



Z. REHMAN & ASSOCIATES
ADVOCATES

01st March 2024

To,

M/s Nporth Star Towers Pvt. Ltd.
SS House, Plot No. 77, Sector-44,
Gurgaon, Haryana-122003.

QUERIST: M/s North Star Towers Pvt. Ltd.

Re: Title Search Report in respect of Group Housing Colony under TOD being developed on freehold area measuring 6.4166 acres (51 Kanal 06 Marla and 06 Sarsai) licensed vide License no. 265 of 2023 situated in the revenue estate of village Badha and village Nawada Fatehpur, Sector-90, Tehsil Manesar and District Gurugram, Haryana (hereinafter referred to as 'Said Land') owned by (i) M/s North Star Towers Pvt. Ltd. & (ii) M/s Matrix Buildwell Pvt. Ltd. (hereinafter collectively referred to as 'Owners') and developed by one of the co-Owner i.e. M/s North Star Towers Private Limited having its registered office at SS House, Plot No.-77, Sector-44, Gurugram, Haryana-122003 (hereinafter referred to as 'Developer').

FACTUAL MATRIX: -

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

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

Our Report in this regard is as under:

DESCRIPTION OF THE SAID LAND:

Land measuring **6.4166 acres (51 Kanal 06 Marla and 06 Sarsai)** comprised in Rectangle no. 22, Killa nos. 12/1min(3-17-6), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), 14/2min(4-13), 17min(3-17), 18(7-0), 24/1(4-1), 24/2/1(1-15), 24/2/2(0-19), 8/2/1min(1-18), 8/2/2min(1-10), 25/1/1min(2-15) situated in the revenue estate of **village Badha**, Sector-90, District Gurgaon, Haryana AND Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1min(4-14), 18/2(1-0), 13/3min(0-19) situated in the revenue estate of **village Nawada Fatehpur**, Sector-90, District Gurgaon, Haryana.



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

NAME OF THE OWNERS

- (i) M/s North Star Towers Private Limited,
- (ii) M/s Matrix Buildwell Private Limited,

DOCUMENTS SCRUTINIZED:

The Copy of the following documents were provided to us:

1. Copy of the LC-IV.
2. Copy of the letter of intent bearing memo no. LC-5209-JE(SK)-2023/38108 dated 08.11.2023 issued by Director of Town and Country Planning, Haryana to (i) M/s North Star Towers Pvt. Ltd. & (ii) M/s Matrix Buildwell Pvt. Ltd. in collaboration with M/s North Star Towers Pvt. Ltd. for setting up of Group Housing Colony on the land measuring 6.4166 acres situated in the revenue estate of village Badha and village Nawada Fatehpur, Sector-90, District Gurgaon, Haryana.
3. Copy of the License No. 265 of 2023 bearing endorsement no. LC-5209/JE(SK)/2023/43184 dated 21.12.2023 issued by Director of Town and Country Planning, Haryana to (i) M/s North Star Towers Pvt. Ltd. & (ii) M/s Matrix Buildwell Pvt. Ltd. in collaboration with M/s North Star Towers Pvt. Ltd. for **Group Housing Colony** on the land measuring **6.4166 acres (51 Kanal 06 Marla and 06 Sarsai)** comprised in Rectangle no. 22, Killa nos. 12/1min(3-17-6), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), 14/2min(4-13), 17min(3-17), 18(7-0), 24/1(4-1), 24/2/1(1-15), 24/2/2(0-19), 8/2/1min(1-18), 8/2/2min(1-10), 25/1/1min(2-15) situated in the revenue estate of **village Badha**, Sector-90, District Gurgaon, Haryana AND Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1min(4-14), 18/2(1-0), 13/3min(0-19) situated in the revenue estate of **village Nawada Fatehpur**, Sector-90, District Gurgaon, Haryana. The said License was valid up to 18.12.2028.
4. Copy of the Sale Deed executed by Smt. Sunil Devi wife of Sh. Rakesh Jamadgani (*through General Power of Attorney & Collaboration Agreement with M/s Ameya Commercial Project Pvt. Ltd. through Authorised Signatory Sh. Anurag Sharma*) in favour of **M/s Matrix Buildwell Pvt. Ltd.** in respect of land ad-measuring **00 Kanal 06 Marla** situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1612 in Book No. 1, Volume No. 264 in Page 48-49 on 15.10.2012 before Sub-Registrar, Manesar, Haryana.
5. Copy of the Sale Deed executed by M/s Ameya Commercial Projects Pvt. Ltd. in favour of **M/s Matrix Buildwell Pvt. Ltd.** in respect of land ad-measuring **15 Kanal 15 Marla** situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram, Haryana.



