



Ref. No.DD/2021/07

Dated: 20/10/2021

M/s. Diverse Developers LLP

Having Registered Office at

M-18, Greater Kailash Part-2 Market, New Delhi-110048.

Reference Email, Dated 09/09/2021

Dear Sir,

Title Search Report in Respect of Land at Village Badha, Tehsil Manesar Distt. Gurugram.

Detail of land owned by Diverse Developers LLP

Village Badha, Tehsil Manesar

Rect No.	Killa No.	Area (Kanal-Marla-Sarsai)
4	9/1/2	2-16-5
	11/1	1-19-6
	11/2	3-17-0
	12/1/2/1	2-15-0
	12/2	4-0-0
	13/2/1	0-5-0
	19min	0-5-2
	20/1min	0-1-8
	20/2min	0-8-0
	20/3	3-19-0
	21/1/1	2-13-0





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5	21/1/2	2-9-0
	24/1/1	2-10-0
	25/1	1-0-0
	25/2	1-19-0

Village Hayatpur, Tehsil Harsaru

Rect No.	Killa No.	Area (Kanal-Marla-Sarsai)
52	2/2	1-17-0
	3/2	1-17-0
	4	5-0-7
	8/1	1-2-0
	8/2/1	4-11-0
	8/2/2	1-11-0
	9/1	2-9-0
	9/2	4-0-0
	9/3	1-11-0
	10/1	5-11-0
	10/2/1	1-4-0
53	6/1	5-1-0
Total		66-13-1

Detail of land owned by Halibut Developers Pvt. Ltd.

Village Badha, Tehsil Manesar





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Rect No.	Killa No.	Area (Kanal-Marla-Sarsai)
4	20/4	2-8-0
5	16	5-18-0
Total		8-6-0

Grand Total 9.3694 Acres

Chain of Title for Land comprised in Rect. No.4, Killa No.9/1/2 (2-16-5) Village Badha, Tehsil Manesar

That Santosh, Santra, Ramkali were owners of Land comprised in Rect.No.4, Killa No.9/1 (6-19) as per Jamabandi for the Year 1987-88, 1992-93, 1997-98, 2002-03. That the said land was transferred in the name of Ramesh, Suresh, Khazan Singh & Sujan Singh vide Mutation No.2000 sanctioned on 21/06/2006.

That vide Partition Mutation No.2368, Land comprised in Rect. No.4, Killa No. 9/1 (6-19) fell to the share of M/s. S. M. Buildcon Pvt. Ltd.

That M/s. S.M. Buildcon Pvt. Ltd. sold Land comprised in Rect. No.4, Killa No.9/1/2 (3-0) to M/s. Orris Infrastructure Pvt. Ltd. vide Sale Deed No.3087, Dated 28/03/2011 registered with the office of Sub Registrar, Manesar and Mutation No.2690 is sanctioned in this regard.

M/s. Orris Infrastructure Pvt. Ltd. was owner of Land comprised in Rect. No.4, Killa No.9/1/2 (3-0-0) as per Jamabandi for the year 2012-13. M/s. Orris Infrastructure Pvt. Ltd. executed Sale Deed No. 4697, Dated 17/09/2019 registered with the office of Sub Registrar, Manesar in favor of M/s. Diverse Developers LLP for the above mentioned land.





Land comprised in Rect. No.4, Killa No.9/1/2 (2-16-5) ie. 02 Kanal 16 Marla and 05 Sarsai is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.

Chain of Title for Land comprised in Rect. No.4, Killa No.11/1 (1-19-6) & 12/1/2/1 (2-15-0) Village Badha, Tehsil Manesar

That Jile Singh S/o Pyare Lal (Owner of 7/20TH Share), Khem Ram S/o Maidaram (Owner of 2/5TH Share) and Gajraj Singh S/o Kartar Singh (Owner of 1/4TH Share) were the coming owners in possession of Land comprised in Rect. No.4, Killa No.11/1 (2-3) & 12/1 (3-16) as per Jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03.

Khem Ram S/o Maidaram sold his share of land to M/s. S.M. Buildcon Pvt. Ltd. vide Sale Deed No.15344, Dated 28/08/2007 registered with the office of Sub Registrar, Gurgaon and Mutation No.2232 is sanctioned in this regard.

Jile Singh S/o Pyare Lal sold his share of land to M/s. Vertex Land and Housing Pvt. Ltd. vide Sale Deed No.11665, Dated 08/08/2006 registered with the office of Sub Registrar, Gurgaon and Mutation No.2116 is sanctioned in this regard.

Gajraj Singh S/o Kartar Singh sold his share of land to M/s. Brijwasi Projects Pvt. Ltd. vide Sale Deed No.9458, Dated 31/07/2007 registered with the office of Sub Registrar, Gurgaon and Mutation No.2251 is sanctioned in this regard.

Thereafter vide Mutation No.2362, Land comprised in Rect. No.4, Killa No.11/1 (2-3) & 12/1/2 (3-3) was Partitioned alongwith some other land and Land comprised in Rect. No.4, Killa No.11/1 (2-3) & 12/1/2 (3-3) fell to the share of M/s. S.M. Buildcon Pvt. Ltd. to the extent 295/601TH share and M/s. Vertex Land and Housing Pvt. Ltd. to the extent 306/601TH share.





