-19), 22/2(1-18), 23/1(1-8) Rectangle no. 75, Killa no. 10(0-3), 11(2-0), Rectangle no. 76, Killa no. 2/2(4-8), 3/1(2-0), 7/3(2-12), 8/1/2(2-2), 8/2(2-4), 9/1/1(4-4), 13(5-8), 14/1(3-15), Rectangle no. 72 Killa no. 22/2(0-17), 23/1(3-9), Rectangle no. 73 Killa no. 3(1-11), Rectangle no. 74 Killa no. 16(3-0), situated in the revenue estate of village **Hayatpur**, Tehsil Manesar, District Gurugram.
- n. On 22.09.2021, DTCP, Haryana renewed the license no. 105 of 2013 vide memo no. LC-2723/Asstt(MS)/2021/24013 dated 22.09.2021, whereby the license no. 105 of 2013 was **renewed up to 10.12.2024** and issued a new revised land schedule of land measuring **26.793 acre (214 Kanal and 07 Marla)**. The details of 26.793 acre are given below:-

1. Details of land owned by Matrix Buildwell Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	18	15/1/1	0-18	0-18	0-0
		15/2/1	1-12	1-12	0-0
		15/2/2	0-1	0-1	0-0
Total			2-11	2-11	0-0

2. Details of land owned by North Star Apartments Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
---------	-----------	-----------	-----------------------	------------------------	--------------------------



Sihi	25	14	0-14	0-0	0-14
Total					0-14

3. Details of land owned by North Star Towers Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License			
Badha	12	11	7-13	0-0	7-13			
		20/1	5-1	0-0	5-1			
	13		7	2-4	0-0	2-4		
			8/1	4-11	0-0	4-11		
			8/2	0-17	0-0	0-17		
			9	7-10	1-9	6-1		
			11/2	6-1	0-14	5-7		
			12	8-0	0-0	8-0		
			13/1	5-5	0-0	5-5		
			14/1	1-7	0-0	1-7		
			14/2/1	3-17	0-0	3-17		
			14/3/1	0-10	0-0	0-10		
			15	8-0	0-0	8-0		
			16	8-0	0-0	8-0		
			18/2	1-6	0-0	1-6		
			25	4-0	0-0	4-0		
			15		8/1	2-5	2-5	0-0
					13/1	0-1	0-1	0-0
			22		8/2/1	0-7	0-7	0-0
					8/2/2	1-7	1-7	0-0
		12/1	1-9	1-9	0-0			
Nawada Fatehpur	2	13/3	0-9	0-9	0-0			
		18/1	2-5	2-5	0-0			
Total			82-05	10-6	71-19			

4. Details of land owned by Green Gem Estates Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License	
Badha	13	13/2	2-15	0-0	2-15	
		14/2/2	1-12	0-0	1-12	
		17/2	3-18	0-0	3-18	
		18/1	3-15	0-0	3-15	
		17	11/1/2	1-2	1-2	0-0
		25	17/2	0-2	0-2	0-0
					0-0	
Hayatpur	66	13/2	1-8	1-8	0-0	
		17/2/2	0-1	0-1	0-0	
		74	7/2	4-0	0-0	4-0
			8/1	4-14	0-0	4-14
			13/2	4-14	0-0	4-14



		14/1	3-16	0-0	3-16
		18/2/1	1-2	0-8	0-14
Total			32-19	3-1	29-18

5. Details of land owned by Shiva Profins Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	11	20/1	0-9	0-0	0-9
		20/2/1	2-10	0-0	2-10
		21/2/1	1-4	0-0	1-4
		21/2/2	0-4	0-0	0-4
		22/1	7-0	0-0	7-0
		22/2	1-4	0-0	1-4
		23	4-7	0-0	4-7
	14	1	8-0	0-0	8-0
		2/1/1	4-16	0-0	4-16
		3	8-0	0-0	8-0
		4	2-16	0-0	2-16
		6	1-0	0-0	1-0
	15	3/2/2/2/2	0-2	0-2	0-0
		7	1-14	1-14	0-0
		16/2	0-3.5	0-3.5	0-0
		25/1	1-0	1-0	0-0
Total			44-9.5	2-19.5	41-10

