

Date: 21/04/2025

Client: Signatureglobal (India) Limited

Title Search Report

In respect of

Land admeasuring **180 Kanal OR 22.50 Acres** (schedule of land attached hereunder), situated in the revenue estate of Village Fazilpur Jharsa, Tehsil & District Gurugram, in Sector-71, Gurugram, Haryana.
(Hereinafter referred as '**the Property**')

SUBMITTED BY

**SNG & PARTNERS
ADVOCATES & SOLICITORS
FIRST FLOOR, 13, BABAR ROAD,
BENGALI MARKET,
NEW DELHI - 100 001
Board Line: +91-11- 43011624
Website:www.sngpartners.in**



BACKGROUND

SNG & Partners, Advocates and Solicitors having its office at 13 Babar Road, Bengali Market, New Delhi-110001 & amongst other places in India as well as abroad (hereinafter referred to as '**SNG**') has been assigned by Signatureglobal (India) Limited, having its registered office at The 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi - 110001 (hereinafter referred to as '**Client**') in respect of title of Land admeasuring **180 Kanal OR 22.50 Acres** (schedule of land attached hereunder), situated in the revenue estate of Village Fazilpur Jharsa, Tehsil & District Gurugram, in Sector-71, Gurugram, Haryana. (hereinafter referred as '**the Property**').

GLOSSARY	
Term	Meaning
Acre	1 Acre = 4048 sq. mtr or 08 Kanal
Kanal	1 Kanal = 605 sq ards or 20 Marla
Biswa	1 Biswa = 30.01 sq yards or 9 Cersai
Client	Signatureglobal (India) Limited
Owner	Signatureglobal (India) Limited
SNG	SNG & Partners, Advocates & Solicitors
Khasra/Kila/ Survey Nos.	The identification number of land given by the concerned revenue authority.
The Property/Land/ Project Land	Land admeasuring 180 Kanal OR 22.50 Acres (schedule of land attached hereunder), situated in the revenue estate of Village Fazilpur Jharsa, Tehsil & District Gurugram, in Sector-71, Gurugram, Haryana. (Hereinafter referred as ' the Property ')
Report	Title Search report/Due diligence report in respect of the title of the Property.
SARFAESI Act, 2002	Securitization And Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002.
Project	The development/construction of commercial, amusement, industrial, institutional and residential on the Land.
Patwari	Government employee who keeps all the records in



	respect of land under his area.
Tehsil	The ultimate executive agency for land records and related administrative matters. Its chief official is called the <i>tehsildar</i> or less officially the <i>talukdar</i> or <i>taluka muktiarkar</i> .
DTCP	Director Town & Country Planning, Haryana, Chandigarh.
GoH	Government of Haryana

METHODOLOGY

Based on the aforementioned scope of work, we have discussed the matter with Signatureglobal (India) Limited and perused various documents and caused searches to be made at various offices as hereinafter appearing.

SCOPE OF WORK / INFORMATION ACCUMULATED FROM VARIOUS AUTHORITIES VISITED

The opinion provided by **SNG & PARTNERS** are subject to the informations accumulated, search conducted, physical visit by the representative of SNG & PARTNERS to the following;

- At the Office of the concerned Sub-Registrar of Assurances, Badshahpur, Gurgaon, Haryana.
- At the Office of the Revenue Authority, Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana.
- Registrar of Companies (ROC) search on the website of Ministry of Corporate Affairs.

MANDATE

Keeping in view of the above, **SNG & PARTNERS** has been assigned to conduct land due diligence covering the following;

1. To ascertain clear and marketable title of the owners qua the **Property**.



2. To ascertain charge, encumbrances, mortgages if any, in relation to the **Property**, reflecting in the records of concerned Sub-Registrar of Assurances, Revenue Authority, Registrar of Companies etc.

SNG & PARTNERS has undertaken the aforesaid assignment subject to the scope of work covered, assumptions, disclaimer & liability stated herein:

READER'S NOTE

Contents of the opinion are confidential and subject to legal professional privilege. Neither of this opinion nor of its contents be disclosed to any person other than client and their professional advisors nor it be referred to, quoted, or filed with any body without written consent of **SNG & PARTNERS**.

QUALIFICATIONS AND ASSUMPTIONS

Title searches in India are carried out at the office maintaining land revenue records; sub registrar of assurances; municipal corporations; State Government Bodies developing the lands; State Government Bodies owning lands; Town Planner Office; Judicial and Quasi Judicial Bodies depending upon the mandate given by client.

Most of the searches are carried out physically by the experienced search clerks appointed by the law firm on behalf of the client which are relied upon for the purposes of issuance of the title report and hence law firm does not or cannot take any liability arising on account of any error on judgment or lapse on behalf of the search clerk.

This Report is given subject to the following qualifications:

- (i) We rely on the photocopies of the documents given / shown to us by the mortgagor/borrower and their representatives including declarations given by the mortgagor. We assume that the same are legally executed by authorized parties and are conclusive and have not



been further amended or modified in any manner. If the documents submitted to us or being relied upon by client and submitted to us are incorrect or incomplete or fraudulent, we shall not be liable in any manner. This opinion does not extend to any amendment to the said documents, which has not been shared by us in writing.

- (ii) Verification of litigation proceedings or identifying any pending dispute before any judicial forum is excluded from our scope on account of various reasons including (i) litigation can be instituted at different forums depending on the reliefs sought; (ii) litigation records including arbitration proceedings, are not publicly available for inspection;
- (iii) Our maximum aggregate liability to our client arising from, or in relation to, this engagement shall not in any circumstances exceed the professional fee payable to SNG & PARTNERS for this specific mandate. We owe no liability or responsibility to any third party including any government agency who has not engaged us. This report is for the use of the addressee and the addressee can share this with any third party with our written consent, however, our liability is confined to our client only.
- (iv) It may be pertinent to note that searches at the office of the Sub-Registrar of Assurances and our consequent liability are subject to and in relation to the records made available to search clerks for inspection and exclude the records which is stated to be torn and / or mutilated.
- (v) Online records and information on the website of the Ministry of Corporate Affairs may not be comprehensive or updated on prompt and regular basis and the reliability of the Search relating to the charges created by any Company or LLP is qualified to that extent.
- (vi) For the purpose of this opinion we have perused the receipt clauses specified in the registered conveyances/agreements and have presumed that consideration amount specified therein were the only amounts payable to the respective vendors of the properties and the signatories to the receipt have received the said amount from the



purchaser. Further, we have presumed that no other commercials were involved in the transaction.

- (vii) Please note that our scope of services excludes any (i) physical examination of original title documents of the property unless specifically mandated and agreed by us and (ii) physical inspection of the subject property. It is highly recommended that the physical possession of subject property is adequately verified by any of the authorized representatives of the client;
- (viii) We assume that technical diligence from a qualified architect is conducted in respect of the subject property as regards the development potential of the same including verification of the development and construction approvals. Unless specifically required by the client and agreed by us we express no opinion/view on consumed, current or potential user, zoning, reservations, development and F.S.I sanctioned /consumed related approvals including environmental sanction pertaining to the subject property which should form part of architect's report.

DISCLAIMER AND LIABILITY

Our maximum aggregate liability to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to **SNG & PARTNERS** for this specific mandate.

This Report should not be relied upon as a substitute for a full set of warranties/indemnities which one would seek to achieve commensurate with a transaction of this nature.