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The said deed is duly registered as document No. 1611, in Book No. 1, Volume No. 264 in Page 45-47 on 15.10.2012 before Sub-Registrar, Manesar, Haryana.

6. Copy of the Sale Deed executed by **(i) Master Ashik Vishwas & (ii) Master Showik Vishwas & (iii) Baby Swastik Vishwas** (*through father and natural guardian Sh. Dillip Vishwas*) in favour of **M/s North Star Towers Pvt. Ltd.** in respect of land ad-measuring **30 Kanal 09 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1011, in Book No. 1, Volume No. 54 in Page 16-17 on 16.09.2010 before Sub-Registrar, Manesar, Haryana.

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

The said deed is duly registered as document No. 1396, in Book No. 1, Volume No. 64 in Page 18-20 on 10.11.2010 before Sub-Registrar, Manesar, Haryana.

8. Copy of the Sale Deed executed by Human Base India INC (*through Partner Sh. Captain Pradeep Lal and Sh. Sumnesh Kumar*) in favour of **M/s North Star Towers Pvt. Ltd.** in respect of land ad-measuring **12 Kanal 05 Marla** situated in the revenue estate of Village Badha, Tehsil Manesar, District Gurugram, Haryana.

The said deed is duly registered as document No. 1395, in Book No. 1, Volume No. 64 in Page 15-17 on 10.11.2010 before Sub-Registrar, Manesar, Haryana.

9. Copies of the Jamabandi for the year 2007-2008, 2012-2013 and 2017-2018 and register intekals, of Village Badha, Tehsil Manesar, District Gurugram, Haryana.
10. Copies of the Jamabandi for the year 2006-2007, 2011-2012, 2016-2017 & 2021-2022 and register intekals, of Village Nawada Fatehpur, Tehsil Manesar, District Gurugram, Haryana.

TYPE OF SAID LAND:-

Group Housing Colony under the License no. 265 of 2023 issued by Director of Town and Country Planning, Haryana.

TITLE CHAIN OF THE SAID LAND:-

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



- a. From a perusal of the documents we have observed that License no. 265 of 2023, issued by DTCP for the setting up of **Group Housing Colony**, on the land measuring **6.4166 acres (51 Kanal 06 Marla and 06 Sarsai)** comprised in Rectangle no. 22, Killa nos. 12/1min(3-17-6), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), 14/2min(4-13), 17min(3-17), 18(7-0), 24/1(4-1), 24/2/1(1-15), 24/2/2(0-19), 8/2/1min(1-18), 8/2/2min(1-10), 25/1/1min(2-15) situated in the revenue estate of **village Badha**, Sector-90, District Gurgaon, Haryana AND Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1min(4-14), 18/2(1-0), 13/3min(0-19) situated in the revenue estate of **village Nawada Fatehpur**, Sector-90, District Gurgaon, Haryana. The said License was valid up to 18.12.2028.
- b. As per Point no. 1 of the land schedule in License no. 265 of 2023, land measuring **39 Kanal 01 Marla & 06 Sarsai** comprised in Rectangle no. 22, Killa nos. 12/1min(3-17-6), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), 14/2min(4-13), 17min(3-17), 18(7-0), 24/1(4-1), 24/2/1(1-15), 24/2/2(0-19), 8/2/1min(1-18), 8/2/2min(1-10), situated in the revenue estate of village **Badha**, Sector-90, District Gurgaon, Haryana AND land measuring **09 Kanal and 10 Marla** comprised in Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1min(4-14), 18/2(1-0), 13/3min(0-19), situated in the revenue estate of village **Nawad Fatehpur**, Sector-90, District Gurgaon, Haryana, is owned by **M/s North Star Towers Pvt. Ltd.** and the chain of title in respect of the aforesaid land is detailed as below:

