

SANJAY KUMAR YADAV

Advocate

P-61/2009



Mobile No. 9711901190

Office: Lawyers' Chamber No. 242, Shaheed Chander Shekhar Azad Block, District Courts, Gurgaon - 122001 (Haryana)

To,

**Worldwide Resorts and
Entertainment Pvt. Ltd.
738, 2nd Floor, Block A,
Shastri Nagar, North West Delhi,
New Delhi-110052**

LEGAL OPINION

1) Subject: - Project Report on following property pertaining to:

| Village & Tehsil | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------------|------------------|---------------|-------------|----------------------------|
| Bans Haria | 9/9 | 30 | 21/2/2 | 2 - 9 |
| | | | 22 | 8 - 0 |
| | | 41 | 1 | 8 - 0 |
| | | | 2 | 8 - 0 |
| | | | 9 | 8 - 0 |
| | | | 10 | 8 - 0 |
| | | | 11 | 8 - 0 |
| | | | 12 | 8 - 0 |
| | | | 19/1 | 4 - 16 |
| | | | 20/1 | 4 - 16 |
| | | | | |
| | | | Subtotal: | 68 K - 1 M Or 8.5 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd., M/s. Gull



Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., and M/s. Yukti Projects Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|------------------------------|
| Bans Haria | 12/12 | 41 | 3/2/1 | 2 - 16 |
| | | | 4/2/2 | 3 - 15 |
| | | | 7/1/1 | 5 - 17 |
| | | | 8/1/2 | 3 - 09 |
| | | | Subtotal: | 15 K - 17 M Or 1.95 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Active Promoters Pvt. Ltd. 3/293 share, M/s. Flip Propbuild Pvt. Ltd. 1/586 share, M/s. Globule Propbuild Pvt. Ltd. 209/293 share, M/s. Gull Propbuild Pvt. Ltd. 21/293 share, and M/s. Sankalp Promoters Pvt. Ltd. 119/586 share as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|------------|
| Bans Haria | 23/24 | 14 | 13/1/2 | 3 - 18 |
| | | | 14/1 | 5 - 16 |
| | | | 15/1 | 5 - 16 |
| | | | 16 | 8 - 00 |
| | | | 17 | 5 - 11 |
| | | | 18/1 | 0 - 13 |
| | | | 25/2 | 4 - 00 |
| | | 30 | 2/1/2/1 | 7 - 12 |
| | | | 3 | 8 - 00 |
| | | | 9/1 | 3 - 18 |
| | 26/27 | | 11 | 8 - 00 |

[Signature]


| | | | | |
|--|-------|----|-----------|----------------------------|
| | | | 12 | 8 - 00 |
| | | | 19 | 8 - 00 |
| | 26/27 | | 20 | 8 - 00 |
| | | 31 | 2 | 8 - 00 |
| | | | 9/1/2 | 4 - 02 |
| | | | 9/2 | 2 - 13 |
| | | | 11/2 | 5 - 16 |
| | | | 12/1 | 7 - 18 |
| | | | 18/2 | 2 - 04 |
| | | | 19/2/1 | 7 - 02 |
| | | | 20/1 | 2 - 14 |
| | | | 21/1 | 0 - 15 |
| | | | 22/1/2 | 7 - 02 |
| | | | 23 | 8 - 00 |
| | | 32 | 14/1 | 4 - 03 |
| | | | 16 | 10 - 02 |
| | | | 17/1 | 7 - 12 |
| | | | 22/1 | 6 - 02 |
| | | | 23/1/1 | 4 - 10 |
| | | | 24 | 7 - 18 |
| | | | 25/1 | 2 - 02 |
| | | 33 | 20 | 6 - 16 |
| | | | 21/1/1 | 0 - 05 |
| | | | | |
| | | | Subtotal: | 191 K Or 23.95 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Flip Propbuild Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd., M/s. Gravel Propbuild Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gull Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Sankalap Promoters Pvt. Ltd., and M/s. Yukti Projects Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|---------|------------------|---------------|-------------|------------|
|---------|------------------|---------------|-------------|------------|

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Stamp: KUMAR YADAV, Gurugram, P-6/2009

| | | | | |
|------------|---------|----|-----------|-----------------------------|
| Bans Haria | 218/234 | 31 | 16/1 | 7 - 08 |
| | 218/234 | | 17 | 8 - 00 |
| | 218/234 | 34 | 20/2 | 6 - 12 |
| | 218/234 | | 21/1 | 6 - 12 |
| | 83/86 | 36 | 23/2/2 | 1 - 11 |
| | 124/127 | | 24 | 10 - 11 |
| | 192/205 | 38 | 2/1 | 0 - 2 |
| | 83/86 | | 3/1 | 4 - 0 |
| | 124/127 | | 3/2 | 4 - 0 |
| | 124/127 | | 4 | 8 - 0 |
| | 124/127 | | 7/1 | 7 - 2 |
| | 124/127 | | 8 | 8 - 0 |
| | 124/127 | | 13/1 | 2 - 18 |
| | | | Subtotal: | 74 K - 16 M Or 9.3 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gyankunj Estates Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|---------------------------------|
| Bans Haria | 84/87 | 36 | 18 | 8 - 4 |
| | | | 23/1 | 2 - 0 |
| | | | 23/2/1 | 4 - 9 |
| | | | Subtotal: | 14 K - 13 M Or 1.83125 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gyankunj Estates Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi,