Thereafter M/s. S.M. Buildcon Pvt. Ltd. sold its share of land comprised in Rect. No.4, Killa No.11/1 (2-3) & 12/1/2 (3-3) to M/s. Orris Infrastructure Pvt. Ltd. vide Sale Deed No.3087, Dated 28/03/2011 registered with the office of Sub Registrar, Manesar and Mutation No.2690 is sanctioned in this regard.

Thereafter vide Mutation No.2785, Land comprised in Rect. No.4, Killa No. 12/1/2 (3-3) was partitioned and Land comprised in Rect. No.4, Killa No. 12/1/2/1 (2-15-0) fell to the share of M/s. Orris Infrastructure Pvt. Ltd. to the extent 295/601TH share and M/s. Vertex Land and Housing Pvt. Ltd. to the extent 306/601TH share.

M/s. Vertex Land and Housing Pvt. Ltd. was owner of Land comprised in Rect. No.4, Killa No.11/1 (2-3-0) and 12/1/2/1 (2-15-0) to the extent 306/601TH Share for the year 2012-13. M/s. Vertex Land and Housing Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 6908, Dated 06/12/2019 registered with the office of Sub Registrar, Manesar.

M/s. Orris Infrastructure Pvt. Ltd. was owner of Land comprised in Rect. No.4, Killa No.11/1 (2-3-0) and 12/1/2/1 (2-15-0) to the extent 295/601TH Share ie. 02 Kanal 08 Marla 01 Sarsai as per Jamabandi for the year 2012-13 and Mutation No.2976. M/s. Orris Infrastructure Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 4697, Dated 17/09/2019 registered with the office of Sub Registrar, Manesar.

In this way M/s. Diverse Developers LLP is owner of Land comprised in Rect. No.4, Killa No.11/1 (2-3-0) and 12/1/2/1 (2-15-0).

Land comprised in Rect. No.4, Killa No.11/1 (1-19-6) & 12/1/2/1 (2-15-0) ie. 04 Kanal 14 Marla and 06 Sarsai is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.





Chain of Title for Land comprised in Rect. No.4, Killa No.11/2 (3-17-0), 12/2 (4-0-0), 13/2/1(0-5-0), 20/2 (0-8-0), 20/3 (3-19-0) Village Badha, Tehsil Manesar

That Balbir S/o Prahlad (62/395TH Share), Hariom S/o Ramchandrar (40/395TH Share), Chunni Lal S/o Ghanshayam (100/395TH Share), Gaje Yadav S/o Totaram (62/395TH Share) & Bhim Singh S/o Prahlad (132/395TH Share) were owners of Land comprised in Rect. No.4, Killa No.11/2 (3-17), 12/2 (4-0), 13 (7-11), 20/2 (0-8), 20/3 (3-19) as per Jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03.

That after death of Balbir on 23/10/2004, his share of land was inherited by Ombir, Sombir, Devi vide Mutation No.1832.

That Ombir, Sombir, Devi sold 62/395TH Share in above mentioned land to Gaje Yadav vide Sale Deed No.2951, Dated 09/05/2005 registered with the office of Sub Registrar, Gurgaon and Mutation No.1841 is sanctioned in this regard.

That Hariom sold 40/395TH Share in above mentioned land to Khem Ram vide Sale Deed No.16274, Dated 09/11/2004 registered with the office of Sub Registrar, Gurgaon and Mutation No.1875 is sanctioned in this regard.

That Chunni Lal sold 100/395TH Share in above mentioned land to M/s. S.M. Buildcon Pvt. Ltd. vide Sale Deed No.15277, Dated 28/10/2005 registered with the office of Sub Registrar, Gurgaon and Mutation No.1888 is sanctioned in this regard.

That Gaje Yadav sold 62/395TH Share in above mentioned land to Rajesh vide Sale Deed No.21419, Dated 10/01/2006 registered with the office of Sub Registrar, Gurgaon and Mutation No.1925 is sanctioned in this regard.





That Bhim Singh sold 132/395TH Share in above mentioned land to M/s. Radhe Estates Pvt. Ltd. vide Sale Deed No.3020, Dated 08/05/2006 registered with the office of Sub Registrar, Gurgaon and Mutation No.2018 is sanctioned in this regard.

That Khem Ram sold his share in above mentioned land to M/s. S.M. Buildcon Pvt. Ltd. vide Sale Deed No.15344, Dated 28/08/2007 registered with the office of Sub Registrar, Gurgaon and Mutation No.2232 is sanctioned in this regard.

That Rajesh sold 61/395 Share in above mentioned land to M/s. Lusture Infrastructure Pvt. Ltd. vide Sale Deed No.16978, Dated 19/11/2007 registered with the office of Sub Registrar, Gurgaon and Mutation No.2266 is sanctioned in this regard.

That vide Partition Mutation No.2363, Land comprised in Rect. No.4, Killa No.11/2 (3-17), 12/2 (4-0), 13/2 (6-15), 20/2 (0-8), 20/3 (3-19) fell to the share of M/s. Radha Estates Pvt. Ltd. (132/379TH Share), M/s. Lusture Infrastructure Pvt. Ltd. (61/379TH Share) & M/s. Crazy Land and Housing Pvt. Ltd. (30/379TH Share) and M/s. S.M. Buildcon Pvt. Ltd. (156/379TH Share).