6. Details of land owned by Blue Chip Properties Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	13	14/3/2	0-13	0-0	0-13
		14/2/3	0-11	0-0	0-11
		17/1	4-2	0-0	4-2
Hayatpur	74	4	0-3	0-0	0-3
		5/1	1-11	0-0	1-11
		5/2	1-9	0-0	1-9
		6	3-0	0-0	3-0
		8/2	3-6	0-0	3-6
		13/1	3-6	0-0	3-6
		15/2	3-8	0-0	3-8
		18/2/2	3-6	0-13	2-13
		19/1	1-0	0-1	0-19
		22/2	3-8	1-0	1-18
		23/1	2-0	0-12	1-8
	75	10	0-3	0-0	0-3
		11	2-0	0-0	2-0
	76	2/2	4-8	0-0	4-8
		3/1	2-0	0-0	2-0
		7/3	2-12	0-0	2-12



		8/1/2	2-2	0-0	2-2
		8/2	2-4	0-0	2-4
		9/1/1	4-4	0-0	4-4
		13	5-8	0-0	5-8
		14/1	3-15	0-0	3-15
Total			59-09	2-16	56-13

7. Details of land owned by Esteem Towers Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Hayatpur	72	22/2	0-17		0-17
		23/1	3-9		3-9
	73	3	1-11		1-11
	74	16	3-0		3-0
		17/2	0-16	0-16	0-0
Total			9-13	0-16	8-17

8. Details of land owned by Matrix Buildwell Pvt. Ltd.:

Village	Rect. No.	Killa no.	Area Taken in License	Area to be de-licensed	Balance Area for License
Badha	13	10	7-8	2-12	4-16
Total					4-16

**Note:-Upon review of the aforesaid revised land schedule (annexed with the renewal of license no. 105 of 2013), It appears that the Rectangle no. 13 Killa no. 14/3/2(0-13), 14/2/3(0-11), 17/1(4-2) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram has erroneously not mentioned in the list.*

- o. *Upon review of the Jamabandi for the year of 2017-2018, there is reference of report no. 930 dated 12.06.2013, whereby subsequent to acquisition an award (vide rapat no. 1104 dated 31.07.2013) was passed on land measuring 09 Kanal and 04 Marla comprised in Rectangle no. 11 Killa no. 22/2min(1-4), 22/1(3-13), 23min(4-7) situated in the revenue estate of village Badha, District Gurgaon.*
- p. *That upon review of the Jamabandi for the year of 2017-2018 of village Badha and for the year of 2019-2020 of village Hayatpur we have observed that a mortgage noting subsists in favour of Director, Town and Country Planning, Haryana (under the EDC & IDC POLICY DATED 12.04.2016) against land measuring 58 Kanal and 72.5 Marla situated in the revenue estate of village Hayatpur and land measuring 16 Kanal and 00 Marla situated in the revenue estate of village Badha and the same has been recorded vide Report no. 283 and 281 both dated 05.12.2017.*
- q. *Upon review of the letter bearing memo no. ZP-1065/JE(SB)/2022/32146 dated 21.10.2022 issued DTCP, Haryana to*



Sub-Registrar Gurgaon, we note that the area measuring 5.093 acres (5% saleable area) which was mortgage to the DTCP, Haryana vide deed bearing registration no. 7737 dated 03.12.2021. Subsequently vide rapat no. 179 dated 14.11.2022 the said mortgage entry was removed/cancelled given that the Owner had provided a bank guarantee in favour of DTCP against the IDC (Internal Development Charges) & EDC (External Development Charges) which therefore mandated the release of the mortgage.