New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|------------------------------|
| Bans Haria | 100/103 | 41 | 6/2 | 1 - 16 |
| | | | 7/2/1 | 1 - 14 |
| | | | 8/2/1 | 3 - 02 |
| | | | 13/1 | 5 - 12 |
| | | | 14/2 | 7 - 11 |
| | | | 15 | 8 - 0 |
| | | | 16 | 8 - 0 |
| | | | 17/1 | 7 - 11 |
| | | | 18/2 | 3 - 07 |
| | | | 23/1 | 5 - 12 |
| | | | 24/1 | 7 - 11 |
| | | | 25 | 8 - 00 |
| | | 43 | 3/1 | 5 - 12 |
| | | | 4/1/2 | 2 - 06 |
| | | | 5/1 | 2 - 09 |
| | | | 8/1/1min | 2 - 09 |
| | | | Subtotal: | 82 K - 12 M Or 10.3 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Globule Propbuild Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., and M/s. Sankalap Promoters Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|------------|
| Bans Haria | 103/106 | 36 | 25 | 5 - 11 |
| | | 37 | 1 | 9 - 2 |
| | | | 2 | 2 - 5 |
| | | | 10 | 4 - 0 |
| | | 38 | 5 | 8 - 0 |
| | | | 6 | 8 - 0 |



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|--|--|--|-----------|------------------------------------|
| | | | 14/2 | 4 - 15 |
| | | | 15 | 4 - 0 |
| | | | Subtotal: | 45 K - 13 M Or 5.70625 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Yukti Projects Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|----------------------------|
| Bans Haria | 121/124 | 40 | 20/2 | 6 - 04 |
| | | | Subtotal: | 6 K - 04 M Or 0.77 acre |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., and M/s. Zonex Estates Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|-----------------------------|
| Bans Haria | 122/125 | 32 | 11 | 10 - 18 |
| | | | 12 | 9 - 00 |
| | | | 13/1 | 5 - 03 |
| | | | 18/2 | 5 - 12 |
| | | | 19 | 8 - 00 |
| | | | 22/3 | 1 - 02 |
| | | | 23/3/1 | 0 - 15 |
| | | | Subtotal: | 40 K - 10 M Or 5.1 acres |

[Signature]

SANJAY KUMAR YADAV
Gurgaon
P-612009
Advocate

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land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Flip Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., and M/s. Zonex Estates Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|-----------------------------|
| Bans Haria | 177/189 | 35 | 10/2/1 | 0 - 06 |
| | | | | |
| | | | Subtotal: | 0 K - 06 M Or 0.025 acre |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Sriyam Estates Pvt. Ltd.. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.
Sriyam Estates Pvt. Ltd.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|------------|
| Bans Haria | 81/82 | 32 | 20 | 8 - 0 |
| | | | 21/1 | 2 - 13 |
| | 190/202 | 33 | 24 | 3 - 02 |
| | 190/202 | 34 | 3/1 | 0 - 08 |
| | 190/202 | | 4/1 | 0 - 08 |
| | 190/202 | | 5/1/1 | 0 - 01 |
| | 190/202 | | 8/1/1 | 0 - 10 |
| | 187/199 | | 16 | 8 - 0 |
| | 187/199 | 36 | 11/2 | 0 - 8 |
| | 187/199 | | 12 | 7 - 7 |
| | 187/199 | | 20 | 8 - 0 |



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|--|--|--|-----------|-----------------------------|
| | | | Subtotal: | 38 K - 17 M Or 4.8 acres |
|--|--|--|-----------|-----------------------------|

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Zonex Estates Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|-----------------------------|
| Bans Haria | 211/227 | 33 | 23 | 8 - 4 |
| | | | | |
| | | | Subtotal: | 8 K - 4 M Or 1.025 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gull Propbuild Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|----------------------------|
| Bans Haria | 212/228 | 40 | 11/1 | 5 - 14 |
| | | | | |
| | | | Subtotal: | 5 K - 14 M Or 0.70 acre |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Globule Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of



Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|-----------------------------|
| Bans Haria | 216/232 | 30 | 4 | 8 - 0 |
| | | | 5 | 8 - 0 |
| | | 31 | 24 | 8 - 0 |
| | | | 25 | 8 - 0 |
| | | 34 | 7/2 | 4 - 0 |
| | | | 14 | 8 - 0 |
| | | | Subtotal: | 44 K - 0 M Or 5.50 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Flip Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|----------------------------------|
| Bans Haria | 217/233 | 34 | 17 | 8 - 00 |
| | | | 18/1 | 7 - 08 |
| | | | 23/1 | 7 - 08 |
| | | | 24 | 8 - 00 |
| | | | 25 | 8 - 00 |
| | | 35 | 1/1 | 6 - 12 |
| | | | 3/2 | 7 - 08 |
| | | | 4 | 8 - 00 |
| | | | 5 | 8 - 00 |
| | | | 6 | 8 - 00 |
| | | | 7 | 8 - 00 |
| | | | 8/1 | 7 - 08 |
| | | | 10/1/2 | 2 - 10 |
| | | | Subtotal: | 94 K - 14 M Or 11.78 acres |