EXCLUSIONS

We express no opinion on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report. In this regard, it may be noted that the power of an Indian Court to grant equitable



remedies are discretionary and we express no opinion whether they would be available.

We express no opinion on the possible disputes/litigations, if any, which may exist and does not exist in public domain and not referred to in this report.

We express no opinion/view on current or potential user, zoning, reservations, development and F.S.I sanctioned /consumed related approvals including environmental sanction as pertain to the Property.

Public Notice shall be issued in two daily newspapers, out of which one shall be published in atleast one English and one vernacular newspaper which is in circulation in the place where the Property exists for inviting claims, if any on the title or any third party rights.

The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned mentioned below as well the information/disclosures provided by Client.

DOCUMENTS EXAMINED/ REVIEWED

- a) Photocopy of Sale Deed dated 20/04/2006 executed by Shri. Jogender Singh alias Joginder Singh, Rajender Singh in favour of **Indica Estates Private Limited** in respect of land admeasuring **134 Kanal 01 Marla** being 1/3 share in the land comprised in Khewat/Khata No. 279/287, Rect. No. 10, Killa No. 22(3-1), 23(8-0), 24(8-0), 25(7-12), Rect. No. 24, Killa No. 2(6-1), 3(7-12), 4(8-0), 5(7-12), 6(7-12), 7(8-0), 8(8-0), 9(9-12), 11(5-4), 12(8-0), 13/1(4-0), 26(0-15), 2/3 share in the land comprised in Khewat/ Khata No. 326/342, Rect. No. 11, Killa No. 2/2(3-11), 9(8-0), 11(8-0), 12(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(8-0), Rect. No. 23, Killa Nos. 1(8-0), 2(8-0), 3(8-0), 4(8-0), 8/2(3-0), 9(8-0), 10(8-0) and 2/3 share in the land comprised in Khewat/Khata No. 489/520, Rect. No. 23, Killa Nos. 7(8-0), 8/1(5-0), situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.



The said Deed is duly registered as Document No. 1526, in Addl. Book No.1, Volume No. 1099 in Pages 95 to 96 on 20/04/2006.

- b) Photocopy of Sale Deed dated 20/04/2006 executed by Smt. Sarbati, Smt. Dhanpati Devi, Smt. Santosh Devi, Shri. Narendra Kumar, Shri. Shyotaj Singh, Shri. Hansraj, Shri. Harbans, Shri. Gangaprasad and Shri. Lakshminarayan in favour of **Indica Estates Private Limited** in respect of land admeasuring **54 Kanal 15 Marla** being 3/22 share in the land comprised in Khewat/Khata No. 279/287, Rect. No. 10, Killa No. 22(3-1), 23(8-0), 24(8-0), 25(7-12), Rect. No. 24, Killa No. 2(6-1), 3(7-12), 4(8-0), 5(7-12), 6(7-12), 7(8-0), 8(8-0), 9(9-12), 11(5-4), 12(8-0), 13/1(4-0), 26(0-15), 3/22 share in the land comprised in Khewat/ Khata No. 326/342, Rect. No. 11, Killa No. 2/2(3-11), 9(8-0), 11(8-0), 12(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(8-0), Rect. No. 23, Killa Nos. 1(8-0), 2(8-0), 3(8-0), 4(8-0), 8/2(3-0), 9(8-0), 10(8-0) and 3/11 share in the land comprised in Khewat/Khata No. 489/520, Rect. No. 23, Killa Nos. 7(8-0), 8/1(5-0), situated at in the Revenue Estate of Village Fazilpur Jhasra, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 1535, in Addl. Book No.1, Volume No. 1100 in Pages 11 to 12 on 20/04/2006.

- c) Photocopy of Sale Deed dated 05/05/2006 executed by Smt. Krishna Devi, in favour of **Indica Estates Private Limited** in respect of land admeasuring **2 Kanal 01 Marla** being 1/198 share in the land comprised in Khewat/Khata No. 279/287, Rect. No. 10, Killa No. 22(3-1), 23(8-0), 24(8-0), 25(7-12), Rect. No. 24, Killa No. 2(6-1), 3(7-12), 4(8-0), 5(7-12), 6(7-12), 7(8-0), 8(8-0), 9(9-12), 11(5-4), 12(8-0), 13/1(4-0), 26(0-15), 1/198 share in the land comprised in Khewat/ Khata No. 326/342, Rect. No. 11, Killa No. 2/2(3-11), 9(8-0), 11(8-0), 12(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(8-0), Rect. No. 23, Killa Nos. 1(8-0), 2(8-0), 3(8-0), 4(8-0), 8/2(3-0), 9(8-0), 10(8-0) and 1/99 share in the land comprised in Khewat/Khata No. 489/520, Rect. No. 23, Killa Nos. 7(8-0), 8/1(5-0), situated at in the Revenue Estate of Village Fazilpur Jhasra, Tehsil & District Gurgaon, Haryana.



The said Deed is duly registered as Document No. 2941, in Addl. Book No.1, Volume No. 1129 in Pages 1 to 2 on 05/05/2006.

- d) Photocopy of Sale Deed dated 05/05/2006 executed by Monu (Minor) through his legal guardian Smt. Krishna Devi in favour of **Indica Estates Private Limited** in respect of land admeasuring **4 Kanal 01 Marla** being 1/99 share in the land comprised in Khewat/Khata No. 279/287, Rect. No. 10, Killa No. 22(3-1), 23(8-0), 24(8-0), 25(7-12), Rect. No. 24, Killa No. 2(6-1), 3(7-12), 4(8-0), 5(7-12), 6(7-12), 7(8-0), 8(8-0), 9(9-12), 11(5-4), 12(8-0), 13/1(4-0), 26(0-15), 1/99 share in the land comprised in Khewat/ Khata No. 326/342, Rect. No. 11, Killa No. 2/2(3-11), 9(8-0), 11(8-0), 12(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(8-0), Rect. No. 23, Killa Nos. 1(8-0), 2(8-0), 3(8-0), 4(8-0), 8/2(3-0), 9(8-0), 10(8-0) and 2/99 share in the land comprised in Khewat/Khata No. 489/520, Rect. No. 23, Killa Nos. 7(8-0), 8/1(5-0), situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 2937, in Addl. Book No.1, Volume No. 1128 in Pages 97 to 98 on 05/05/2006.

- e) Photocopy of Sale Deed dated 05/05/2006 executed by Gaurav (Minor) through his legal guardian Smt. Krishna Devi in favour of **Indica Estates Private Limited** in respect of land admeasuring **6 Kanal 2 Marla** being 1/66 share in the land comprised in Khewat/Khata No. 279/287, Rect. No. 10, Killa No. 22(3-1), 23(8-0), 24(8-0), 25(7-12), Rect. No. 24, Killa No. 2(6-1), 3(7-12), 4(8-0), 5(7-12), 6(7-12), 7(8-0), 8(8-0), 9(9-12), 11(5-4), 12(8-0), 13/1(4-0), 26(0-15), 1/33 share in the land comprised in Khewat/ Khata No. 326/342, Rect. No. 11, Killa No. 2/2(3-11), 9(8-0), 11(8-0), 12(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(8-0), Rect. No. 23, Killa Nos. 1(8-0), 2(8-0), 3(8-0), 4(8-0), 8/2(3-0), 9(8-0), 10(8-0) and 1/33 share in the land comprised in Khewat/Khata No. 489/520, Rect. No. 23, Killa Nos. 7(8-0), 8/1(5-0), situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 2939, in Addl. Book No.1, Volume No. 1129 in Pages 3 to 4 on 05/05/2006.



