

Due Diligence Report
02th January, 2024
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DUE DILLIGENCE REPORT FOR THE CLIENT


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CHAPTER 1
INTRODUCTION

This due diligence report of the land measuring acres situated in revenue estates of village Harsaru Tehsil Harsaru District Gurugram, Haryana (the **Report**) has been prepared on the request of the **M/s ETERNAL HOUSING INFRA LLP** the '**Client**'. While preparing this report we have reviewed the certified documents collected from local Patwari and Tehsil office, in respect of the relevant survey/khasra numbers consisting of these land parcels.

For the sake of convenience, we have provided some comments and observations in respect of Land in the chapter named as Executive Summary, though the Client is advised to consider the Report as a whole document under the assumptions provided herein this Report.

CHAPTER 2
GLOSSARY OF TERMS USED IN THE REPORT

Fard Badar	Correction entry in the revenue record
Acre	8 Kanal- 160 Marla or 4840 yards 48X30
Kanal	Area equivalent to 605 sq yards
Marla	Area equivalent to 30.25 sq yards (one kanal = 20 marla)
Khewat	Terminology used in the revenue record to reflect account of land owner
Khatoni	Terminology used in the revenue record to reflect account of land owner (it may be treated sub account of land owner)
Khasra	Survey numbers given to various plots of land

CHAPTER 3

History of the Land

As we have been provided with the following details of the land falling Village Harsaru Tehsil Harsaru District Gurugram (Haryana).

Harsaru Land sellers detail	Khewat number as per JB 2020-21	Rectangle number and khasra number with Area	Total area
<u>M/s ETERNAL HOUSING INFRA LLP.</u>	1027 Min	Rectangle- 30 Khasra No. 16/1 (6 Kanal- 12 Marla) Rectangle- 31 Khasra No. 12/2 (6 Kanal- 9 Marla), 19 (8 Kanal -0 Marla), 20 (8 Kanal -0 Marla)	Total 29 Kanal 1 Marla

Jamabandi 2010-11	Khasra numbers are shown to be part of Khewat number 890/742 min Khata 976 having area measuring 29 Kanal 1 Marla. Total land area in this Khewat is 40 Kanal 9 Marla and total Khasra no's are 6. Ownership- Kishan Chand S/o Ramsarup 1/8 Share, Omparkash, Madan Lal, Rambabu all sons of Surat Singh S/o Ramsarup every Three-equal share in 1/8 share, Ramkishan S/o Ramsarup 1/2 Share, Smt Dhanwanti Wd/o & Mahender, Mukesh all sons of & Smt Rekha D/o Manohar Lal S/o Ramsarup every Four-equal share in 1/8 share, Smt Bhagwanti Wd/o & Smt Geeta, Neelam Ds/o & Narender S/o Jaikishan S/o Ramsarup every Four-equal share in 1/8 share,		
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	Khana Kast- Ramkishan, Jaikishan, Kishanchand, Manoharlal all sons of & Smt Murti, Basanti, Laxmi Devi all Daughters of Ramsarup every Sevan-equal share in 7/8 share, Omparkash, Madan Lal, Rambabu all sons of Surat Singh S/o Ramsarup every Three-equal share in 1/8 share are stand in Khana kasat as Gair Morusi. <i>There is one mutation entry reflected in this khewat.</i> 1. Mutation entry no. 4697 is related to next Jamabandi year 2015-16.
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Jamabandi 2015-16	Khasra numbers are shown to be part of Khewat number 990/890 Khata number 1070 having area measuring 29 Kanal 1 Marla. Total land area in this Khewat is 40 Kanal 9 Marla and total Khasra nos are 6. Ownership- Omparkash, Madan Lal, Rambabu all sons of Surat Singh S/o Ramsarup every Three-equal share in 1/8 share, Ramkishan S/o Ramsarup ½ Share, Smt Dhanwanti Wd/o & Mahender, Mukesh all sons of & Smt Rekha D/o Manohar Lal S/o Ramsawrup every Four-equal share in 1/8 share, Smt Bhagwanti Wd/o & Smt Geeta, Neelam Ds/o & Narender S/o
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Jaikishan S/o Ramsarup every Four-equal share in 1/8 share, Smt Birmati Wd/o & Yogesh Kumar son of & Smt Parmila, Nisha Daughter's Kishan Chand S/o Ramsarup 1/8 Share,

Khana Kast-

Ramkishan, Jaikishan, Kishanchand, Manoharlal all sons of & Smt Murti, Basanti, Laxmi Devi all Daughters of Ramsarup every Sevan-equal share in 7/8 share, Omparkash, Madan Lal, Rambabu all sons of Surat Singh S/o Ramsarup every Three-equal share in 1/8 share are stand in Khana kasat as Gair Morusi.

There are Two mutation entry reflected in this khewat.

1. Mutation entry no. 4697 virasat reflects that inheritance of Omparkash son of Surat Singh S/o Ramsarup has been entered in favour of Smt Rajbala widow of & Ajit Kumar, Kuldeep Ss/o Omparkash son of Surat Singh in equal share vide Rapat no. 558 dated 22/03/2017.
2. Mutation entry number 4920 reflected that Rectangle -30 Khsara numbers- 16/2 (1 Kanal – 8 Marla), 25/1 (1 Kanal – 8 Marla) acquired by HUDA Department.