Signature


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land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Flip Propbuild Pvt. Ltd. and M/s. Guffaw Propbuild Pvt. Ltd as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|------------------------------|
| Bans Haria | 219/235 | 34 | 5/2 | 2 - 04 |
| | | | 6/2 | 4 - 00 |
| | | | 7/1 | 4 - 0 |
| | | | 15 | 8 - 0 |
| | | 36 | 19 | 8 - 0 |
| | | | 21 | 8 - 0 |
| | | | 22 | 8 - 0 |
| | | | | |
| | | | Subtotal: | 42 K - 4 M Or 5.275 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gaff Propbuild Pvt. Ltd., M/s. Sarvodaya Buildcon Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|-------------------------|
| Bans Haria | 220/236 | 38 | 19 | 8 - 0 |
| | | | 22 | 8 - 0 |
| | | | 23 | 4 - 6 |
| | | | | |
| | | | Subtotal: | 20 K - 6 M Or 2.5375 |

15/1
SANJAY KUMAR YADAV
Gurgaon
P-61/2009
Advocate

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|--|--|--|--|-------|
| | | | | acres |
|--|--|--|--|-------|

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gravel Propbuild Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|------------|------------------|---------------|-------------|----------------------------------|
| Bans Haria | 221/237 | 38 | 13/2 | 5 - 2 |
| | | | 17 | 4 - 0 |
| | | | 18 | 8 - 0 |
| | | | | |
| | | | Subtotal: | 17 K - 2 M Or 2.1375 acres |

land situated at revenue estate of Village Bas Haria Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gravel Propbuild Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|-------------|------------------|---------------|-------------|------------|
| Bans Kushla | 102/105 | 1 | 21 | 2 - 11 |
| | 102/105 | | 22 | 8 - 2 |
| | 102/105 | | 23 | 4 - 13 |
| | 102/105 | 5 | 1 | 7 - 16 |
| | 102/105 | | 2 | 8 - 0 |
| | 102/105 | | 3 | 8 - 0 |
| | 104/107 | | 6/2 | 3 - 11 |
| | 104/107 | | 7/1/1 | 1 - 05 |
| | 102/105 | | 8/2 | 1 - 8 |



| | | | | |
|--|---------|--|-----------|------------------------------|
| | 104/107 | | 8/1/1/1 | 0 - 4 |
| | 104/107 | | 8/1/2/1 | 2 - 12 |
| | 102/105 | | 9/1 | 5 - 6 |
| | | | | |
| | | | Subtotal: | 53 K - 08 M Or 6.63 acres |

land situated at revenue estate of Village Bas Kushla Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Grebe Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram

| Village | Khewat/Khata No. | Rectangle No. | Revenue No. | Area K - M |
|-------------|------------------|---------------|-------------|------------------------------|
| Bans Kushla | 106/109 | 5 | 5 | 3 - 9 |
| | | | 6/1 | 4 - 9 |
| | | | | |
| | | | Subtotal: | 7 K - 18 M or 0.9875 acre |

land situated at revenue estate of Village Bas Kushla Tehsil Manesar Distt Gurugram (Hr.) owned by M/s. Gravel Propbuild Pvt. Ltd.. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block A, Shashtri Nagar, North West Delhi, New Delhi 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

Total Land measuring 945 Kanal 04 Marla i.e. 118.15 Acres situated at revenue estate of Village Bas Haria & Bas Kushla Tehsil Harsaru, District Gurugram(Hr.) now Industrial Plotted Colony Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram.

2. Description of Documents Scrutinized

| Sr. No. | Date of Execution of Document | Details of registration Document | of / | Verified with sub-reg. office | Now Property falls under | Remarks |
|---------|-------------------------------|----------------------------------|------|-------------------------------|--------------------------|---------|
|---------|-------------------------------|----------------------------------|------|-------------------------------|--------------------------|---------|



| | | | | | |
|----|------------|--|-------------------|-------------------|----------|
| | | conveyance | | sub-registrar | |
| 1. | 2020-2021 | Jamabandi Records of Village Bans Haria | Harsaru, Gurugram | Harsaru, Gurugram | Verified |
| 2. | 2018-2019 | Jamabandi Records of Village Bans Kushla | Harsaru, Gurugram | Harsaru, Gurugram | Verified |
| 3. | 13/12/2021 | Collaboration Agreement/JDA Vasika No. 6965 dated 13/12/2021 | Harsaru, Gurugram | Harsaru, Gurugram | Verified |
| 4. | 09.08.2022 | Addendum JDA Vasika No. 5727 dated 09.08.2022 | Harsaru, Gurugram | Harsaru, Gurugram | Verified |