- f) Photocopy of Sale Deed dated 05/05/2006 executed by Gaurav (Minor) through his legal guardian Smt. Krishna Devi in favour of **Indica Estates Private Limited** in respect of land admeasuring **6 Kanal 2 Marla** being 1/66 share in the land comprised in Khewat/Khata No. 279/287, Rect. No. 10, Killa No. 22(3-1), 23(8-0), 24(8-0), 25(7-12), Rect. No. 24, Killa No. 2(6-1), 3(7-12), 4(8-0), 5(7-12), 6(7-12), 7(8-0), 8(8-0), 9(9-12), 11(5-4), 12(8-0), 13/1(4-0), 26(0-15), 1/33 share in the land comprised in Khewat/ Khata No. 326/342, Rect. No. 11, Killa No. 2/2(3-11), 9(8-0), 11(8-0), 12(8-0), 18(8-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23(8-0), 24(8-0), Rect. No. 23, Killa Nos. 1(8-0), 2(8-0), 3(8-0), 4(8-0), 8/2(3-0), 9(8-0), 10(8-0) and 1/33 share in the land comprised in Khewat/Khata No. 489/520, Rect. No. 23, Killa Nos. 7(8-0), 8/1(5-0), situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 2939, in Addl. Book No.1, Volume No. 1129 in Pages 3 to 4 on 05/05/2006.

- g) Photocopy of Sale Deed dated 31/08/2006 executed by Shri. Mamchand 49/288 Share, Shri. Gyanchand and Shri. Chandrabhan 185/2880 share, Smt. Rekha and Smt. Sumila alias Sunita 307/1728 share, Shri. Ravinder alias Ravi 209/1728 share, Smt. Khel Devi alias Khil Devi 49/864 share, Smt. Seema and Shri. Kela 49/432 Share, Smt. Shaubai 49/1440 Share, Shri. Nirmal Kumar, Shri. Chatar Pal, Shri. Satpal, Shri. Pradeep alias Gobind 577/2880 share, Shri. Gyan Devi 27/432 Share through his legal guardian Smt. Krishna Devi in favour of **Vipul SEZ Developers Private Limited** in respect of land admeasuring **16 Kanal 0 Marla** in the land comprised in Khewat/Khata No. 314/327, Rect. No. 23, Killa No. 11(8-0), 20(8-0), situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 11620, in Addl. Book No.1, Volume No. 1289 in Pages 7 to 8 on 31/08/2006.

- h) Photocopy of Sale Deed dated 07/06/2006 executed by Smt. Manju Devi 1/9 Share, Smt. Rajesh 1/3 share in favour of **Indica Estates**



Private Limited in respect of land admeasuring **4 Kanal 12 Marla** being 4/9 share in the land comprised in Khewat/Khata No. 275min/283min, Rect. No. 1, Killa No. 16(7-7), 25/2(3-0), situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 5521, in Addl. Book No.1, Volume No. 1180 in Pages 96 to 97 on 07/06/2006.

- i) Photocopy of Sale Deed dated 28/11/2006 executed by Smt. Lokesh 1/2 Share (through Vali Sarparst), Smt. Yunita and Smt. Diwali alias Dipawali (minor) 2/9 share through their legal guardian Vali Sarparst in favour of **Vipul SEZ Developers Private Limited** in respect of land admeasuring **5 Kanal 15 Marla** being 5/9 share in the land comprised in Khewat/Khata No. 275min/283min, Rect. No. 1, Killa No. 16(7-7), 25/2(3-0), situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 18179, in Addl. Book No.1, Volume No. 1180 in Pages 96 to 97 on 28/11/2006.

- j) Photocopy of Sale Deed dated 17/03/2006 executed by Shri. Chaturbhuj in favour of **Vipul SEZ Developers Private Limited** in respect of land admeasuring **83 Kanal 19 Marla** being 3/4 share in the land comprised in Khewat/Khata No. 107/111, Rect. No. 24, Killa No. 25/2(4-3), Rect. No. 27, Killa No. 3(8-0), 4(8-0), 5/1(6-6), 7/1(0-13), 8/1(0-18), 9(8-0), 12(8-0), 26(0-1), Salam land comprised in Khewat/ Khata No. 318/334, Rect. No. 10, Killa No. 14(9-10), 15/1(2-4), 16(7-12), 17(8-0), 18(5-18), Rect. No. 12, Killa No. 6/2(0-9), 11/1/2(4-18), 15/1(6-9), Salam land comprised in Khewat/ Khata No. 417/440, Rect. No. 12, Killa No. 15/2(1-11), 1/3 Share in the land comprised in Khewat/ Khata No. 418/441, Rect. No. 12, Killa No. 27(1-0), 80/102 share in the land comprised in Khewat/ Khata No. 319/335, Rect. No. 12, Killa No. 16/1(5-2) situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana.



The said Deed is duly registered as Document No. 27218, in Addl. Book No.1, Volume No. 1061 in Pages 1 to 2 on 17/03/2006.

- k) Photocopy of Unregistered Agreement to Sale dated 05/04/2023 executed by Vipul SEZ Developers Private Limited (Vendor 1), PKBK Builwell Private Limited (Vendor 2), National Synthetic Limited (Confirming Party 1), Silverstone Developers Private Limited (Confirming Party 2), Karamchand Realtech Private Limited (Confirming Party 3), Vipul Limited (Confirming Party 4) and Solitaire Capital India (Confirming Party 5) in favour Signature Global (India) Limited with respect to land admeasuring 25.75 Acres, situated in the revenue estate of Village Fazilpur Jharsa, Tehsil & District Gurugram, Gurugram, Haryana.
- l) Photocopy of Letter bearing Memo No. LC-1100/JE(SB)/2023/31621 dated 21/09/2023 issued by Directorate of Town & Country Planning, Haryana to M/s Vipul SEZ Developers & PKBK Buildwell Pvt. Ltd. in collaboration with M/s Vipul Limited for renewal of Licence bearing No. 09 of 2010 dated 23/01/2010 at Village Fazilpur Jharsa, Sector 71, Gurgaon.
- m) Photocopy of Sale Deed dated 23/10/2023 executed by Vipul SEZ Developers Private Limited (Vendor No.1), PKBK Buildwell Pvt. Ltd. (Vendor No.2), M/s Signatureglobal (India) Ltd (Vendee) and National Synthetics Ltd (Confirming Party No.1), M/s Silverstone Developers Pvt. Ltd. (Confirming Party No.2), Karamchand Realtech Pvt. Ltd. (Confirming Party No.3), Vipul Limited (Confirming Party No.4), Solitaire Capital India (Confirming Party No.5) situated at in the Revenue Estate of Village Fazilpur Jharsa, Tehsil & District Gurgaon, Haryana. The details of land transferred by the Vendors as under:

The said Deed is duly registered as Document No.10296, in Addl. Book No.1, Volume No. 596/939 in Pages 27 to 28 on 23/10/2023.