VILLAGE BADHA

- i. **Rectangle no. 22, Killa nos. 8/2/1min(1-18), 8/2/2min(1-1), total ad-measuring 02 Kanal and 19 Marla.**
- As per the Jamabandi for the year of 2007-2008, bearing Khewat no. 178/135/136, Khatauni no. 181, **M/s Human Base India** was the recorded owner of the land measuring **04 Kanal and 13 Marla** comprised in Rectangle no. 22, Killa nos. 8/2/1(2-5), 8/2/2(2-8), situated in the revenue estate of village Badha, District Gurgaon, Haryana.
 - That, M/s Human Base India, sold the land measuring **04 Kanal and 13 Marla** comprised in Rectangle no. 22, Killa nos. 8/2/1(2-5), 8/2/2(2-8), situated in the revenue estate of village Badha, District Gurgaon, Haryana to **co-Owner i.e. M/s North Satar Towers Pvt. Ltd.** vide Sale Deed bearing registration number 1396 dated 10.11.2010 and mutation of the same is recorded in the jamabandi vide mutation number 2603.
 - As per the Jamabandi for the year of 2012-2013 bearing Khewat no. 280/178, Khatauni no. 282, **M/s North Satar Towers Pvt. Ltd.** was the recorded owner of the land measuring **04 Kanal and 13 Marla** comprised in Rectangle no. 22, Killa nos. 8/2/1(2-5), 8/2/2(2-8), situated in the revenue estate of village Badha, District Gurgaon, Haryana.



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- As per the Jamabandi for the year of 2017-2018 bearing Khewat no. 303/280, Khatauni no. 306, **M/s North Satar Towers Pvt. Ltd.** was the recorded owner of the land measuring **04 Kanal and 13 Marla** comprised in Rectangle no. 22, Killa nos. 8/2/1(2-5), 8/2/2(2-8), situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- *It is to be noted that out of the above said land parcel, the area admeasuring **02 Kanal and 19 Marla** comprised in Rectangle no. 22, Killa nos. 8/2/1min(1-18), 8/2/2min(1-1), situated in the revenue estate of village Badha, District Gurgaon, Haryana is covered under the License no. 265 of 2023.*
- *Note*: The current Jamabandis are not available with the concerned patwari as the same have not been prepared and our search is relied upon the last available Jamabandi i.e. of year 2017-2018.*

ii. **Rectangle no. 22, Killa no. 12/1min(3-17-6), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), total ad-measuring 13 Kanal 17 Marla and 06 Sarsai.**

- As per the Jamabandi for the year of 2007-2008 bearing Khewat no. 79/61, Khatauni no. 82, **M/s Human Base India** was the recorded owner [under khana khastkar coloum] of the land measuring **15 Kanal and 07 Marla** comprised in Rectangle no. 22, Killa nos. 12/1(5-7), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- That, M/s Human Base India, sold the land measuring **15 Kanal and 07 Marla** comprised in Rectangle no. 22, Killa nos. 12/1(5-7), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), situated in the revenue estate of village Badha, District Gurgaon, Haryana to **co-Owner i.e. M/s North Satar Towers Pvt. Ltd.** vide Sale Deed bearing registration number 1396 dated 10.11.2010 and mutation of the same is recorded in the jamabandi vide mutation number 2603.
- As per the Jamabandi for the year of 2012-2013 bearing Khewat no. 132/79, Khatauni no. 134, **M/s North Satar Towers Pvt. Ltd.** was the recorded [under khana khastkar coloum] owner of the land measuring **15 Kanal and 07 Marla** comprised in Rectangle no. 22, Killa nos. 12/1(5-7), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- As per the Jamabandi for the year of 2017-2018 bearing Khewat no. 148/132, Khatauni no. 151, **M/s North Satar Towers Pvt. Ltd.** was the recorded owner [under khana khastkar coloum] of the land measuring **15 Kanal and 07 Marla** comprised in Rectangle no. 22, Killa nos. 12/1(5-7), 12/2(2-0), 13/1/1(0-7), 13/1/2(1-0), 13/2/1(0-3), 13/2/2(6-10), situated in the revenue estate of village Badha, District Gurgaon, Haryana.