6. Trace of Title/ History of Passing of title. Details of antecedent title deeds:

I have scrutinized the title documents of the above mentioned property in the revenue record with concerned Registrar & Municipal Corporation, Manesar, Gurugram and builder provided the documents thereof, the chain of title with respect of the said land is detailed as below:

Whereas, earlier the land under search is owned and possessed by inhabitant of village Bas Haria and Bas Kushla thereafter M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s Gyankunj Constructions Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd. **companies purchased the agriculture**

Signature


land comprised in Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11), 7/1(3-11), 8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13), Rect. No. 04 Killa No. 10(5-2), 11/1(2-4) Total Land measuring 70 Kanal 18 Marla i.e. 08.8625 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) and Land comprised in Rect. No. 14 Killa No. 13/1/2(3-18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0), Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2(7-14), 3(8-0), 9(6-13), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16(8-0), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1(5-7), 9/2(2-13), 11/2(5-16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1(6-9), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13(7-2), 18(8-0), 19(8-0), 22/3(1-2), 23/3(1-2), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 20(6-16), 21/1(2-2), Rect. No. 34 Killa No. 20(8-0), 21(8-0), 3(8-0), 4(8-0), 5/1(2-18), 8/1/1(0-10), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18(8-0), 23(8-0), 24(8-0), 25(8-0), 5/2(2-4), 6(8-0), 7/1(4-0), 15(8-0), Rect. No. 35 Killa No. 10/2/1(1-0), 1(8-0), 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 10/1(5-9), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(8-4), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11(7-2), 20(7-12), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 3/2(4-0), 4/2(4-0), 7/1(6-4), 8/1(4-18), 6/2(1-16), 7/2(1-16), 8/2(3-2), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18v, 23(8-0), 24(8-0), 25(8-0), Rect. No. 43 Killa No. 3(8-0), 4/1(2-9), 5/1(2-9), 8/1Min North(3-10) Land measuring 881 Kanal 12 Marla i.e. 110.2 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.) through various Sale Deeds registered at the office of Sub-Registrar, Gurgaon and land was mutated in their respective names. Thus the Total land in both village is 952 Kanal 10 Marla i.e. 119.0625 Acres.

LAND NO. 1



Thereafter, M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s Gyankunj Constructions Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd. coming as recorded owner in possession of land comprised in Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11), 7/1(3-11), 8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13), Rect, No. 04 Killa No. 10(5-2), 11/1(2-4) Total Land measuring 70 Kanal 18 Marla i.e. 08.8625 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) by virtue of Jamabandi for the year 2018-2019.

Thereafter, M/s Grebe Propbuild Pvt. Ltd. Office at 109, Barakhamba Road, Delhi execute Gift Deed of land comprised in Khewat No. 104/1 Min Rect. No. 05 Killa No. 7/1/2(1-5) situated at Village Bas Kushla Tehsil Harsaru Distt Gurugram and registered at the Office of Sub-Registrar, Harsaru, Gurugram Vide Vasika No. 916/1 dated 26/04/2024 in favour of Director General, Department of Town and Country Planning, Haryana and thereof Mutation also sanctioned vide Mutation No. 3248 dated 15/06/2024.

LAND NO. 02

Thereafter, M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s Gyankunj Constructions Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd. coming as recorded owner in possession of land comprised in Rect. No. 14 Killa No. 13/1/2(3-

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18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0), Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2(7-14), 3(8-0), 9(6-13), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16(8-0), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1(5-7), 9/2(2-13), 11/2(5-16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1(6-9), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13(7-2), 18(8-0), 19(8-0), 22/3(1-2), 23/3(1-2), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 20(6-16), 21/1(2-2), Rect. No. 34 Killa No. 20(8-0), 21(8-0), 3(8-0), 4(8-0), 5/1(2-18), 8/1/1(0-10), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18(8-0), 23(8-0), 24(8-0), 25(8-0), 5/2(2-4), 6(8-0), 7/1(4-0), 15(8-0), Rect. No. 35 Killa No. 10/2/1(1-0), 1(8-0), 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 10/1(5-9), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(8-4), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11(7-2), 20(7-12), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 3/2(4-0), 4/2(4-0), 7/1(6-4), 8/1(4-18), 6/2(1-16), 7/2(1-16), 8/2(3-2), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18v, 23(8-0), 24(8-0), 25(8-0), Rect. No. 43 Killa No. 3(8-0), 4/1(2-9), 5/1(2-9), 8/1Min North(3-10) Land measuring 881 Kanal 12 Marla i.e. 110.2 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.) by virtue of Jamabandi for the year 2020-2021.