Land owner	Khewat /Khatoni No.	Rect.No.	Killa No.	Kanal	Marla	(Area in Acre)	Share
Vipul SEZ Developers Pvt. Ltd (Earlier Known as Indica Estates Pvt. Ltd.	373/376	11	2/2	3	11	0.444	Full
		11	9	8	0	1.000	
		11	11	8	0	1.000	
		11	12	8	0	1.000	
		11	18	8	0	1.000	
		11	19	8	0	1.000	
		11	20Min East	7	18	0.988	
		11	21Min East	7	8	0.925	
		11	22	8	0	1.000	
		11	23	8	0	1.000	
		11	24	8	0	1.000	
		23	1	8	0	1.000	
		23	2	8	0	1.000	
		23	3	8	0	1.000	
		23	4	8	0	1.000	
	584/592	23	7	8	0	1.000	
		23	8/1	5	0	0.375	
	373/376	23	8/2	3	0	0.625	
		23	9	8	0	1.000	
		23	10	8	0	1.000	
	351/354	23	11	8	0	1.000	Full
		23	20	8	0	1.000	
Sub-Total				162	17	20.356	
Vipul SEZ Developers Pvt. Ltd (Earlier Known as Indica Estates Pvt. Ltd.	305/307	1	16	7	7	0.919	Full
		1	25/2	3	0	0.375	
Sub-Total				10	7	1.294	
TOTAL LAND				173	4	21.650	



VIPUL SEZ							
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AND

Land owner	Khewat /Khatoni No.	Rect.No.	Killa No.	Kanal	Marla	(Area in Acre)	Share
PKBK Buildwell Pvt. Ltd.	362/365	10	14	9	10	1.188	
		10	15/1	2	4	0.275	
		10	16Min North	5	9	0.681	
		10	16 Min South	2	3	0.269	
		10	17	8	0	1.000	
		10	18	5	10	0.688	
Total Land PKBK				32	16	4.100	

- n) Photocopy of Rectification / Supplemental Deed dated 25/10/2023 to the Sale Deed dated 23/10/2023 executed by Vipul SEZ Developers Private Limited & M/s PKBK Buildwell Pvt. Ltd. in favour of M/s Signatureglobal (India) Ltd whereby the total land area wrongly mentioned on the backside of Page No. 1 of the Sale Deed dated 23/10/2023 as 188 Kanal 40 Marla instead of the correct area 206 Kanal which is rectified.

The said Deed is duly registered as Document No. 10337, in Addl. Book No.1, Volume No. 596/940 in Pages 94 to 97 on 25/10/2023.

- o) Photocopy of Letter bearing Memo No. LC-1100/JE(SB)/2023/31625 dated 21/09/2023 issued by Directorate of Town & Country Planning, Haryana to M/s Vipul Limited requesting for grant of permission for transfer of licenced land alongwith change of developer with respect to land admeasuring 22.50 Acres under Licence bearing No. 09 of 2010 dated 23/01/2010 at Village Fazilpur Jharsa, Sector 71, Gurgaon **in favour of M/s Signature Global (India) Limited.**



- p) Photocopy of Renewal Letter bearing Memo No. LC-1100/Asstt(RK)/2024/10869 dated 27/03/2024 for renewal of Licence bearing No. 9 of 2010 dated 23/01/2010 issued by Directorate of Town & Country Planning, Haryana in favour of M/s Vipul Limited for setting up of group housing colony over an area admeasuring 22.50 Acres at Village Fazilpur Jharsa, Sector 71, Gurgaon. **The said Licence is renewed upto 22/01/2025.**
- q) Photocopy of Order bearing Memo No. LC-1100/Asstt(RK)/2024/10875 dated 27/03/2024 issued by Directorate of Town & Country Planning, Haryana in favour of M/s Indica Estate Pvt. Ltd. (Formerly known as Vipul SEZ Developers Ltd) & PKBK Buildwell Pvt. Ltd. C/o Vipul Limited for setting up of group housing colony over an area admeasuring 22.50 Acres at Village Fazilpur Jharsa, Sector 71, Gurgaon by which the DTCP have compounded delay in filing application for renewal of licence.

APPROVALS AND PERMISSIONS

3. BUILDING PLAN SANCTION LETTER:

NIL

4. RERA APPLICATION

NIL

OBSERVATIONS ON DEVOLUTION TITLE OF THE PROPERTY TO THE PRESENT OWNERS

- 1) In respect of land comprised in Khewat/Khata No. 362/378 and 382 Rect. No.10, Kila No.16 (2-3), 17(8-0), 18(5-10) situated in the revenue estate of Village Fazilpur Jharsa, Tehsil & District Gurugram, Haryana.

As per Jamabandhi for the year 1989-90, 1994-1995, 1999-2000, 2004-2005 Mr. Chatarbhoj Singh is the recorded owners of the land



comprised in Rect. No. 10, Killa No. 16(7-12), 17(8-0), 18(5-18) along with pother additional land.

Thereafter, Mr. Chatarbhoj Singh sold the abovesaid land to M/s M/s PKBK Buildwell Private Limited vide duly registered Sale Deed bearing Document No. 27218 dated 17/03/2006 and the same is recorded in the revenue record vide Mutation No. 2324 dated 15/05/2006.

As per Jamabandhi for the year 2009-2010 M/s PKBK Buildwell Private Limited is the recorded owner of the abovesaid land.

SNG NOTE: We have found reference of Section 4 & Section 6 of Land Acquisition Act, in respect of the land comprised in Rectangle no. 10, Killa nos. 18 (0-8) along with other lands vide Ref: RAPAT No. 317 dated 16/12/2013 & RAPAT No. 263 dated 13/12/2014 respectively. Later an Award was passed with respect to land admeasuring 0 Kanal 8 Marla vide award bearing No. 45 dated 09/12/2016. The ownership of the captioned land comprised in **Rect. No.10, Kila No.16 (2-3), 17(8-0), 18(5-10)** is with recorded owners.

As per Jamabandhi for the year 2014-2015, 2019-2020 M/s PKBK Buildwell Private Limited is the recorded owner of the captioned land.

- 2) **In respect of land comprised in Khewat/Khata No. 373/389 Rect. No.11, Kila No.2/2(3-11), 9(8-0), 11(8-0), 12(8-0), 18(8-0), 19(8-0), 20min(7-18),21min(7-8), 22(8-0), 23(8-0), 24(8-0) Rect. No.23, Kila No.1(8-0), 2(8-0), 3(8-0), 4(8-0), 8/2(3-0), 9(8-0), 10(8-0) Village Fazilpur Jharsa, Tehsil & District Gurugram, Haryana.**

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, Smt. Sharbati, Smt. Dhanpati, Smt. Santosh Devi, Mr. Narender Kumar, Mr. Shyotaj Singh, Mr. Hansraj, Mr. Harbans, Mr. Gangaprasad, Mr. Laxmi Narayan, Mr. Brahmaanand, Mr. Bal Kishan (1/3 Sahre), Mr. joginder, Mr. Rajinder(2/3 Share) were recorded owner of the land comprised in Rectangle no. 11, Killa nos. 2/2 (3-11), 9 (8-0), 11 (8-0), 12 (8-0), 18 (8-0), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), 24 (8-0) Rectangle no. 23, Killa nos. 1 (8-0), 2 (8-0), 3 (8-0), 4 (8-0), 8/2 (3-0), 9 (8-0), 10 (8-0).



After the death of Mr. Brahmanand, his 1/33 share in the abovesaid land devolved on Mr. Gaurav and the same is recorded in the revenue records vide Mutation No. 2190.