M/s. S.M. Buildcon Pvt. Ltd. (156/379TH Share) sold its share of land comprised in Land comprised in Rect. No.4, Killa No.11/2 (3-17), 12/2 (4-0), 13/2 (6-15), 20/2 (0-8), 20/3 (3-19) to M/s. Orris Infrastructure Pvt. Ltd. vide Sale Deed No.3087, Dated 28/03/2011 registered with the office of Sub Registrar, Manesar and Mutation No.2690 is sanctioned in this regard.

Thereafter vide Mutation No.2785, Land comprised in Rect. No.4, Killa No. 13/2 (6-15) was partitioned and Land comprised in Rect. No.4, Killa No. 13/2/1(0-5-0) fell to the share of M/s. Orris Infrastructure Pvt. Ltd. to the extent 156/379TH Share, M/s. Lusture Infrastructure Pvt. Ltd. to the extent 61/379TH Share, M/s. Radha Estates Pvt. Ltd. to the extent





132/379TH Share and M/s. Crazy Land and Housing Pvt. Ltd. to the extent 30/379TH Share.

M/s. Orris Infrastructure Pvt. Ltd. was owner of Land comprised in Rect. No.4, Killa No.11/2 (3-17-0), 12/2 (4-0-0), 13/2/1(0-5-0), 20/2 (0-8-0), 20/3 (3-19-0) to the extent 156/379TH Share ie. 05 Kanal 02 Marla 04 Sarsai as per Jamabandi for the year 2012-13. M/s. Orris Infrastructure Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 4697, Dated 17/09/2019 registered with the office of Sub Registrar, Manesar.

M/s. Lusture Infrastructure Pvt. Ltd. & M/s. Radha Estates Pvt. Ltd. were owners of Land comprised in Rect. No.4, Killa No.11/2 (3-17-0), 12/2 (4-0-0), 13/2/1(0-5-0), 20/2 (0-8-0), 20/3 (3-19-0) to the extent 61/379TH Share & 132/379TH Share respectively ie. 06 Kanal 06 Marla 07 Sarsai as per Jamabandi for the year 2012-13. M/s. Lusture Infrastructure Pvt. Ltd. & M/s. Radha Estates Pvt. Ltd. jointly sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 6909, Dated 06/12/2019 registered with the office of Sub Registrar, Manesar.

M/s. Crazy Land and Housing Pvt. Ltd. was owner of Land comprised in Rect. No.4, Killa No.11/2 (3-17-0), 12/2 (4-0-0), 13/2/1(0-5-0), 20/2 (0-8-0), 20/3 (3-19-0) to the extent 30/379TH Share ie. 19 Marla 07 Sarsai as per Jamabandi for the year 2012-13. M/s. Crazy Land and Housing Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 6907, Dated 06/12/2019 registered with the office of Sub Registrar, Manesar.

Land comprised in Rect. No.4, Killa No.11/2 (3-17-0), 12/2 (4-0-0), 13/2/1(0-5-0), 20/2 (0-8-0), 20/3 (3-19-0) ie. 12 Kanal 09 Marla is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.





Chain of Title for Land comprised in Rect. No.4, Killa No.19min (0-5-2) & 20/1min (0-1-8) Village Badha, Tehsil Manesar

That Shriram S/o Bohadu was the coming owner in possession of Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) as per Jamabandi for the Year 1987-88, 1992-93, 1997-98.

That Shriram S/o Bohadu sold Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) to the extent 80/198TH share to Ramchander S/o Sewa Ram vide Sale Deed No.3226, Dated 07/06/2001 registered with the office of Sub Registrar, Gurgaon. Mutation No.1740 is sanctioned in this regard.

That Ramchander S/o Sewa Ram sold Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) to the extent 80/198TH share to M/s. S.M. Buildcon Pvt. Ltd. vide Sale Deed No.15274, Dated 28/10/2005 registered with the office of Sub Registrar, Gurgaon. Mutation No.1887 is sanctioned in this regard.

Thereafter M/s. S.M. Buildcon Pvt. Ltd. sold Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) to the extent 80/198TH share to M/s. Orris Infrastructure Pvt. Ltd. vide Sale Deed No.3087, Dated 28/03/2011 registered with the office of Sub Registrar, Manesar and Mutation No.2690 is sanctioned in this regard.

That Shriram S/o Bohadu sold Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) to the extent 111/198TH share to Ashok Kumar S/o Prabhu Dayal and Chanderpall S/o C. P. Singh vide Sale Deed No.18483, Dated 08/12/2005 registered with the office of Sub Registrar, Gurgaon. Mutation No.2006 is sanctioned in this regard.

That Ashok Kumar S/o Prabhu Dayal sold Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) to the extent 111/396TH share to M/s. Lusture Infrastructure Pvt. Ltd. vide Sale Deed No.19350, Dated





11/12/2007 registered with the office of Sub Registrar, Gurgaon. Mutation No.2275 is sanctioned in this regard.

That Chanderpal S/o C. P. Singh sold Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) to the extent 111/396TH share to M/s. Lusture Infrastructure Pvt. Ltd. vide Sale Deed No.19331, Dated 11/12/2007 registered with the office of Sub Registrar, Gurgaon. Mutation No.2276 is sanctioned in this regard.

That Shriram S/o Bohadu sold Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) to the extent 7/198TH share to Sharda W/o Rajendra Kumar vide Sale Deed No.27095, Dated 22/03/2008 registered with the office of Sub Registrar, Gurgaon. Mutation No.2293 is sanctioned in this regard.

