

Pradeep Kumar Bhatia

B.Com., LL.B., LL.M.(Real estate), Advocate

Date: 15.03.2024

TITLE SEARCH REPORT

Pursuant to the instructions received from Countrywide Promoters Pvt. Ltd. (“**Client**”), this exercise has been conducted on the basis of the documents and information furnished by Countrywide Promoters Pvt. Ltd. regarding the current ownership of Land and its verifications/inspections.

This report encompasses my findings, comments, and observations emergent from the conduct of this exercise which has been prepared for and is addressed to Countrywide Promoters Pvt. Ltd. for its use only. Further, my liability to Countrywide Promoters Pvt. Ltd. with regard to this Report shall only be restricted to the professional fee received from Countrywide Promoters Pvt. Ltd. with regard to the preparation of this Title Search Report. This Title Search Report has been submitted for the benefit of Countrywide Promoters Pvt. Ltd. and all third parties must undertake their own title due diligence before entering into any contract or arrangement with Countrywide Promoters Pvt. Ltd.

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A. SCOPE OF WORK / METHODOLOGY

In consonance with the instructions of the Client, this exercise encompasses the following:-

- (i) Review of the current title documents in respect of the Properties provided by Countrywide Promoters Pvt. Ltd.
- (ii) Inspection of the Records of Rights (Jamabandi, mutations etc.) to ascertain, amongst others the present title and ownership of specific land parcels with appropriate mutations.

B. EXCEPTIONS

- (i) The search/inspection of the records for the ascertainment of registered encumbrances in relation to the Properties has been conducted of, and to the extent of, records made available. No comments or observations can be made on exigency which may be reflected, emergent or contained in the missing/unavailable/ damaged records.

Ordinarily, any acquisition of land by the government under the Land Acquisition Act and stages of acquisition, if any, are reflected in the Land Revenue Records, however, there may be an instance where such reflection has been left out on various accounts. Therefore, this is not a full-proof mechanism of determination of land acquisition. Furthermore, there are

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several other statutes which may empower certain authorities to acquire lands.

The Exercise bears no reflection or indication of any such process and proceedings. In conclusion, this Title Search Report only indicates acquisition as may be emerging from the Record of Rights (Jamabandi) and may not be construed as a full proof mechanism of determination of any land acquisition.

- (ii) This exercise does not encompass search/inspection in any courts, judicial authorities or dispute resolution forums to identify any litigation or similar proceeding that may be pending in respect of the Properties.
- (iii) In the course of inspection of the Revenue Records (Jamabandi) to identify the current recorded title status, I have also inspected the entered mutations recording transactions in respect of the Properties. Where the mutations have been affected by way of or in pursuance to an order from the revenue authorities, civil courts, partition between the parties and any other forum, no evaluation has been conducted in respect of finality of such order, the pendency of any challenge/proceedings etc. No evaluation of the finality of mutation or the completeness of the process relating to effecting the mutation has been conducted.
- (iv) The verification exercise detailed in this is based upon the verifications conducted up to 15.03.2024.

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- (v) This exercise is limited to the extent of land title due diligence based on sale deeds maintained by the Countywide Promoters Pvt. Ltd. and corresponding revenue records maintained in the office of Patwari of the concerned villages.

C. ASSUMPTIONS

- (i) With reference to documents examined in this exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.
- (ii) All the documents are binding on the parties thereto and that there are no facts or circumstances in existence and no events have occurred which render the documents void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason, and in particular without limitation by reason of the lack of consideration, influence, coercion, duress, default, fraud or misrepresentation;
- (iii) The genuineness of all signatures, the authenticity of all documents submitted to us are true, complete and accurate;
- (iv) Information provided in this Title Search Report is subject to change, based on any additional information that may be received subsequent to the date of this Report.

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D. REPRESENTATION BY COUNTRYWIDE PROMOTERS PVT. LTD.