Thereafter, M/s Gyan Kunj Estates Pvt. Ltd. and M/s Guffawo Propbuild Pvt. Ltd. exchange their land comprised in Rect. No. 38 Killa No. 2(8-0), 9/1(2-15), Rect. No. 40 Killa No.4(8-0) Land measuring 18 Kanal 15 Marla land situated at Village Bans Haria Distt Gurugram with Rati Ram, Khushi Ram Sons of Nanga Ram, Narain Singh, Vedprakash Sons of Hira Singh S/o Sukhdev & Ramesh Kumar S/o Ganga Ram owner of land comprised in Rect. No. 36 Killa No. 18(8-4), 23/1(2-0), 23/2/1(4-9) Land measuring 14 Kanal 13 Marla land situated at Village Bans Haria Distt Gurugram and got executed a registered Excahnge Deed bearing Vasika No. 6615/1 dated 01/12/2021 registered at the Office of Sub-Registrar, Harsaru, Gurugram and thereafter M/s Gyan Kunj

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 Gurgaon
 8-6/2021
 Advocate

Estates Pvt. Ltd.(213/293 Share) and M/s Guffawo Propbuild Pvt. Ltd. (80/293 Share) were exclusive owner of land comprised in Rect. No. 36 Killa No. 18(8-4), 23/1(2-0), 23/2/1(4-9) Land measuring 14 Kanal 13 Marla land situated at Village Bans Haria Distt Gurugram and Rati Ram, Khushi Ram Sons of Nanga Ram, Narain Singh, Vedprakash Sons of Hira Singh S/o Sukhdev & Ramesh Kumar S/o Ganga Ram were exclusive owner of land comprised in Rect. No. 38 Killa No. 2/2(7-18), 9/1(2-15), Rect. No. 40 Killa No.4(8-0) Land measuring 18 Kanal 13 Marla land situated at Village Bans Haria Distt Gurugram and thereof Mutation also sanctioned vide Mutation No. 2310 dated 08/12/2021.

Thereafter, M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s. Gyankunj Constructions Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s. Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd., M/s Grog Propbuild Pvt. Ltd., M/s Kamdhenu Projects Pvt. Ltd., M/s Griddle Propbuild Pvt. Ltd. executed Collaboration agreement with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block-A, Shastri Nagar, North West Delhi, New Delhi - 110052 and also registered at the Office of Sub-Registrar, Harsaru, gurugram vide Vasika No. 6965 dated 13/12/2021 of Land measuring 952 Kanal 10 Marla i.e. 119.0625 Acres situated at revenue estate of Village Bans Haria & Bans Kushla Tehsil Harsaru District Gurugram(Hr.). According to the said Agreement the developer developed the said land for Industrial Plotted Colony & residential & Commercial Complex and developer entitled to develop, construct and carry out necessary improvement and to market, sell Units/Apartments/plots/shops etc. and also authorized to book and collect the consideration amounts of his share on all terms and conditions of the said agreement and an entry of Collaboration Agreement also endorsed in revenue record/Rapat Rojnamcha Vide Rapat No. 396 dated 23/12/2021.

Thereafter, HSIIDC, Panchkula through D.R.O., Gurugram acquired the land comprised in Rect. No. 33 Killa No. 22(11-9), Rect.



No. 34 Killa No. 12(8-0), 2(8-0), 22(8-0), Rect. No. 35 Killa No. 2(8-0), 9(8-0), Rect. No. 40 Killa No. 12(8-0), 19(8-0), 22(7-1) situated at Village Bas Haria Tehsil Harsaru Distt Gurugram which were owned by M/s Gull Propbuild Pvt. Ltd., M/s. Zonex Estates Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd., M/s Guffawo Propbuild Pvt. Ltd., M/s Gloss Propbuild Pvt. Ltd. and M/s Logix Developers Pvt. Ltd. through Award No. 04 Dated 09/01/2012 and thereof Mutation also sanctioned vide Mutation No. 2311 dated 06/01/2022.

Thereafter, M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd. in collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block-A, Shastri Nagar, North West Delhi, New Delhi - 110052 applied for grant of license on land comprised in Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11), 7/1(3-11), 8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13) Total Land measuring 63 Kanal 12 Marla i.e. 07.95 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) and Land comprised in Rect. No. 14 Killa No. 13/1/2(3-18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0), Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2(7-14), 3(8-0), 9(6-13), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16(8-0), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1(5-7), 9/2(2-13), 11/2(5-16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1(6-9), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13(7-2), 18(8-0), 19(8-0), 22/3(1-2), 23/3(1-2), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 20(6-16), 21/1(2-2), Rect. No. 34 Killa No. 20(8-0), 21(8-0), 3(8-0), 4(8-0), 5/1(2-18), 8/1/1(0-10), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18(8-0), 23(8-0), 24(8-0), 25(8-0), 5/2(2-4), 6(8-0), 7/1(4-0), 15(8-

Signature
SANJAY KUMAR YADAV
Gurgaon
P-61/2004
Advocate

0), Rect. No. 35 Killa No. 10/2/1(1-0), 1(8-0), 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 10/1(5-9), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(84), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11(7-2), 20(7-12), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 3/2(4-0), 4/2(4-0), 7/1(6-4), 8/1(4-18), 6/2(1-16), 7/2(1-16), 8/2(3-2), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18v, 23(8-0), 24(8-0), 25(8-0), Rect. No. 43 Killa No. 3(8-0), 4/1(2-9), 5/1(2-9), 8/1Min North(3-10) Land measuring 881 Kanal 12 Marla i.e. 110.2 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.), Total land in both village is 945 Kanal 04 Marla i.e. 118.15 Acres for Setting up of Industrial Plotted Colony in the revenue Estate of Village Bans Haria & Bans Kushla, Sector M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram from Director, Town & Country Planning (DTCP) Haryana, Chandigarh in furtherance DTCP issued license No. 136 of 2022 DT. 08/09/2022 of 118.15 Acres for development of Industrial Plotted Colony in Sector M-09, M-10, M-13&14 of Manesar, Gurugram and the said License is Valid upto 07/09/2027. **That** in regarding of license No. 136 of 2022 dated 08/09/2022 a rapat also recorded in revenue record/Rapat Rojnamcha Vide Rapat No. 33 of September 2022.