iii. Rectangle no. 22, Killa nos. 14/2min(4-13), 17min(3-17), 18(7-0), 24/1(4-1), 24/2/1(1-15), 24/2/2(0-19), total ad -measuring 22 Kanal and 05 Marla.

- As per the Jamabandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2007-2008, vide Khewat no. 84/64, Khatoni no. 87, (i) Master Ashik Vishwas & (ii) Master Showik Vishwas (minors sons), (iii) Baby Swastik Vishwas (minor daughter), (iv) Smt. Kalpana Vishwas Chaudhrey wife of Sh. Dilip Vishwas were the joint recorded owners of the land measuring **30 Kanal 09 Marla** comprised in Rectangle no. 22, Killa nos. 14/2(7-2), 15/2/2/1(1-12), 17(8-0), 18(7-0), 24/1(4-1), 24/2/1(1-19), 24/2/2(0-19) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.
- That Smt. Kalpana Vishwas Chaudhrey transferred her $\frac{1}{4}$ share in the aforesaid land in favour of (i) Master Ashik Vishwas & (ii) Master Showik Vishwas & (iii) Baby Swastik Vishwas vide court order dated 01.05.2007 passed by Hon'ble High Court of Delhi in case no. 206 of 2006 and vide registered deed bearing no. 4245 dated 08.10.2007 and mutation of the same is recorded in the Jamabandi vide mutation no. 2483. It is to be noted that we have not been provided with the aforesaid Deed and court order and reference of the same has been taken from the revenue record.
- Thereafter, (i) Master Ashik Vishwas & (ii) Master Showik Vishwas & (iii) Baby Swastik Vishwas (through father and natural guardian Sh. Dilip Vishwas) sold the land measuring **30 Kanal 09 Marla** comprised in Rectangle no. 22, Killa nos. 14/2(7-2), 15/2/2/1(1-12), 17(8-0), 18(7-0), 24/1(4-1), 24/2/1(1-19), 24/2/2(0-19) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram to the **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** vide Sale Deed bearing registration no. 1011 dated 16.09.2010 and the mutation of the same is recorded in the Jamabandi vide Register Inteqal no. 2530.
- As per the Jamabandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2012-2013, vide Khewat no. 139/84, Khatoni no. 141, **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** was the recorded owner of the land measuring **30 Kanal 09 Marla** comprised in Rectangle no. 22, Killa nos. 14/2(7-2), 15/2/2/1(1-12), 17(8-0), 18(7-0), 24/1(4-1), 24/2/1(1-19), 24/2/2(0-19) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.
- As per the Jamabandi of village Badha, Tehsil Manesar, District Gurugram for the year of 2017-2018, vide Khewat no. 156/139, Khatoni no. 159, **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** was the recorded owner of the land measuring **30 Kanal 09 Marla** comprised in Rectangle no. 22, Killa nos. 14/2(7-2), 15/2/2/1(1-12), 17(8-0), 18(7-0), 24/1(4-1), 24/2/1(1-19), 24/2/2(0-19) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram.



- It is noted that the land measuring **22 Kanal 05 Marla** comprised in Rectangle no. 22, Killa nos. 14/2min(4-13), 17min(3-17), 18(7-0), 24/1(4-1), 24/2/1(1-15), 24/2/2(0-19) is covered under the license no. 265 of 2023.