Jamabandi 2020-21	Khasra numbers are shown to be part of Khewat number 1027/990 min Khata number 1101 having area measuring 29 Kanal 1 Marla. Total land area in this Khewat is 37 Kanal 13 Marla and total Khasra nos are 6. Ownership- Madan Lal, Rambabu all sons of Surat Singh S/o Ramsarup every Two-equal share in 1/12 share, Ramkishan S/o Ramsarup ½ Share, Smt Dhanwanti Wd/o & Mahender, Mukesh all sons of & Smt Rekha D/o Manohar Lal S/o Ramsawrup every Four-equal share in 1/8 share, Smt Bhagwanti Wd/o & Smt Geeta, Neelam Ds/o & Narender S/o Jaikishan S/o Ramsarup every Four-equal share in 1/8 share, Smt Birnati Wd/o & Yogesh Kumar son of & Smt Parmila, Nisha Daughter's Kishan Chand S/o Ramsarup 1/8 Share, Smt Rajbala widow of & Ajit Kumar, Kuldeep Ss/o Omparkash son of Surat Singh every Three-equal Share in 1/24 Share. Khana Kast- Ramkishan, Jaikishan, Kishanchand, Manoharlal all sons of & Smt Murti, Basanti, Laxmi Devi all Daughters of Ramsarup every Sevan-equal share in 7/8 share, Omparkash, Madan Lal, Rambabu all sons of Surat Singh S/o Ramsarup every Three-equal share in 1/8 share are stand in Khana kasat as Gair Morusi. <i>There is One mutation entry reflected in this khewat.</i>
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1. Mutation entry number 5354 reflected that all owners sold their full share of the Rectangle -30 Khsara numbers- 16/1 (6 Kanal – 12 Marla), Rectangle -31 Khsara numbers- 12/2 (6 Kanal – 9 Marla), 19 (8 Kanal – 0 Marla), 20 (8 Kanal – 0 Marla) total Khasra nos 4 and total area 29 Kanal – 1 Marla to M/s ETERNAL HOUSING INFRA LLP, Reg. Office at Plot No. 32, Back Portion, Ground Floor, Block-A, Naraina Industrial Area, Phase-1, South West Delhi-110028 vide sale Deed no. 2923 dated 15/06/2022.

There are Seven rapat entry reflected in this khewat

1. Cultivation Rights of Omparkash S/o Surat Singh has been Transferred to their legal Heir Smt Rajbala widow of & Ajit Kumar, Kuldeep Ss/o Omparkash vide rapat no 74 dated 26-09-2022
2. Cultivation Rights of Manoharlal S/o Ramsarup has been Transferred to their legal Heir Smt Dhanwanti Wd/o & Mahender, Mukesh all sons of & Smt Rekha D/o Manohar Lal vide rapat no 80 dated 27-09-2022
3. Cultivation Rights of Kishan Chand S/o Ramsarup has been Transferred to their legal Heir Smt Birmati Wd/o & Yogesh Kumar son of & Smt Parmila, Nisha Daughter's Kishan Chand vide rapat no 81 dated 27-09-2022
4. Cultivation Rights of Jaikishan S/o Ramsarup has been Transferred to their legal Heir Smt Bhagwanti Wd/o & Smt Geeta, Neelam Ds/o & Narender S/o Jaikishan vide rapat no 82 dated 27-09-2022
5. Cultivation Rights of Smt Basanti D/o Ramsarup has been Transferred to their legal Heir Naresh Kumar, Ramesh Kumar, Suresh Kumar Ss/o Smt Basanti vide rapat no 83 dated 27-09-2022
6. Madan Lal, Rambabu all sons of Surat Singh S/o Ramsarup every Two-equal share in 1/12 share, Ramkishan S/o & Smt Murti, Laxmi Devi Ds/o Ramsarup 3/8 Share, Smt Dhanwanti Wd/o & Mahender, Mukesh all sons of & Smt Rekha D/o Manohar Lal S/o Ramsarup every Four-equal share in 1/8 share, Smt Bhagwanti Wd/o & Smt Geeta,

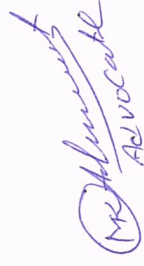
	<u>Neelam Ds/o & Narender S/o Jaikishan S/o Ramsarup every Four-equal share in 1/8 share, Smt Birmati Wd/o & Yogesh Kumar son of & Smt Parmila, Nisha Daughter's Kishan Chand S/o Ramsarup 1/8 Share, Smt Rajbala widow of & Ajit Kumar, Kuldeep Ss/o Omparkash son of Surat Singh every Three-equal Share in 1/24 Share, Naresh Kumar, Ramesh Kumar Ss/o Smt Basanti equal share 1/12 Share has been relinquished their legal cultivation rights in favour of owners of the land vide rapat no 148 dated 19-10-2022</u> 7. <u>Suresh Kumar S/o Smt Basanti has been relinquished their legal cultivation rights in favour of owners of the land vide rapat no 152 dated 20-10-2022</u>
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Chapter 4

EXECUTIVE SUMMARY

Land	Ownership- <u>M/s ETERNAL HOUSING INFRA LLP, Reg. Office at Plot No. 32, Back Portion, Ground Floor, Block-A, Naraina Industrial Area, Phase-I, South West Delhi-110028</u> <i>All Loan and other entries are clear as per previous record of 30 year</i>
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1. Above land existing on Dwarka Expressway.
2. Above land falls in Sector 37D as per Gurgaon –Manesar Urban Complx 2031 AD.
3. Licence has been approved by DTCP Haryana in Commercial Plotted Colony as per LC No. 47 of 2023 and 203 of 2023 of above land
4. Licence is valid up to 01.03.2028 and 08.10.2028 of the same.
5. Distance from.
 - a. NH-8 – 5 KM
 - b. Delhi Airport – 19 KM
 - c. IMT Manesar – 8 KM



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