Thereafter, M/s Worldwide Resorts and Entertainment Private Limited submitted the Zoning Plan for Sanction to the DGTCP, Haryana, Chandigarh and DGTCP, Haryana, Chandigarh approved/ sanctioned of Zoning Plan vide Drawing No. DTCP-8604 Dt. 09/09/2022 for carved out of Industrial & Residential Plot in Sector M-09, M-10, M-13&14 of Manesar, Gurugram.

Thereafter, M/s Worldwide Resorts and Entertainment Private Limited got the NOC from Aravali clearance for Industrial Plotted colony vide Memo No. 82/M.B. dated 25/08/2022 and also got NOC from Deputy Commissioner, Gurugram for carved out the plot in Sector M-09, M-10, M-13&14 of Manesar, Gurugram Vide Memo NO. 3106/S.K.-2 dated 15/06/2022.

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Thereafter, M/s Worldwide Resorts and Entertainment Private Limited applied for the said project in Rera Registration for and HRERA, Gurugram issued registration certificate for Area of 118.15 Acre Vide Memo No. RC/REP/HARERA/GGM/625/357/2022/100 dated 14/11/2022 and the registration shall be valid for a period from 14/11/2022 to 30-09-2024.

Thereafter, M/s Sankalp Promoters Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Yukti Projects Pvt. Ltd., M/s Sriyam Estate Pvt. Ltd., M/s Gull Propbuild Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd., M/s Global Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 9/1 Min Rect. No. 41 Killa No. 19/2(3-4), 20/2(3-4) Field 02 Total Land 6 Kanal 08 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Sankalp Promoters Pvt. Ltd., M/s Active Promoters Pvt. Ltd., M/s Gull Propbuild Pvt. Ltd., M/s Global Propbuild Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 12/4 Min Rect. No. 41 Killa No. 3/2/2(1-4), 4/2/1(0-5), 7/1/2(0-7), 8/1/1(1-9) Field 04 Total Land 3 Kanal 05 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Sankalp Promoters Pvt. Ltd., M/s Rosegate Estate Pvt. Ltd., M/s Global Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 100/1 Min Rect. No. 41 Killa No. 13/2(2-8), 14/1(0-9), 17/2(0-9), 18/1(4-13), 23/2(2-8), 24/1(0-9), 7/2/2(0-2), 8/2/1, Rect. No. 43 Killa NO. 3/2(2-8), 4/1/1(0-3), 8/1/1(1-1) Total Field 11 Total Land 15 Kanal 09 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Rosegate Estates Pvt. Ltd., M/s Sankalp Promoters Pvt. Ltd., M/s Yukti Projects Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Gull Propbuild Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd., M/s Guffow Propbuild Pvt. Ltd., M/s Gable Propbuild Pvt. Ltd., M/s Gaff Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 23/3 Min Rect. No. 30 Killa No. 2/1/2/2(0-02), 9/2(2-15), Rect. No. 31 Killa NO. 21(7-4), 9/1/1(1-5), 9/2(2-13), 16/1(0-12), 24/1(0-7), Rect. No. 33 Killa No. 20/1(6-15), 21/1/2(1-17) Total Field 09 Total Land 23 Kanal 10 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Gyankunj Estate Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 218/5 Min Rect. No. 34 Killa No. 20/1(1-8), 21/2(1-