VILLAGE NAWADA FATEHPUR

- **Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1min(4-14), 18/2(1-0), 13/3min(0-19), total ad-measuring 09 Kanal and 10 Marla.**
 - As per the Jamabandi for the year of 2006-2007 bearing Khewat no. 238/164, Khatauni no. 335, **M/s Human Base India** was the recorded owner of the land measuring **12 Kanal and 05 Marla** comprised in Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1(6-19), 18/2(1-0), 13/3(1-8), 13/1(0-1), situated in the revenue estate of village Nawada Fatehpur, District Gurgaon, Haryana.
 - That, M/s Human Base India, sold the land measuring **12 Kanal and 05 Marla** comprised in Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1(6-19), 18/2(1-0), 13/3(1-8), 13/1(0-1), situated in the revenue estate of village Nawada Fatehpur, District Gurgaon, Haryana to **co-Owner i.e. M/s North Star Towers Pvt. Ltd.** vide Sale Deed bearing registration number 1395 dated 10.11.2010 and mutation of the same is recorded in the jamabandi vide mutation number 1700
 - As per the Jamabandi for the year of 2011-2012 bearing Khewat no. 338/238, Khatauni no. 396, **M/s North Satar Towers Pvt. Ltd.** was the recorded owner of the land measuring **12 Kanal and 05 Marla** comprised in Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1(6-19), 18/2(1-0), 13/3(1-8), 13/1(0-1), situated in the revenue estate of village Nawada Fatehpur, District Gurgaon, Haryana.
 - As per the Jamabandi for the year of 2016-2017 bearing Khewat no. 360/338, Khatauni no. 397, **M/s North Satar Towers Pvt. Ltd.** was the recorded owner of the land measuring **12 Kanal and 05 Marla** comprised in Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1(6-19), 18/2(1-0), 13/3(1-8), 13/1(0-1), situated in the revenue estate of village Nawada Fatehpur, District Gurgaon, Haryana.
 - As per the Jamabandi for the year of 2021-2022, bearing Khewat no. 418/360, Khatauni no. 455, **M/s North Satar Towers Pvt. Ltd.** was the recorded owner of the land measuring **12 Kanal and 05 Marla** comprised in Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1(6-19), 18/2(1-0), 13/3(1-8), 13/1(0-1), situated in the revenue estate of village Nawada Fatehpur, District Gurgaon, Haryana.
 - It is noted that the land measuring **09 Kanal 10 Marla** comprised in Rectangle no. 2, Killa nos. 17/1(1-7), 17/2(1-10), 18/1min(4-14), 18/2(1-0), 13/3min(0-19), is covered under the license no. 265 of 2023.