That Sharda W/o Rajendra Kumar sold Land comprised in Rect. No.4, Killa No.20/1 (0-19), 19 (7-19) to the extent 7/198TH share to M/s. Lusture Infrastructure Pvt. Ltd. vide Sale Deed No.4282, Dated 15/05/2008 registered with the office of Sub Registrar, Gurgaon. Mutation No.2303 is sanctioned in this regard.

M/s. Orris Infrastructure Pvt. Ltd. was owner of Rect. No.4, Killa No.20/1 (0-19-0), 19 (7-19-0) to the extent 40/99TH Share ie. 04 Kanal as per Jamabandi for the year 2012-13. M/s. Orris Infrastructure Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 4697, Dated 17/09/2019 registered with the office of Sub Registrar, Manesar. Mutation No.3299 is sanctioned in this regard.

M/s. Lusture Infrastructure Pvt. Ltd. was owner of Land comprised Rect. No.4, Killa No.20/1 (0-19-0), 19 (7-19-0) to the extent 59/99TH Share ie. 05 Kanal 18 Marla as per Jamabandi for the year 2012-13. M/s. Lusture Infrastructure Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 4835, Dated 24/09/2019 registered with the office of Sub Registrar, Manesar. Mutation No.3301 is sanctioned in this regard.





Land comprised in Rect. No.4, Killa No.19min (0-5-2) & 20/1min (0-1-8) ie. 07 Marla 01 Sarsai is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.

Chain of Title for Land comprised in Rect. No.4, Killa No.21/1/1 (2-13-0) & Rect. No.5, Killa No.24/1/1 (2-10-0), 25/1 (1-0-0) & 25/2 (1-19-0) Village Badha, Tehsil Manesar

That Ramsarup (1/6TH Share), Ranbir Singh & Vedprakash (14/30TH Share), Prakash Chand (3/10TH Share) and Shakuntala (1/15TH Share) were owners of Land comprised in Rect. No.4, Killa No.21/1 (5-11) & Rect. No.5, Killa No.24/1/1 (2-10), 25 (8-0) as per Jamabandi for the Year 1987-88, 1987-88, 1992-93, 1997-98, 2002-03.

That Prakash Chand (3/10TH Share) sold his share in the above said land vide Sale Deed No.15279, Dated 28/10/2005 registered with the office of Sub Registrar, Gurgaon to M/s. S.M. Buildcon Pvt. Ltd. Mutation No.1885 is sanctioned in this regard.

That after death of Ramsarup (1/6TH Share) on 29/06/2005 his share of land was inherited by Dharamchand, Meherchand, Bahadur, Murti, Lakhi Devi, Sanjay Kumar, Savita, Devinder, Dinesh, Yogendra vide Mutation No.1891.

That Dharamchand, Meherchand, Bahadur, Murti, Lakhi Devi, Sanjay Kumar, Savita, Devinder, Dinesh, Yogendra sold their share (1/6TH Share) in above said land to M/s. Crazy Land and Housing Pvt. Ltd. vide Sale Deed No.20766, Dated 03/01/2006 registered with the office of Sub Registrar, Gurgaon. Mutation No.1946 is sanctioned in this regard.

That Vide Partition Mutation No.2400, Land comprised in Rect. No.4, Killa No. 21/1/1 (2-13-0) & Rect. No.5, Killa No.25/2 (1-19) fell to the share of M/s. S.M. Buildcon Pvt. Ltd.





That Land comprised in Rect. No.5, Killa No.24/1/1 (2-10-0), 25/1 (1-0-0) fell to the share of Ranbir.

Thereafter M/s. S.M. Buildcon Pvt. Ltd. sold Land comprised in Rect. No.4, Killa No. 21/1/1 (2-13-0) & Rect. No.5, Killa No.25/2 (1-19) to M/s. Orris Infrastructure Pvt. Ltd. vide Sale Deed No.3087, Dated 28/03/2011 registered with the office of Sub Registrar, Manesar and Mutation No.2690 is sanctioned in this regard.

That Ranbir sold Land comprised in Rect. No.5, Killa No.24/1/1 (2-10-0), 25/1 (1-0-0) to M/s. Orris Infrastructure Pvt. Ltd. vide Sale Deed No.1801, Dated 20/11/2013 registered with the office of Sub Registrar, Manesar and Mutation No.2976 is sanctioned in this regard.

M/s. Orris Infrastructure Pvt. Ltd. was owner of Land comprised in Rect. No.4, Killa No.21/1/1 (2-13-0), Rect. No.5, Killa No.24/1/1 (2-10-0), 25/1 (1-0-0) & 25/2 (1-19-0) as per Jamabandi for the year 2012-13. M/s. Orris Infrastructure Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 4697, Dated 17/09/2019 registered with the office of Sub Registrar, Manesar.

Land comprised in Rect. No.4, Killa No.21/1/1 (2-13-0), Rect. No.5, Killa No.24/1/1 (2-10-0), 25/1 (1-0-0) & 25/2 (1-19-0) ie. 08 Kanal 02 Marla is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.

Chain of Title for Land comprised in Rect. No.4, Killa No.21/1/2 (2-9-0) Village Badha, Tehsil Manesar

That Ramsarup (1/6TH Share), Ranbir Singh, Vedprakash (14/30TH Share), Prakash Chand (3/10TH Share) and Shakuntala (1/15TH Share) were owners of Land comprised in Rect. No.4, Killa No.21/1 (5-11) as per Jamabandi for the Year 1987-88, 1987-88, 1992-93, 1997-98, 2002-03.