After the death of Mr. Balkishan in the abovesaid land devolved on Mr. Vicky, Mr. Monu and Smt. Krishna and the same is recorded in the revenue records vide Mutation No. 2191.

As per jamabandhi for the year 2004-2005, Sharbati, Dhanpati Devi, Santosh Devi, Narendra Kumar, Shyotaj Singh, Hasraj, Harbans, Ganga Prasad, Lakshimnarayan (9/33 share), Gaurav, Krishna Devi Monu and Vikky (1/33 share) and Mr. joginder, Mr. Rajinder(2/3 Share) were the recorded onwers of the abovesaid land.

Thereafter, Mr. Joginder Singh and Mr. Rajinder Singh (2/3 Share) sold the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 1526 dated 20/04/2006 and the same is recorded under Mutation No. 2353.

Thereafter, Sharbati Dhanpati Devi, Santosh Devi, Narendra Kumar, Shyotaj Singh, Hasraj, Harbans, Ganga Prasad, Lakshimnarayan, sold their 3/11 Share in the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 1526 dated 20/04/2006 and the same is recorded under Mutation No. 2354.

Thereafter, Krishna Devi, sold her 1/99 Share in the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 2941 dated 05/05/2006 and the same is recorded under Mutation No. 2355.

Thereafter, Vicky and Monu sold their 2/99 Share in the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 2937 dated 05/05/2006 and the same is recorded under Mutation No. 2356.

Thereafter, Gaurav sold his 1/33 Share in the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing



Document No. 2939 dated 05/05/2006 and the same is recorded under Mutation No. 2357.

As per Jamabandi for the year 2009-2010, 2014-2015, 2019-2020, M/s Indica Estate Private Limited is the recorded owner of the captioned land.

- 3) **In respect of land comprised in Khewat/Khata No. 584/585 Rect. No.23, Kila No.7(7-8), 8/1(5-0) Village Fazilpur Jharsa, Tehsil & District Gurugram, Haryana.**

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, 2004-2005 Smt. Sharbati, Smt. Dhanpati, Smt. Santosh Devi, Mr. Narender Kumar, Mr. Shyotaj Singh, Mr. Hansraj, Mr. Harbans, Mr. Gangaprasad, Mr. Laxmi Narayan, Mr. Brahmaanand, Mr. Bal Kishan (1/3 Sahre), Mr. joginder, Mr. Rajinder(2/3 Share) were recorded owner of the captioned land.

After the death of Mr. Brahmanand, his 1/33 share in the captioned land devolved on Mr. Gaurav and the same is recorded in the revenue records vide Mutation No. 2190.

After the death of Mr. Balkishan in the captioned land devolved on Mr. Vicky, Mr. Monu and Smt. Krishna and the same is recorded in the revenue records vide Mutation No. 2191.

Thereafter, Mr. Joginder Singh and Mr. Rajinder Singh (2/3 Share) sold the captioned land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 1526 dated 20/04/2006 and the same is recorded under Mutation No. 2353.

Thereafter, Sharbati Dhanpati Devi, Santosh Devi, Narendra Kumar, Shyotaj Singh, Hasraj, Harbans, Ganga Prasad, Lakshimnarayan, sold their 3/11 Share in the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 1526 dated 20/04/2006 and the same is recorded under Mutation No. 2354.

Thereafter, Krishna Devi, sold her 1/99 Share in the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed



bearing Document No. 2941 dated 05/05/2006 and the same is recorded under Mutation No. 2355.

Thereafter, Vicky and Monu sold their 2/99 Share in the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 2937 dated 05/05/2006 and the same is recorded under Mutation No. 2356.

Thereafter, Gaurav sold his 1/33 Share in the abovesaid land to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 2939 dated 05/05/2006 and the same is recorded under Mutation No. 2357.

As per Jamabandi for the year 2009-2010, 2014-2015, 2019-2020, M/s Indica Estate Private Limited is the recorded owner of the captioned land.

- 4) **In respect of land comprised in Khewat/Khata No. 351/370 Rect. No.23, Kila No.11(8-0), 20(8-0) Village Fazilpur Jharsa, Tehsil & District Gurugram, Haryana.**

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, Jawahar Singh (23/24 share), Mam Chand, Prithvi Singh, Surajbhan, Ravjan Singh (1/24 share) were recorded owner of the captioned land. However, Mam Chand, Prithvi Singh, Surajbhan, Ravjan Singh have gair marusi right in the captioned land.

Thereafter, as per badar No. 2 dated 22 January, 2004 the following facts were rectified and inserted in the revenue records:

- After the death of Jawahar Singh and his share in captioned land was devolved to Mam Chand, Pritivi Singh, Ravjan Singh, Mamni, Gyandevi, and Smt. Champa.
- After the death of Pritivi Singh his share in captioned land devolved to Shyobai, Nirmal, Chatrapal, Satpal and Govind.



- After the death of Surajbhan Singh his share in captioned land devolved to Smt. Reeval Devi, Sunita and Rekha.
- After the death of Ravjan Singh his share in captioned land to Kela Devi, Ravindra and Seema.

Thereafter as per badar No. 37 dated 02/06/2006 the following facts were rectified and was inserted in the revenue record: Smt. Champa also expired along with Jawahar singh, Prithvi Singh, Surajbhan Singh and Ravjan Singh. Further the mutation entry No. 2132,2133, 2134 and 2135 were made applicable to captioned land and the share of Champa Devi to the extent of 23/168 was distributed in the following manner:

- Mam Chand Mamni and Gyandevi acquired 1/2 share;
- Shyobai, Nirmal, Chatrapal, Satpal and Govind acquired 1/6 share;
- Kela Devi, Ravindra, and Seema acquired 1/6 share; and
- Reeval Sunita and Rekha acquired 1/6 share.

Thereafter, Mamni released her 23/144 share in captioned land in favour of Nirmal, Chatrapal, Satpal, Pradeep Singh ($\frac{1}{4}$ share), Gyan Chand and Chandrabhan ($\frac{1}{4}$ share), Ravindra Kumar ($\frac{1}{4}$ share), Rekha, Sushila ($\frac{1}{4}$ share) vide duly registered Release Deed bearing Document No. 24672 dated 10/03/2005 and the same is recorded in the under Mutation No. 2202.

Thereafter, Gyandevi released her 31/320 share in captioned land in favour of Nirmal, Chatrapal, Satpal, Pradeep Singh ($\frac{1}{4}$ share), Gyan Chand and Chandrabhan ($\frac{1}{4}$ share), Ravindra Kumar ($\frac{1}{4}$ share), Rekha, Sushila ($\frac{1}{4}$ share) vide duly registered Release Deed bearing Document No. 24674 dated 10/03/2005 and the same is recorded in the under Mutation No. 2203.

As per Jamabandhi for the year 2004-2005, Mam Chand (109/640 Share), Gyandevi (40/640 Share), Gyan Chand and Chandrabhan



(41/640 Share); Shyobai (21/640 Share), Nirmal, Chatrapal, Satpal, Govind (129/640 Share), Kela Devi and Seema (73/640 Share), Ravindra (77/640 Share); and Reeval Devi (36/640 Share), Sunita, Rekha (114/640 Share) were recorded owner of the captioned land.