- r. Prior to the granting the license no. 105 of 2013, the Owners i.e. ((i) M/s Shiva Profins Pvt. Ltd., (ii) M/s Matrix Buildwell Pvt. Ltd., & (iii) M/s North Star Towers Pvt. Ltd., (iv) M/s North Star Apartments Pvt. Ltd. (now known as M/s SS Group Pvt. Ltd.), (v) M/s Green Gem Estates Pvt. Ltd., (vi) Blue Chip Properties Pvt. Ltd. and (vii) M/s Esteem Towers Pvt. Ltd. had executed a Collaboration Agreement bearing registration no. 440 dated 08.05.2013 with the **Developer i.e. M/s North Star Apartments Pvt. Ltd.** (now known as M/s SS Group Pvt. Ltd.) for the land measuring 65.0625 acres situated in the revenue estate of village Badha, Sihi, Hayatpur and Nawada Fatehpur, Tehsil Manesar, District Gurgaon. The said agreement has been duly registered at the office of the Sub Registrar at Manesar.
- s. It is noted that the as per the aforesaid collaboration agreement, the Owners and Developer mutually agreed that in lieu of grant of the development rights Owners have agreed to allot in favour of the Developer 95% of the saleable area of the project in favour of the Developer and shall be entitled to the retain 5% of the saleable area either for itself or for its nominees.
- t. Thereafter, the Developer i.e. M/s North Star Apartments Pvt. Ltd. amalgamated into M/s SS Group Pvt. Ltd. vide Court Order dated 30.09.2014 & 10.11.2014 bearing Company Petition No. 203 of 2013 connected with Company Petition No. 155 of 2013 passed by Hon'ble High Court of Punjab and Haryana. The Developer (subsequent to the amalgamation) i.e. M/s North Star Apartments Pvt. Ltd. got its name changed to M/s SS Group Pvt. Ltd.
- u. Afterwards, an Addendum to the "Collaboration Agreement dated 08.05.2013" bearing registration 3618 dated 28.11.2018 executed between **(1) M/s North Star Towers Pvt. Ltd., (2) M/s Matrix Buildwell Pvt. Ltd., (3) M/s Shiva Profins Pvt. Ltd.** along with the some other land owners i.e. M/s Green Gem Estates Pvt. Ltd., M/s Blue Chip Properties Pvt. Ltd., M/s Esteem Towers Pvt. Ltd. executed a Collaboration Agreement with the Developer i.e. M/s SS Group Pvt. Ltd., whereby parties had agreed that the Developer shall be responsible for compliance of all terms and condition of license.
- v. Based on the documents provided to us and subject to our views herein above, we are of the opinion that the Owners' title to the land measuring



26.793 acres (214 Kanal and 07 Marla) except the area *measuring 09 Kanal and 04 Marla comprised in Rectangle no. 11 Killa no. 22/2min(1-4), 22/1(3-13), 23min(4-7) situated in the revenue estate of village Badha, District Gurgaon* prima facie seems to be clear and marketable subject to

- (i) *Subject to the vacation of stay order recorded in salam Khewat no. 413/365, Khatoni no. 431 of village Hayatpur vide report no. 61 dated 26.09.2016;*
 - (ii) *Subject to the cancellation of the entry or clarification in respect of the entry of Section 6 of land acquisition act applicable on the area measuring 09 Kanal and 04 Marla comprised in Rectangle no. 11 Killa no. 22/2min(1-4), 22/1(3-13), 23min(4-7) situated in the revenue estate of village Badha, District Gurgaon, vide report no. 930 dated 12.06.2013 within the jamabandi;*
- w. The Developer has collaborative rights over a larger area of land total admeasuring 67.575 acres which includes the area of the Said Land. The development rights to develop Residential Plotted Colony are vested with the Developer.
- x. From the review of the abovementioned documents, the development rights of the Said Land are vested with the Developer, however, the ownership rights of the **26.793 acre (214 Kanal and 07 Marla)** out of the Said Land vested with the Owners. It is further noted that the Developer has collaborative rights over a larger area of land total admeasuring 67.575 acres which includes the area of the Said Land.
- y. In our view, the above verification confirms the fact that the above mentioned Sale Deeds were duly executed and registered before the appropriate authorities.
- z. Our report basis the documents provided and verification before the Sub-Registrar office and revenue record. In addition to the above, this report does not opine upon any pending litigation/legal claim and/or dispute that may be subsisting in relation to the Said Land, details whereof are not part of public records.

The receipt confirming our visit to the Sub-Registrar's office and copies of the revenue record is enclosed herewith for reference.

Our report is as above. In case of any Clarification, please feel free to revert

FOR Z. REHMAN & ASSOCIATES

Z. Rehman
(Advocate)

Encl.: As above.