That Prakash Chand (3/10TH Share) sold his share in the above said land vide Sale Deed No.15279, Dated 28/10/2005 registered with the office of Sub Registrar, Gurgaon to M/s. S.M. Buildcon Pvt. Ltd. Mutation No.1885 is sanctioned in this regard.

That after death of Ramsarup (1/6TH Share) on 29/06/2005 his share of land was inherited by Dharamchand, Meherchand, Bahadur, Murti, Lakhi Devi, Sanjay Kumar, Savita, Devinder, Dinesh, Yogendra vide Mutation No.1891.

That Dharamchand, Meherchand, Bahadur, Murti, Lakhi Devi, Sanjay Kumar, Savita, Devinder, Dinesh, Yogendra sold their share (1/6TH Share) in above said land to M/s. Crazy Land and Housing Pvt. Ltd. vide Sale Deed No.20766, Dated 03/01/2006 registered with the office of Sub Registrar, Gurgaon. Mutation No.1946 is sanctioned in this regard.

That Vide Partition Mutation No.2400, Land comprised in Rect. No.4, Killa No.21/1/2 (2-9-0) fell to the share of M/s. Crazy Land and Housing Pvt. Ltd.

M/s. Crazy Land and Housing Pvt. Ltd. was owner of Land comprised in Rect. No.4, Killa No.21/1/2 (2-9-0) as per Jamabandi for the year 2012-13. M/s. Crazy Land and Housing Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No.6907, Dated 06/12/2019 registered with the office of Sub Registrar, Manesar.

Land comprised in Rect. No.4, Killa No. 21/1/2 (2-9-0) ie. 02 Kanal 09 Marla is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.

Chain of Title for Land comprised in Rect. No.52, Killa No.2/2 (1-17-0), 3/2 (1-17-0), 4 (5-0-7) & 9/3 (1-11-0) Village Hayatpur, Tehsil Harsaru





That Omprakash adopted son of Manoharlal was owner of Land comprised in Rect. No.52, Killa No.2 (8-0), 3 (8-0) and 4 (5-2) as per Jamabandi for the year of 1989-90, 1994-95, 1999-2000, 2004-05. That Omprakash executed Release Deed No.1046, Dated 12/04/2007 registered with the office of Sub Registrar, Gurgaon in favour of Ravidutt (129/822 share), Mahesh (117/822 share), Bhupendra, Kuldeep (both having 113/822 share), Satyanarain (113/822 share), Dinesh (113/822 share), Anil (113/822 share) total 702/822 share. Mutation No.2081 is sanctioned in this regard.

That after death of Omprakash on 14/10/2009, his remaining share was inherited by Sumitra Devi, Ravidutt, Mahesh, Satyanarain, Dinesh, Anil, Sudesh Kumari, Kanta devi, Satya Devi, Sheela Devi, Dhanno devi, Bhupendra, Kuldeep, Uma, Archana vide Mutation No.2680.

That Sumitra Devi, Sudesh, Dhanno Devi Jointly sold 24/822TH Share in Rect. No.52, Killa No.2 (8-0), 3 (8-0) and 4 (5-2) to M/s. Orris Land and Housing Pvt. Ltd. vide Sale Deed No.31053, Dated 04/02/2011 registered with the office of Sub Registrar, Gurgaon. Mutation No.2825 is sanctioned in this regard.

That Satyanarain, Dinesh, Anil, Kanta devi, Satya Devi, Sheela Devi, Kuldeep, Uma, Archana jointly sold 415/822TH Share in Rect. No.52, Killa No.2 (8-0), 3 (8-0) and 4 (5-2) to M/s. Orris Land and Housing Pvt. Ltd. vide Sale Deed No.30688, Dated 02/02/2011 registered with the office of Sub Registrar, Gurgaon. Mutation No.2824 is sanctioned in this regard.

That Ravidutt, Mahesh jointly sold 268/822TH Share in Rect. No.52, Killa No.2 (8-0), 3 (8-0) and 4 (5-2) to M/s. Orris Land and Housing Pvt. Ltd. vide Sale Deed No.32538, Dated 21/02/2011 registered with the office of Sub Registrar, Gurgaon. Mutation No.2826 is sanctioned in this regard.





That after Death of Bhupendra on 01/12/2010 his share in Rect. No.52, Killa No.2 (8-0), 3 (8-0) and 4 (5-2) was inherited by Minakshi Devi, Vineet, Gaurav vide Mutation No.2870.

That Vide Partition Mutation No.2871, Land Comprised in Rect. No.52, Killa No.2 (8-0), 3 (8-0) and 4 (5-2) to Full Extent fell into the share of M/s. Orris Land and Housing Pvt. Ltd.

That as per Mutation No.3650, Land comprised in Rect. No.52, Killa No.2 (8-0), was partitioned into Killa No.2/1 (6-3) and 2/2 (1-17) and Killa No.3 (8-0) was partitioned into Killa No.3/1 (6-3) and 3/2 (1-17), Land comprised in Rect. No.52, Killa No.2/2 (1-17-0), 3/2 (1-17-0) fell to the share of M/s. Orris Land and Housing Pvt. Ltd.