Thereafter, Mam Chand, Gyandevi, Gyan Chand, Chandrabhan, Shyobai, Nirmal, Chatrapal, Satpal, Govind, Kela Devi, Seema, Ravindra, Reecal Devi, Sunita, Rekha sold the captioned land to M/s Vipul SEZ Developers Private Limited vide registered Sale Deed bearing Document No. 11620 dated 31/08/2006 and the same is recorded in the Mutation No. 2395.

As per Jamabandhi for the year 2009-2010, 2014-2015, 2019-2020 M/s Vipul SEZ Developers Private Limited is the recorded owner of the captioned land.

- 5) **In respect of land comprised in Khewat/Khata No. 362/378 Rect. No.10, Kila No.14(9-10), 15/1(2-4) and 16min(5-9) Village Fazilpur Jharsa, Tehsil & District Gurugram, Haryana.**

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, 2004-2005 Mr. Chatabhooj Singh was recorded owner of the land comprised in Rect. no. 10, Killa nos. 14 (9-10), 15/1 (2-4), 16 (7-12).

Thereafter, Mr. Chatabhooj Singh sold the abovementioned land to M/s PKBK Buildwell Private Limited vide duly registered Sale Deed bearing Document No. 27218 dated 17/02/2006 and the same is recorded under Mutation No. 2324.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020 M/s PKBK Buildwell Private Limited was recorded owner of the captioned land.



- 6) **In respect of land comprised in Khewat/Khata No. 305/324 Rect. No.1, Kila No.16(7-7), 25/2(3-0) Village Fazilpur Jharsa, Tehsil & District Gurugram, Haryana.**

As per Jamabandi for the Year 1989-1990, 1994-1995, Mr. Sundar was recorded owner of the captioned land.

Thereafter, pursuant to order dated 4/08/1997 passed by the Ld. Court of Sub-Judge First class, Gurugram in civil suit No. 36 of 1997, Mr. Sundar transferred his 2/3 Share in the captioned land to Mr. Lokesh and Smt. Rajesh and the same was recorded in revenue record vide Mutation No. 1967.

As per jamabandhi for the year 1999-2000, Mr. Sundar (1/3 Share) and Mr. Lokesh and Smt. Rajesh (2/3 Share) were recorded owners of the captioned land.

After the death of Mr. Sundar, his 1/3 share in the abovesaid land devolved on Smt. Manju Devi, Unita and Dipawali and the same is recorded in the revenue records vide Mutation No. 2062.

As per jamabandhi for the year 2004-2005, Mr. Lokesh and Smt. Rajesh (2/3 Share) and Smt. Manju Devi, Unita and Dipawali (1/3 Share) were recorded owners of the captioned land.

Thereafter, Smt. Manju Devi (1/9 Share) and Smt. Rajesh (1/3 Share) in the abovesaid land sold to M/s Indica Estate Private Limited vide duly registered Sale Deed bearing Document No. 5521 dated 07/06/2006 and the same is recorded under Mutation No. 2368.

As per jamabandhi for the year 2009-2010, 2014-2015 Mr. Lokesh (1/3 Share), Unita and Dipawali (2/9 Share) and M/s Indica Estate Private Limited (4/9 Share) were recorded owners of the captioned land.

Thereafter, Mr. Lokesh (1/3 Share), Unita and Dipawali (2/9 Share) sold the captioned land to M/s Vipul SEZ Developers Private Limited) vide duly registered Sale Deed bearing Document No. 18179 dated 28/11/2006. (SNG NOTE- However, mutation entry no. 2830 was



entered on 1/12/2015 recording the above sale was subsequently cancelled on 10/02/2016. Subsequently, another mutation entry no. 2843 sanctioned on 28/04/2016 was passed by the Tehsildar, re-entering the aforesaid sale in favour of Vipul SEZ Developers Private Limited).

As per jamabandhi for the year 2019-2020, M/s Vipul SEZ Developer Private Limited was the recorded owner of the captioned land.

Thereafter, an unregistered Agreement to Sale dated 05/04/2023 was executed by Vipul SEZ Developers Private Limited (Vendor 1), PKBK Builwell Private Limited (Vendor 2), National Synthetic Limited (Confirming Party 1), Silverstone Developers Private Limited (Confirming Party 2), Karamchand Realtech Private Limited (Confirming Party 3), Vipul Limited (Confirming Party 4) and Solitaire Capital India(Confirming Party 5) in favour Signature Global (India) Limited with respect to the captioned land.

The following are the terms and condition of Agreement to Sale:

SALE TRANSACTION

Subject to the terms of this Agreement and completion of the Conditions Precedent, the Vendors agree to sell and transfer to the Vendee the Said Land along with the right to passage, easements, benefits, privileges attached and appurtenant thereto for the Sale Consideration and the Vendee has agreed to purchase from the Vendors the Said Land along with all rights, title and interest along with the right to passage, easements, benefits, privileges attached and appurtenant thereto on "as-is-where-is" basis for the Sale Consideration payable by the Vendee to the Vendors in accordance with the terms of this Agreement.

Notwithstanding anything contained in this Agreement, it is acknowledged and agreed by all the Parties that nothing contained in this Agreement creates any rights or interest of any nature whatsoever, in the Said Land in favour of the Vendee.

CONDITIONS PRECEDENT



The Parties shall proceed towards execution and registration of the Sale Deeds for the transfer of the Said Land, subject to the completion of the following conditions precedent ("Conditions Precedent"), on or before the expiry of 180 (one hundred eighty) days from the Execution Date (or any other extended timeline as may be mutually agreed between the Parties) ("Long Stop Date"):

- Passing of Consent Award: A consent award ("Consent Award") shall have been passed by the arbitral tribunal comprising of Hon'ble Mr. Justice A.K. Sikri, Former Judge, Supreme Court of India, Hon'ble Mr. Justice R.C. Chopra, Former Judge, High Court of Delhi, and Hon'ble Ms. Justice Reva Khetrapal, Former Judge, High Court of Delhi ("Arbitral Tribunal") in relation to settlement of arbitration titled Solitaire Ventures Pte Ltd & ors v/s Vipul Limited & ors and vacation of stay/ injunction passed by the High Court of Delhi on 03.12.2012 in OMP No. 1123 of 2012 and as modified by Judgment dated 10.03.2015 passed in OMP No. 1123 of 2012 OMP 551 of 2014 & OMP No. 624 of 2014;
- Execution and Registration of Sale Deed: The Vendor 1, the Confirming Party 3, the Confirming Party 4 and Confirming Party 5 shall have duly executed and registered a sale deed in favour of Confirming Pany 2, for sale and transfer of unfenored and absolute rights, title, and interest in land parcels aggregating to 16:116 acres situated at Village Fazilpur. Gurugram, Haryana, as more particularly described in Schedule III herma (Confirming Party 2 Land") along with the right to page, easements, benefits, privileges attached and appurtenant thereto free from all Encumbrances,
- Release of Tile Deeds: All the title deeds pertaining to the Said Land shall have been released from the custody of Axis Bank Limited and the said title deeds shall have been deposited with a custodian appointed by the Confirming Parties and dhe Vendors, and
- Withdrawal of Proceedings Necessary steps including filing of necessary application with the relevant judicial forums) shall have been undertaken for settlement withdrawal of all the proceedings listed in Schedule IV.