- (i) The Land-owning Entities/Companies are associate companies of the Client.
- (ii) The Properties or any part thereof are not impacted by any proceeding under the applicable land ceiling laws. The Land-owning Entities are in (and have at all times been in) absolute compliance with all applicable land ceiling laws. The vesting of the Properties in favour of the Land-owning Entities does not suffer from any impediment under the land ceiling laws, norms, rules, and regulations.
- (iii) Development rights have been granted by the Land Owning Entities to the Client through a Collaboration Agreement dated 24.05.2022 duly registered with Sub-registrar Office Kadipur, District Gurugram as document no. 2562 dated 24.05.2022 and Addendum dated 07.12.2023 duly registered with Sub-registrar Office, Kadipur, District Gurugram as document no. 10641 dated 07.12.2023.

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DESCRIPTION OF LANDS COMPRISED IN THE PROPERTIES

The description of the **Properties** emergent from the review of documents furnished by Countrywide Promoters Pvt. Ltd. is as follows-

Lands ad-measuring 4.759 acres situated in the revenue estate of Village Basai, Sub-registrar Kadipur & District Gurugram, Haryana subject matter of License Nos. 83 of 2008 dated 05.04.2008 and 94 of 2011 dated 24.10.2011. The verification exercise of this Title Search Report has been conducted keeping the description stated below as the basis of lands to one particular license.

LAND SCHEDULE

DESCRIPTION OF LANDS / PROPERTIES

(4.759 Acres)

Village	Khasra No.	Land Area		
		Bigha	Biswa	Biswansi
Basai	230/3min	00	17	18
Basai	238/2min	05	06	00
Basai	228/2min	01	08	08
Total Land Area		07	12	06

Address: F 604, Ardee Residency, Ardee City, Gate No.2, Sector 52, Gurugram, Haryana 122003

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OBSERVATIONS ON TITLE ON THE BASIS OF DOCUMENTS FURNISHED

I have been provided copies of the following sale deeds, collaboration agreement and certified copies dated 19.08.2023 w.r.t. mutation of sale deeds in revenue records affecting the transfer /conveyance of title of lands comprised in the Properties in favour of the Land-owning Entities.

Sale Deed No.	Dated
27532	21.03.2006
27536	21.03.2006
5717	09.06.2006
24574	01.12.2010
24478	30.11.2010
5719	09.06.2006
27687	22.03.2006
31630	10.02.2011
24712	02.12.2010

Address: F 604, Ardee Residency, Ardee City, Gate No.2, Sector 52, Gurugram, Haryana 122003

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Collaboration Agreement	Dated
2562	24.05.2022
10641	07.12.2023

The above-mentioned sale deeds effect unconditionally transfer / conveyance the title of the lands forming part of the sale deeds from the prior owners in favour of the Land-owning Entities. I have been also provided a copy of the Collaboration Agreement dated 24.05.2022 and Addendum dated 07.12.2023 to the duly registered with the Sub-registrar Office Kadipur, Gurugram vide document no. 2562 dated 24.05.2022 and 10641 dated 07.12.2023 respectively affecting the transfer of development rights of the Properties by Land-owning Entities in favour of Countrywide Promoters Pvt. Ltd. Further, the Land-owning Entities (being group companies of Countrywide Promoters Pvt. Ltd.) have been given development rights to develop the project as mentioned in the License in favour of Countrywide Promoters Pvt. Ltd. which can be verified from the Collaboration Agreement dated 24.05.2022 and Addendum dated 07.12.2023.

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SUMMARY OF THE CURRENT TITLE OF THE PROPERTIES
(4.759 Acres)

Khasra No.	Land Area			Land-owning Entities
	Bigha	Biswa	Biswansi	
230/3min	00	17	18	Super Belts Pvt. Ltd.
238/2min	05	06	00	Merit Marketing Pvt. Ltd.
228/2min	01	08	08	Druzba Overseas Pvt. Ltd.
Total Land Area	07	12	06	
Total Land Area (in Acres)			4.759 Acres	

CONCLUSION:

After pursuing/reviewing the entire records and observations made herein, it can be safely presumed and concluded that currently, the Land-owning Entities have the good and valid title of their respective properties/land parcels.



Pradeep Kumar Bhatia
Advocate

15.03.2024