That Rajpal, Satpal, Dhrampal, Vijaypal, Gangarani, Jamnarani, Nirmala, Barfi Devi (All owners of 1/2TH Share), Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/12TH Share) & Shanti (Owner of 1/12TH Share) were owners of Land comprised in Rect. No.52, Killa No.8/1 (1-2), 8/2 (6-1), 9 (8-0), 10 (8-0), Rect. No.53, Killa No.6 (8-0) as per Jamabandi for the year of 1989-90, 1994-95, 1999-2000.

That Vide Partition Mutation No.1345, sanctioned on 16/02/2001, Land comprised in Rect. No.52, Killa No.8/2 (6-2) was partitioned into Killa No.8/2/1 (4-11) and 8/2/2 (1-11), Rect. No.52, Killa No.9 (8-0) was partitioned into Killa No.9/1 (2-9), 9/2 (4-0) & 9/3 (1-11), Rect. No.52, Killa No.10 (8-0) was partitioned into Killa No.10/1 (5-11) & 10/2 (2-9), Rect. No.53, Killa No.6 (8-0) was partitioned into Killa No.6/1 (5-1) & 6/2 (0-6) & 6/3 (2-13).

That Vide Partition Mutation No.1345, sanctioned on 16/02/2001, land comprised in Rect. No.52, Killa No.8/1 (1-2), 8/2/1 (4-11), 9/2 (4-0), 9/3 (1-11), 10/1 (5-11) & Rect. No.53, Killa No.6/1 (5-1) fell to the share of Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/6TH Share) & Shanti (Owner of 1/6TH Share).





That Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/6TH Share) & Shanti (Owner of 1/6TH Share) sold Land comprised in Rect. No.52, Killa No.8/1 (1-2), 8/2/1 (4-11), 9/3 (1-11), 10/1 (5-11) & Rect. No.53, Killa No.6/1 (5-1) to M/s. Orris Land and Housing Pvt. Ltd. vide Sale Deed No.22696, Dated 24/01/2006 registered with the office of Sub Registrar, Gurgaon. Mutation No.1714 is sanctioned in this regard.

M/s. Orris Land and Housing Pvt. Ltd. was owner of Land comprised in Rect. No.52, Killa No.2/2 (1-17-0), 3/2 (1-17-0), 4 (5-2-0) & 9/3 (1-11-0) as per Jamabandi for the year 2014-15 and Mutation No.3650. M/s. Orris Land and Housing Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 5336, Dated 06/12/2019 registered with the office of Sub Registrar, Harsaru.

Land comprised in Rect. No.52, Killa No.2/2 (1-17-0), 3/2 (1-17-0), 4 (5-0-7) & 9/3 (1-11-0) ie. 10 Kanal 05 Marla 07 Sarsai is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.

Chain of Title for Land comprised in Rect. No.52, Killa No.8/1 (1-2-0), 8/2/1 (4-11-0), 10/1 (5-11-0) 8/2/2 (1-11-0), 9/1 (2-9-0), 10/2/1 (1-4-0) & Rect. No.53, Killa No.6/1 (5-1-0) Village Hayatpur, Tehsil Harsaru

That Rajpal, Satpal, Dhrampal, Vijaypal, Gangarani, Jamnarani, Nirmala, Barfi Devi (All owners of 1/2TH Share), Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/12TH Share) & Shanti (Owner of 1/12TH Share) were owners of Land comprised in Rect. No.52, Killa No.8/1 (1-2), 8/2 (6-1), 9 (8-0), 10 (8-0), Rect. No.53, Killa No.6 (8-0) as per Jamabandi for the year of 1989-90, 1994-95, 1999-2000.

That Vide Partition Mutation No.1345, sanctioned on 16/02/2001, Land comprised in Rect. No.52, Killa No.8/2 (6-2) was partitioned into Killa No.8/2/1 (4-11) and 8/2/2 (1-11), Rect. No.52, Killa No.9 (8-0) was partitioned into Killa No.9/1 (2-9), 9/2 (4-0) & 9/3 (1-11), Rect. No.52, Killa No.10 (8-0) was partitioned into Killa No.10/1 (5-11) & 10/2 (2-9), Rect.





No.53, Killa No.6 (8-0) was partitioned into Killa No.6/1 (5-1) & 6/2 (0-6) & 6/3 (2-13).

That Vide Partition Mutation No.1345, sanctioned on 16/02/2001, land comprised in Rect. No.52, Killa No.8/1 (1-2), 8/2/1 (4-11), 9/2 (4-0), 9/3 (1-11), 10/1 (5-11) & Rect. No.53, Killa No.6/1 (5-1) fell to the share of Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/6TH Share) & Shanti (Owner of 1/6TH Share).

That Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/6TH Share) & Shanti (Owner of 1/6TH Share) sold Land comprised in Rect. No.52, Killa No.8/1 (1-2), 8/2/1 (4-11), 9/3 (1-11), 10/1 (5-11) & Rect. No.53, Killa No.6/1 (5-1) to M/s. Orris Land and Housing Pvt. Ltd. vide Sale Deed No.22696, Dated 24/01/2006 registered with the office of Sub Registrar, Gurgaon. Mutation No.1714 is sanctioned in this regard.

That Vide Partition Mutation No.1345, sanctioned on 16/02/2001, land comprised in Rect. No.52, Killa No.10/2 (2-9), 8/2/2 (1-11), 9/1 (2-9) fell to the share of Rajpal, Satpal, Dhrampal, Vijaypal, Gangarani, Jamnarani, Nirmala, Barfi Devi.