The Vendee shall ensure the satisfaction of the Conditions Precedent set out in Clause 3.1(c) as on possible after the Execution Date and in any event prior to the Long Stop Dato, at its own coat and expenses It is however clarified that as a condition and prior to execution of the Sale Deed, the Vendee and Confirming Party 2 shall have duly executed and registered a joint development agreement, in the form and manner to the satisfaction of Confirming Party 2, with respect to the development of the Confirming Party 2 Land by the Vendee ("Confirming Party 2 JDA");

The Vendor I shall ensure the satisfaction of the Conditions Precedent set out in Clause 3.1 (a), (b) and (d) as soon as possible after the Execution Date and in any event prior to the Long Stop Date, at its own cost and expenses.

The Vendoe shall promptly give notice to the Vendors, in writing, of the satisfaction of each of the Conditions Precedent provided in Clause 3.1(c) and immediately upon becoming aware of the same, in the form and manner as provided for at Annexure I ("Vendee Conditions Precedent Satisfaction Notice"). Along with the Vendee Conditions Precedent Satisfaction Notice, the Vendee shall provide documents evidencing the fulfilment of the Conditions Precedent including without limitation certified copies of each of the documents evidencing the fulfilment of the Conditions Precedent provided in Clause 3.1 (c) to the Vendors. The Vendors shall, if satisfied with the Vendes Conditions Precedent Satisfaction Notice, within 7 (seven) days from the date of receipt of the Vendee Conditions Precedent Satisfaction Notice gives notice to the Vendee, in writing, confirming that the Conditions Precedent provided in Clause 3.1(c) have been fulfilled by the Vendee to the satisfaction of the Vendors (Vendor Conditions Precedent Confirmation Notice").

The Vendor 1 shall promptly give notice to the Vendee, in writing, of the satisfaction of the Conditions Precedent provided in Clause 3.1 (a), (b) and (d) and immediately upon becoming aware of the same, in the form and manner as provided for at Annexure II (Vendor Conditions Precedent Satisfaction Notice"), Along with the Vendor Conditions



Precedent Satisfaction Notice, the Vendor 1 shall provide documents evidencing the fulfilment of the Conditions Precedent provided in Clause 3.1(a) and (b) including without limitation certified copies of each of the documents evidencing the fulfilment of the Conditions Precedent provided in Clause 3.1 (a), (b) and (d) to the Vendee. The Vender shall, if satisfied with the Vendor Conditions Precedent Satisfaction Notice, within 7 days from the receipt of of the Vendor Conditions Precedent Satisfaction Notice give a notice to the Vendor 1, in writing confirming that the Conditions Precedent provided in Clause 3.1 (a), (b) and (d) have been fulfilled by the Vendor 1 to the satisfaction of the Vendee ("Vendee Conditions Precedent Confirmation Notice").

Subject to receipt of the Balance Sale Consideration, the Parties agree that the Sale Deeds shall be executed on the business day which shall not be later than 30 (thirty) days from the date of receipt of the Vendee Conditions Precedent Confirmation Notice and the Vendor Conditions Precedent Confirmation Notice, whichever is later, but in any event not later than the Long Stop Date.

In case the Vendee does not come forward to execute and register the Sale Deeds of the Said Land, after the fulfillment of the Conditions Precedent, the Vendors and Confirming Parties shall be entitled to seek specific performance of this Agreement and get the said Sale Deed executed through appropriate court process at the costs and expenses of the Vendee. In addition to the above rights available to the Vendors and Confirming Partics, if the Vendee does not come forward to execute and register Sale Deed, the Vendee shall be liable to indemnify the Vendors and Confirming Parties for all losses, claims, damages suffered, expenses incurred by the Vendors and Confirming Parties in fulfilling the obligations under this Agreement.

PAYMENT OF SALE CONSIDERATION

Subject to the terms of this Agreement, the total sale consideration payable by the Vendee in respect of transfer of the Said Land shall be as follows:



Vendor 1 (in lieu of transfer of the Said Land 1)	INR 289,51,21,250 ("Vendor 1 Sale Consideration")
Vendor 2 (in lieu of transfer of the Said Land 2)	INR 36,86,20,000 (Vendor 2 Sale Consideration)

Vendor I Sale Consideration and the Vendor 2 Sale Consideration are hereinafter collectively referred to as "Sale Consideration".

The Sale Consideration shall be payable by the Vendee in the following manner.

- Advance Sale Consideration: Simultaneously with the execution of this Agreement, upon instructions from the Vendors, the Vendee has deposited a demand draft bearing no. 818477 drawn on Yes Bank Limited for an amount of INR 22,27,50,000/- together with withholding tax amounting to INR 22,50,000/- as per the provisions of the Income Tax Act, 1961. ("Advance Sale Consideration") in favour of Vendor I with Khaitan & Co., a custodian mutually appointed by the Parties with the consent of the Confirming Parties ("Custodian"). The Vendee hereby undertakes to ensure that the demand draft deposited towards the Advance Sale Consideration is duly replaced with a valid demand draft for equivalent value with the Custodian in case the validity of the original demand draft deposited with the Custodian expires prior to the date of passing of the Consent Award and shall ensure that the demand draft remains valid and subsisting till the presentment and clearing of the same. The Vendee agrees, acknowledges, and undertakes that the Vendors shall be entitled to seek release, by the Custodian to the Vendor 1 on the written instructions of the Confirming Parties and the Vendors, of demand draft bearing no. 818477 drawn on Yes Bank Limited from the Custodian and present the same for clearance immediately upon passing of the Consent Award. The Vendors shall be entitled to utilize INR 21,00,00,000/- out of the



Advance Sale Consideration, received pursuant to presentment and clearance of the aforesaid demand draft, to open a fixed deposit with Axis Bank Limited and thereafter, create a lien on such fixed deposit in favour of Axis Bank Limited.

- Balance Sale Consideration: The balance Sale Consideration (i.e., Sale Consideration after adjusting Advance Sale Consideration) equivalent to INR 300,83,53,838 (Rupees Three Hundred Crores Eighty-Three Lakhs Fifty-Three Thousand Eight Hundred Thirty-Eight) together with withholding tax amounting to INR 3,03,87,413/- as per the provisions of the Income Tax Act, 1961. ("Balance Sale Consideration") shall be paid by the Vendee, simultaneously with the execution and registration of the Sale Deeds, in the following manner:

Vendor 1 Escrow Account I	1,87,91,91,268
Vendor 1 Escrow Account II	2,96,77,270
Vendor 1 Escrow Account III	73,45,51,500
Vendor 1 Escrow Account I	36,49,33,800

Simultaneously with the deposit of the Balance Sale Consideration in the manner provided hereinabove, the demand draft deposited with the Custodian shall be released for credit of sums into the Vendor 1 Escrow Account I.

It is hereby agreed between the Parties that the Sale Consideration is net of any taxes and deductions, except for deduction of tax at source as required under the Income-tax Act, 1961 and the rules framed thereunder. The Vendee shall deduct from the Sale Consideration the applicable TDS amounting to INR 3,26,37,413/- and shall deposit the same with the Income Tax authority, to be reflected against the name of the Vendor. The Vendee shall provide necessary TDS challan as well as certificate to the Vendor towards such TDS deducted in accordance with Applicable Laws simultaneously with the execution and registration of the Sale Deed.