8) Total Field 02 Total Land 02 Kanal 16 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Gloss Propbuild Pvt. Ltd., M/s Zonex Estate Pvt. Ltd., M/s Monarch Buildcon Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 121/2 Min Rect. No. 40 Killa No. 20/1(1-08) Field 01 Total Land 01 Kanal 08 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Gyankunj Estate Pvt. Ltd., M/s Zonex Estate Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 122/2 Min Rect. No. 32 Killa No. 13/2(1-19), 18/1(2-8), 23/3/2(0-7) Field 03 Total Land 04 Kanal 14 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Rosegate Estate Pvt. Ltd., M/s Sankalp Promoters Pvt. Ltd., M/s Yukti Projects Pvt. Ltd., M/s Logical Developers Pvt. Ltd., M/s Gull Propbuild Pvt. Ltd., M/s Flip Propbuild Pvt. Ltd., M/s Guffawo Propbuild Pvt. Ltd., M/s Gable Propbuild Pvt. Ltd., M/s Gaff Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 23/4 Min Rect. No. 32 Killa No. 23/1/2(1-19) Field 01 Total Land 01 Kanal 19 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Sriyam Estate Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 171/2 Min Rect. No. 35 Killa No. 10/2/1/1(0-14) Field 01 Total Land 14 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Zonex Estate Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 190/4 Min Rect. No. 34 Killa No. 3/2(7-2), 4/2(7-2), 5/1/2(2-17), 8/1/1(0-10) Field 04 Total Land 17 Kanal 11 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Savodya Buildcon Pvt. Ltd., M/s Gaff Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 219/5 Min Rect. No. 34 Killa No. 5/2(2-4), 6/1(4-0), 7/1(4-0) Field 03 Total Land 10 Kanal 04 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Global Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 212/2 Min Rect. No. 40 Killa No. 11/2(1-8) Field 01 Total Land 01 Kanal 08 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram & M/s Flip Propbuild Pvt. Ltd., M/s Guffawo Propbuild Pvt. Ltd. execute Gift Deed of land comprised in Khewat No. 217/2 Min Rect. No. 34 Killa No. 18/2(0-12), 23/1(0-12) Rect. No. 35 Killa No. 1/2(1-8), 10/1/1(2-19), 3/1(0-12), 8/2(0-12) Field 06 Total Land 06 Kanal 15 Marla situated at Village Bas Haria Tehsil Harsaru Distt Gurugram and registered at the Office of Sub-Registrar, Harsaru, Gurugram Vide Vasika No. 917/1 dated

Signature



26/04/2024 in favour of Director General, Department of Town and Country Planning, Haryana and thereof Mutation also sanctioned vide Mutation No. 2393 dated 03/07/2024.

Thus, land comprised in Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11), 7/1/1(1-05), 8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13) Total Land measuring 60 Kanal 01 Marla i.e. Approx 07.55 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) and Land comprised in Rect. No. 14 Killa No. 13/1/2(3-18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0), Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2/1(7-12), 3(8-0), 9/1(3-18), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16/1(7-8), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1/2(4-2), 11/2(5-16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1/1(4-10), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13/1(5-3), 18/2(5-12), 19(8-0), 22/3(1-2), 23/3/1(0-15), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 21/1/1(0-5), Rect. No. 34 Killa No. 20/2(6-12), 21/1(6-12), 3/1(0-8), 4/1(0-8), 5/1/1(0-1), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18/1(7-8), 23/1(7-8), 24(8-0), 25(8-0), 5/2(2-4), 6/2(4-0), 15(8-0), Rect. No. 35 Killa No. 10/2/1/2(0-6), 1/1(6-12), 3/2(7-8), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8/1(7-8), 10/1/2(2-10), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(8-4), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11/1(5-14), 20/2(6-4), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19/1(4-16), 20/1(4-16), 3/2/1(2-16), 4/2/2(3-15), 7/1/1(5-17), 8/1/2(3-9), 6/2(1-16), 7/2/1(1-14), 8/2/1(3-2), 13/1(5-12), 14/2(7-11), 15(8-0), 16(8-0), 17/1(7-11), 18/2(3-7), 23/1(5-12), 24/1(7-11), 25(8-0), Rect. No. 43 Killa No. 3/1(5-12), 4/1/2(2-6), 5/1(2-9), 8/1/1Min(2-9) Land measuring 785 Kanal 11 Marla i.e. 98.16 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.), Total land in both village is 847 Kanal 18 Marla i.e. Approx 105.95 Acres and M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild

Signature
SANJAY KUMAR YADAV
Gurgaon
P-6/12009
Advocate

Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd., M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block-A, Shastri Nagar, North West Delhi, New Delhi - 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram are coming as continuous owner and there is continuous chain of ownership in their favor and bears a good and clear marketable title of property stating that the above and the said land is free from all sorts of encumbrances as well as from acquisition etc.