That after death of Barfi Devi her share in land comprised in Rect. No.52, Killa No.10/2 (2-9), 8/2/2 (1-11), 9/1 (2-9) was inherited by Rajpal, Satpal, Dhrampal, Vijaypal, Gangarani, Jamnarani, Nirmala vide Mutation No.1960.

That after death of Vijaypal his share in land comprised in Rect. No.52, Killa No.10/2 (2-9), 8/2/2 (1-11), 9/1 (2-9) was inherited by Rajpal, Satpal, Dhrampal, Gangarani, Jamnarani, Nirmala vide Mutation No.1961.

That Vide Partition Mutation No.3229, land comprised in Rect. No.52, Killa No.10/2/1 (1-4), 8/2/2 (1-11), 9/1 (2-9) fell to the share of Pushpa & Preeti.

That Pushpa & Preeti sold land comprised in Rect. No.52, Killa No.10/2/1 (1-4), 8/2/2 (1-11), 9/1 (2-9) to M/s. Orris Land and Housing Pvt. Ltd. vide





Sale Deed No.7237, Dated 01/07/2014 registered with the office of Sub Registrar, Gurgaon. Mutation No.3271 is sanctioned in this regard.

M/s. Orris Land and Housing Pvt. Ltd. was owner of Land comprised in Rect. No.52, Killa No.8/1 (1-2-0), 8/2/1 (4-11-0), 10/1 (5-11-0) 8/2/2 (1-11-0), 9/1 (2-9-0), 10/2/1 (1-4-0) & Rect. No.53, Killa No.6/1 (5-1-0) as per Jamabandi for the year 2014-15. M/s. Orris Land and Housing Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 3427, Dated 17/09/2019 registered with the office of Sub Registrar, Harsaru. Mutation No.3793 is sanctioned in this regard.

Land comprised in Rect. No.52, Killa No.8/1 (1-2-0), 8/2/1 (4-11-0), 10/1 (5-11-0) 8/2/2 (1-11-0), 9/1 (2-9-0), 10/2/1 (1-4-0) & Rect. No.53, Killa No.6/1 (5-1-0) ie. 21 Kanal 09 Marla is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.

Chain of Title for Land comprised in Rect. No.52, Killa No.9/2 (4-0-0) Village Hayatpur, Tehsil Harsaru

That Rajpal, Satpal, Dhrampal, Vijaypal, Gangarani, Jamnarani, Nirmala, Barfi Devi (All owners of 1/2TH Share), Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/12TH Share) & Shanti (Owner of 1/12TH Share) were owners of Land comprised in Rect. No.52, Killa No.8/1 (1-2), 8/2 (6-1), 9 (8-0), 10 (8-0), Rect. No.53, Killa No.6 (8-0) as per Jamabandi for the year of 1989-90, 1994-95, 1999-2000.

That Vide Partition Mutation No.1345, sanctioned on 16/02/2001, Land comprised in Rect. No.52, Killa No.8/2 (6-2) was partitioned into Killa No.8/2/1 (4-11) and 8/2/2 (1-11), Rect. No.52, Killa No.9 (8-0) was partitioned into Killa No.9/1 (2-9), 9/2 (4-0) & 9/3 (1-11), Rect. No.52, Killa No.10 (8-0) was partitioned into Killa No.10/1 (5-11) & 10/2 (2-9), Rect. No.53, Killa No.6 (8-0) was partitioned into Killa No.6/1 (5-1) & 6/2 (0-6) & 6/3 (2-13).





That Vide Partition Mutation No.1345, sanctioned on 16/02/2001, land comprised in Rect. No.52, Killa No.8/1 (1-2), 8/2/2 (1-11), 9/2 (4-0), 9/3 (1-11), 10/1 (5-11) & Rect. No.53, Killa No.6/1 (5-1) fell to the share of Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/6TH Share) & Shanti (Owner of 1/6TH Share).

That Vide Partition Mutation No.1345, sanctioned on 16/02/2001, land comprised in Rect. No.52, Killa No.10/2 (2-9), 8/2 (1-11), 9/1 (2-9) fell to the share of Rajpal, Satpal, Dhrampal, Vijaypal, Gangarani, Jamnarani, Nirmala, Barfi Devi.

That Shyamlal, Ramanand, Karambir, Shribhagwan (Owners of 5/6TH Share) & Shanti (Owner of 1/6TH Share) sold Land comprised in Rect. No.52, Killa No.9/2 (4-0-0) vide Sale Deed No.22880, Dated 11/12/2007 registered with the office of Sub Registrar, Gurgaon. Mutation No.2115 is sanctioned in this regard to M/s. Elegant Land and Housing Pvt. Ltd.

M/s. Elegant Land and Housing Pvt. Ltd. was owner of Land comprised in Rect. No.52, Killa No. 9/2 (4-0-0) as per Jamabandi for the year 2014-15. M/s. Elegant Land and Housing Pvt. Ltd. sold the said land to M/s. Diverse Developers LLP vide Sale Deed No. 5335, Dated 06/12/2019 registered with the office of Sub Registrar, Harsaru. Mutation No.3830 is sanctioned in this regard.

Land comprised in Rect. No.52, Killa No.9/2 (4-0-0) ie. 04 Kanal is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.