- c. As per Point no. 2 of the land schedule in license no. 265 of 2023, land measuring **02 Kanal 15 Marla** comprised in Rectangle no. 22, Killa no. 25/1/1min situated in the revenue estate of village Badha, Sector-90, District Gurgaon, Haryana, is owned by co-Owner i.e. **M/s Matrix Buildwell Pvt. Ltd.** and the chain of title in respect of the aforesaid land is detailed as below:-
- As per the Jamabandi for the year of 2006-2007 bearing Khewat no. 85/65, Khatauni no. 88, **Smt. Sunil Devi wife of Sh. Rakesh** was the recorded owner of the land measuring **16 Kanal and 08 Marla** comprised in Rectangle no. 22, Killa nos. 15/2/2/2(2-4), 16(8-0), **25/1(6-4)**, situated in the revenue estate of village Badha, District Gurgaon, Haryana.
 - Upon review of the jamabandi, we note that due to acquisition, area of killa no. 25/1 under rectangle no. 22 was reduced to 05 Kanal and 08 Marla from the 06 Kanal and 04 Marla.
 - That, Smt. Sunil Devi, sold her 102/108 share (i.e. land measuring 05 Kanal and 02 Marla) in the land measuring 05 Kanal 08 Marla comprised in Rectangle no. 22, Killa no. 25/1/1, situated in the revenue estate of village Nawada Fatehpur, District Gurgaon, Haryana to **M/s Ameya Commercial Projects Pvt. Ltd.** vide Sale Deed bearing registration number 856 dated 05.07.2012 and mutation of the same is recorded in the jamabandi vide mutation number 2840.
 - Thereafter, M/s Ameya Commercial Projects Pvt. Ltd. sold its 102/108 share (i.e. land measuring 05 Kanal and 02 Marla) in the land measuring 05 Kanal 08 Marla comprised in Rectangle no. 22, Killa no. 25/1/1 situated in the revenue estate of village Nawada Fatehpur, District Gurgaon, Haryana to **M/s Matrix Buildwell Pvt. Ltd.** vide Sale Deed bearing registration number 1611 dated 15.10.2012 and mutation of the same is recorded in the jamabandi vide mutation number 2869.
 - As per the Jamabandi for the year of 2012-2013, bearing Khewat no. 142/85min, Khatauni no. 144, (i) **Smt. Sunil Devi wife of Sh. Rakesh [17/18 Share]** & (ii) **M/s Matrix Buildwell Pvt. Ltd. [1/18 Share]** were the joint recorded owners of the land measuring **05 Kanal and 08 Marla** comprised in Rectangle no. 22, Killa no. 25/1/1 situated in the revenue estate of village Badha, District Gurgaon, Haryana.
 - As per the Jamabandi for the year of 2017-2018, bearing Khewat no. 159/142, Khatauni no. 162, (i) **Smt. Sunil Devi wife of Sh. Rakesh [17/18 Share]** & (ii) **M/s Matrix Buildwell Pvt. Ltd. [1/18 Share]** were the joint recorded owners of the land measuring **05 Kanal and 08 Marla** comprised in Rectangle no. 22, Killa no. 25/1/1 situated in the revenue estate of village Badha, District Gurgaon, Haryana.
 - **Upon review of the aforesaid jamabandi for the years of 2012-2013 and 2017-2018 we observed that the share of the joint owners was erroneously recoded and the same was rectified through badar no. 29.**
 - That, Smt. Sunil Devi, sold her remaining share 06/108 share (i.e. land measuring 00 Kanal and 06 Marla) in the land measuring 05 Kanal 08 Marla comprised in



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Rectangle no. 22, Killa no. 25/1/1, situated in the revenue estate of village Nawada Fatehpur, District Gurgaon, Haryana to **M/s Matrix Buildwell Pvt. Ltd.** vide Sale Deed bearing registration number 1612 dated 15.10.2012 and mutation of the same is recorded in the jamabandi vide mutation number 2870.

- *Upon review of the aforesaid sale deed, we note that said sale deed executed by Smt. Sunil Devi through GPA holder Sh. Anurag Sharma (authorized signatory of M/s Ameya Commercial Projects Pvt. Ltd.)*
- d. Based on the documents provided to us and subject to our views herein above, we are of the opinion that the Owners' title to the land measuring **6.4166 acres (51 Kanal 06 Marla and 06 Sarsai)** situated in the revenue estate of village Badha and village Nawada Fatehpur, District Gurgaon prima facie seems to be clear and marketable.
- e. As per License no. 265 of 2023, the development rights of the Said Land are vested with the Developer but the copy of the relevant documents (collaboration agreement / developer agreement etc.) has not been provided to us for our review.
- f. In our view, the above verification confirms the fact that the above mentioned Sale Deeds were duly executed and registered before the appropriate authorities.
- g. Our report basis the documents provided and verification before the Sub-Registrar office and revenue record. In addition to the above, this report does not opine upon any pending litigation/legal claim and/or dispute that may be subsisting in relation to the Said Land, details whereof are not part of public records.

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

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

For Z. Rehman & Associates


Z. Rehman
(Advocate)
D/2349/2006.