CERTIFICATE OF TITLE AND NO ENCUMBRANCE

I have scrutinized the title documents of the above mentioned property in the revenue record with concerned Registrar and builder provided the documents relating to the property **land comprised in** Rect. No. 5 Killa No. 5(3-9), 6/1(4-9), 1(7-16), 2(8-0), 3(8-0), 6/2(3-11), 7/1(3-11), 8/2(1-8), 8/1/1/1(0-4), 8/1/2/1(2-12), 9/1(5-6), Rect. No. 1 Killa No. 21(2-11), 22(8-2), 23(4-13) Total Land measuring 62 Kanal 07 Marla i.e. Approx 07.8 Acres land situated at Village Bans Kushla Tehsil Harsaru Distt Gurugram(Hr.) and Land comprised in Rect. No. 14 Killa No. 13/1/2(3-18), 14/1(5-16), 15/1(5-16), 16(8-0), 17(5-11), 18/1(0-13), 25/2(4-0), Rect. No. 30 Killa No. 4(8-0), 5(8-0), 2/1/2/1(7-12), 3(8-0), 9/1(3-18), 11(8-0), 12(8-0), 19(8-0), 20(8-0), 21/2/2(2-9), 22(8-0), Rect. No. 31 Killa No. 16/1(7-8), 17(8-0), 24(8-0), 25(8-0), 2(8-0), 9/1/2(4-2), 11/2(5-16), 12/1(7-18), 18/2(2-4), 19/2/1(7-2), 20/1(2-14), 21/1(0-15), 22/1/2(7-2), 23(8-0), Rect. No. 32 Killa No. 20(8-0), 21/1(2-13), 14/1(4-3), 16(10-2), 17/1(7-12), 22/1(6-2), 23/1/1(4-10), 24(7-18), 25/1(2-2), 11(10-18), 12(9-0), 13/1(5-3), 18/2(5-12), 19(8-0), 22/3(1-2), 23/3/1(0-15), Rect. No. 33 Killa No. 23(8-4), 24(3-2), 21/1/1(0-5), Rect. No. 34 Killa No. 20/2(6-12), 21/1(6-12), 3/1(0-8), 4/1(0-8), 5/1/1(0-1), 16(8-0), 7/2(4-0), 14(8-0), 17(8-0), 18/1(7-8), 23/1(7-8), 24(8-0), 25(8-0), 5/2(2-4), 6/2(4-0), 15(8-0), Rect. No. 35 Killa No. 10/2/1/2(0-6), 1/1(6-12), 3/2(7-8), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8/1(7-8), 10/1/2(2-10), Rect. No. 36 Killa No. 23/2/2(1-11), 24(10-11), 25(5-11), 11/2(0-8), 12(7-7), 20(8-0), 19(8-0), 21(8-0), 22(8-0), 18(8-4), 23/1(2-0), 23/2/1(4-9), Rect. No. 37 Killa No. 1(9-2), 2(2-5), 10(4-0), Rect. No. 38 Killa No. 2/1(0-2), 3/1(4-0), 3/2(4-0), 4(8-0), 8(8-

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0), 7/1(7-2), 13/1(2-18), 5(8-0), 6(8-0), 14/2(4-15), 15(4-0), 13/2(5-2), 17(4-0), 18(8-0), 19(8-0), 22(8-0), 23(4-6), Rect. No. 40 Killa No. 11/1(5-14), 20/2(6-4), Rect. No. 41 Killa No. 1(8-0), 2(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19/1(4-16), 20/1(4-16), 3/2/1(2-16), 4/2/2(3-15), 7/1/1(5-17), 8/1/2(3-9), 6/2(1-16), 7/2/1(1-14), 8/2/1(3-2), 13/1(5-12), 14/2(7-11), 15(8-0), 16(8-0), 17/1(7-11), 18/2(3-7), 23/1(5-12), 24/1(7-11), 25(8-0), Rect. No. 43 Killa No. 3/1(5-12), 4/1/2(2-6), 5/1(2-9), 8/1/1Min(2-9) Land measuring 785 Kanal 11 Marla i.e. 98.16 Acres land situated at Village Bans Haria Tehsil Harsaru Distt Gurugram(Hr.), Total land in both village is 847 Kanal 18 Marla i.e. Approx 105.95 Acres I have also taken search with the Sub-Registrar, Harsaru, Gurugram regarding Assurances & Record of Rights (Original fee receipts enclosed).

I certify that M/s. Active Promoters Pvt. Ltd., M/s. Flip Propbuild Pvt. Ltd., M/s. Globule Propbuild Pvt. Ltd. M/s. Gull Propbuild Pvt. Ltd, M/s. Sankalp Promoters Pvt. Ltd., M/s. Sriyam Estates Pvt. Ltd., M/s. Yukti Projects Pvt. Ltd, M/s. Zonex Estates Pvt. Ltd., M/s. Gloss Propbuild Pvt. Ltd., M/s. Monarch Buildcon Pvt. Ltd., M/s. Guffaw Propbuild Pvt. Ltd., M/s. Gyankunj Estates Pvt. Ltd., M/s. Rosegate Estates Pvt. Ltd., M/s. Gable Propbuild Pvt. Ltd., M/s. Gaff Propbuild Pvt. Ltd, M/s. Gravel Propbuild Pvt. Ltd., M/s. Logical Developers Pvt. Ltd., M/s Sarvodya Buildcon Pvt. Ltd., M/s Grebe Propbuild Pvt. Ltd. as well collaboration with M/s Worldwide Resorts and Entertainment Private Limited having its Registered Office at H. No. 738, 2nd Floor, Block-A, Shastri Nagar, North West Delhi, New Delhi - 110052 for setting up of Industrial Plotted Colony in Sector-M-9, M-10, M-13 & M-14 of Manesar, Distt Gurugram on the said property **are owners in possession and has Clear marketable title over the above said property.**

THAT there is no defect in chain of title and the chain of title is complete in all respect. The owner of the said property has clear legal and valid marketable title.

Inspection: The records were inspected and verified by the under signed for the period of 2017-2024 vide Receipt No.(s) 931 dated 28/08/2024 office of Sub-Registrar, Harsaru, Gurugram.

Date:- 29/08/2024

Place: Gurugram

SANJAY KUMAR YADAV
Advocate