Chain of Title of Land comprised in Rect. No.4, Killa No.20/4 (2-8-0) & Rect. No.5, Killa No.16 (5-18-0) Village Badha, Tehsil Manesar

That Sukhbir Singh & Sukhpal Singh Ss/o Tularam were owners of Land comprised in Rect. No.4, Killa No.20/4 (2-8-0) & Rect. No.5, Killa No.16 (5-18-0) as per Jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03. They sold the said land to Pratap Singh & Satyanarain Ss/o Nathuram





vide Sale Deed No.18848, Dated 21/12/2004 registered with the office of Sub Registrar, Gurgaon. Mutation No.1856 is sanctioned in this regard.

That Pratap Singh & Satyanarain Ss/o Nathuram sold the said land to Logical Developers Pvt. Ltd. (To the extent 1/20TH Share) and Prosperous Buildcon Pvt. Ltd. (To the extent 19/20TH Share) vide Sale Deed No.22752, Dated 25/01/2006 registered with the office of Sub Registrar, Gurgaon. Mutation No.1976 is sanctioned in this regard.

That Prosperous Buildcon Pvt. Ltd. (Owner of 19/20TH Share) in land comprised in Rect. No.5, Killa No.16 (5-18-0) sold the said share to Glimpse Propbuild Pvt. Ltd. vide Sale Deed No.712, Dated 10/04/2007 registered with the office of Sub Registrar, Gurgaon. Mutation No.2323 is sanctioned in this regard.

That Logical Developers Pvt. Ltd. (Owner of 1/20TH Share) in the above mentioned land sold its share of land to M/s. Gallium Propbuild Pvt. Ltd. vide Sale Deed No.904, Dated 11/04/2007 registered with the office of Sub Registrar, Gurgaon. Mutation No.2353 is sanctioned in this regard.

Thereafter Prosperous Buildcon Pvt. Ltd. (Owner of 19/20TH Share) in Land comprised in Rect. No.4, Killa No.20/4 (2-8-0) and M/s. Gallium Propbuild Pvt. Ltd. (Owner of 1/20TH Share) in Land comprised in Rect. No.4, Killa No.20/4 (2-8-0) & Rect. No.5, Killa No.16 (5-18-0) & Glimpse Propbuild Pvt. Ltd. (Owner of 19/20TH Share) in land comprised in Rect. No.5, Killa No.16 (5-18-0) sold the total land comprised in Rect. No.4, Killa No.20/4 (2-8-0) & Rect. No.5, Killa No.16 (5-18-0) vide Sale Deed No.11393, Dated 06/08/2008 registered with the office of Sub Registrar, Gurgaon.

That M/s. Halibut Developers Pvt. Ltd. is the recorded on owner of Land comprised in Rect. No.4, Killa No.20/4 (2-8-0) & Rect. No.5, Killa No.16 (5-18-0) ie. 08 Kanal 06 Marla as per Jamabandi for the year 2012-13 & 2017-18. That M/s. Halibut Developers Pvt. Ltd. has entered into Joint





Development Agreement No.7415, Dated 17/12/2019 registered with the office of Sub Registrar, Manesar with M/s. Diverse Developers LLP for development of the above said land. M/s. Halibut Developers Pvt. Ltd. has also executed GPA No.79, Dated 17/08/2021 registered with the office of Sub Registrar, Manesar in favour of M/s. Diverse Developers LLP for development of the above said land.

Land comprised in Rect. No.4, Killa No.20/4 (2-8-0) & Rect. No.5, Killa No.16 (5-18-0) ie. 08 Kanal 06 Marla is taken in LETTER OF INTENT (LOI) No.14411, Dated 21/06/2021, issued by DTCP, Haryana.

OPINION

As per the documents provided land parcel is clear. M/s. Diverse Developers LLP is owner of below mentioned land :

Rect No.	Killa No.	Area (Kanal-Marla-Sarsai)
4	9/1/2	2-16-5
	11/1	1-19-6
	11/2	3-17-0
	12/1/2/1	2-15-0
	12/2	4-0-0
	13/2/1	0-5-0
	19min	0-5-2
	20/1min	0-1-8
	20/2min	0-8-0
	20/3	3-19-0
	21/1/1	2-13-0
	21/1/2	2-9-0





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5	24/1/1	2-10-0
	25/1	1-0-0
	25/2	1-19-0

Village Hayatpur, Tehsil Harsaru

Rect No.	Killa No.	Area (Kanal-Marla-Sarsai)
52	2/2	1-17-0
	3/2	1-17-0
	4	5-0-7
	8/1	1-2-0
	8/2/1	4-11-0
	8/2/2	1-11-0
	9/1	2-9-0
	9/2	4-0-0
	9/3	1-11-0
	10/1	5-11-0
	10/2/1	1-4-0
53	6/1	5-1-0

Total 66 Kanal-13 Marla-1 Sarsai

M/s. Halibut Developers Pvt. Ltd. is owner of below mentioned land :

Rect No.	Killa No.	Area (Kanal-Marla-Sarsai)
4	20/4	2-8-0
5	16	5-18-0





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Total 8 Kanal-6 Marla-0 Sarsai

Total Project Land 9.3694 Acres for which DTCP, Haryana has issued Letter of Intent (LOI) bearing No.14411, Dated 21.06.2021.

Yours truly,



ANKIT BHATNAGAR

Enrolment No.D/2749/2009

(Advocate – Lex Law Offices)