**COMMON SALE DEED FOR THE AFORESAID LAND
ADMEASURING 206 KANAL IN FAVOUR OF
SIGNATUREGLOBAL (INDIA) LIMITED.**

Thereafter, Vipul SEZ Developers Private Limited (Vendor No.1), PKBK Buildwell Pvt. Ltd. (Vendor No.2), and National Synthetics Ltd (Confirming Party No.1), M/s Silverstone Developers Pvt. Ltd. (Confirming Party No.2), Karamchand Realtech Pvt. Ltd. (Confirming Party No.3), Vipul Limited (Confirming Party No.4), Solitaire Capital India (Confirming Party No.5) sold **land admeasuring 206 Kanal** to **M/s Signatureglobal (India) Ltd** vide a duly registered Sale Deed bearing Document No. 10296 registered on 23/10/2023 and Rectification /Supplemental Deed bearing Document No. 10337 registered on 25/10/2023 and the same is recorded in the revenue records vide Mutation No. 3407. Details of land transferred by the land holding company as under:

Land owner	Khewat /Khatoni No.	Rect.No.	Killa No.	Kanal	Marla	(Area in Acre)	Share
Vipul SEZ Developers Pvt. Ltd (Earlier Known as Indica Estates Pvt. Ltd.	373/376	11	2/2	3	11	0.444	Full
		11	9	8	0	1.000	
		11	11	8	0	1.000	
		11	12	8	0	1.000	
		11	18	8	0	1.000	
		11	19	8	0	1.000	
		11	20Min East	7	18	0.988	
		11	21Min East	7	8	0.925	
		11	22	8	0	1.000	
		11	23	8	0	1.000	
		11	24	8	0	1.000	
		23	1	8	0	1.000	
		23	2	8	0	1.000	
		23	3	8	0	1.000	
		23	4	8	0	1.000	
	584/592	23	7	8	0	1.000	
	373/376	23	8/1	5	0	0.375	
		23	8/2	3	0	0.625	



		23	9	8	0	1.000	
		23	10	8	0	1.000	
	351/354	23	11	8	0	1.000	Full
		23	20	8	0	1.000	
Sub-Total				162	17	20.356	
Vipul SEZ Developers Pvt. Ltd (Earlier Known as Indica Estates Pvt. Ltd.	305/307	1	16	7	7	0.919	Full
		1	25/2	3	0	0.375	
Sub-Total				10	7	1.294	
Total land				173	4	21.650	

Land owner	Khewat /Khatoni No.	Rect.No.	Killa No.	Kanal	Marla	(Area in Acre)	Share
PKBK Buildwell Pvt. Ltd.	362/365	10	14	9	10	1.188	
		10	15/1	2	4	0.275	
		10	16Min North	5	9	0.681	
		10	16 Min South	2	3	0.269	
		10	17	8	0	1.000	
		10	18	5	10	0.688	
				32	16	4.100	
Grand Total				206			

Since then, **M/s Signature Global (India) Limited** continues to be recorded owner of the Property.

LAND USE (PRESENT & PROPOSED)

As per the documents provided, the Property is residential in nature.

ENCUMBRANCES



SEARCH AT THE OFFICE OF CONCERNED SUB-REGISTRAR OF ASSURANCES, GURUGRAM, HARYANA.

Before commenting on encumbrances, please note that NIL encumbrances found in the office of the concerned Registrar of Assurances is exclusion/subject to the charge, encumbrances, lien created by the owners by way of equitable mortgage or otherwise which may not find reflection in the records maintained by the concerned offices.

As per the inspection and search conducted by us on the basis of the record produced before us for the last 30 years at the office of concerned Sub-Registrar of Assurances, Gurugram, Haryana, **the Property** is underlying charge with Standard Chartered Bank as per ROC search. **M/s Signatureglobal (India) Limited** is the recorded owners of **the Property** and enjoy clear, legal and marketable title over the same subject to the observations made hereunder in this report.

SEARCH CONDUCTED AT THE OFFICE OF CONCERNED REVENUE AUTHORITY OF VILLAGE FAZILPUR JHARSA, TEHSIL BADSHAHPUR, DISTRICT GURUGRAM, GURUGRAM, HARYANA.

Please note that NIL encumbrances found in the office of the concerned office of the Revenue Authority is exclusion/subject to the charge, encumbrances, lien created by the owner companies by way of equitable mortgage or otherwise which may not find reflection in the records maintained by the concerned offices.

As per the inspection and search conducted by us on the basis of the record produced before us for the last 30 years at the office of concerned revenue records of Village Fazalpur Jharsa, Tehsil Badshahpur, District Gurugram, Gurugram, Haryana, **the Property** is underlying charge with Standard Chartered Bank as per ROC search. **M/s Signatureglobal (India) Limited** is the recorded owner of the land and enjoy clear legal and marketable title over the same subject to the observations made hereunder in this report.

ONLINE SEARCH CONDUCTED AT THE MCA website OF THE CONCERNED REGISTRAR OF COMPANIES



We have conducted the online search at the MCA website of Registrar of Companies to ascertain creation of mortgage if any, and found a charge of Standard Chartered Bank created by the owner company over the Property.

POSSESSION OF THE PROPERTY

As per documents, **M/s Signatureglobal (India) Limited** has recorded possession of **the Property**.

Please note that our observations on possession is based on and strictly confined to the legal /dejure possession of the owner companies as per revenue records and we have not commented on defacto/actual physical possession of the land vis a vis the owners companies.

CONFIRMATION ON TITLE DOCUMENTS PROPERLY STAMPED AND REGISTERED

The title documents/ deeds in respect of the Property owned by the companies are properly executed, stamped and registered.

STATUS OF CUSTODY OF ORIGINAL TITLE DOCUMENTS AT THE TIME OF SUBMISSION OF REPORT

As per understanding given by the Owner, custody of the original title documents with respect to the Property are with Standard Chartered Bank.

CONCLUSION

- (a) This is a freehold property.
- (b) The Property is underlying charge with Standard Chartered Bank.
- (c) Subject to the above observations and recommendations, **M/s Signatureglobal (India) Limited** is the recorded owner of the Property and enjoys clear & marketable title over the Property.





SNG & PARTNERS


Advocates & Solicitors

ESTD 1962

Should you desire any further information and/or clarification please do revert to us.

Thanking you,

Yours Faithfully,
for SNG & PARTNERS


MUNISH UPADHYAY
ADVOCATE

BAR COUNCIL OF DELHI
ENROLMENT NO. D/699/99



Land admeasuring 180 Kanal OR 22.50 Acres situated in the revenue estate of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, in Sector-71, Gurugram, Haryana.

Land owner	Khewat /Khatoni No.	Rect.No.	Killa No.	Area (in Kanal- Marla)		(Area in Acre)
				Kanal	Marla	
Signature Global (India) Limited	373/376	11	2/2	3	11	0.444
		11	9	8	0	1.000
		11	11	8	0	1.000
		11	12	8	0	1.000
		11	18	8	0	1.000
		11	19	8	0	1.000
		11	20Min East	7	18	0.988
		11	21Min East	7	8	0.925
		11	22	8	0	1.000
		11	23	8	0	1.000
		11	24	8	0	1.000
		23	1	8	0	1.000
		23	2	8	0	1.000
		23	3	8	0	1.000
		23	4	8	0	1.000
	584/592	23	7	8	0	1.000
		23	8/1	5	0	0.375
	373/376	23	8/2	3	0	0.625
		23	9	8	0	1.000
		23	10	8	0	1.000
	351/354	23	11	8	0	1.000
		23	20	8	0	1.000
	362/365	10	14	9	10	1.188
		10	15/1	2	4	0.275
		10	16Min North	5	9	0.681
		Total		180 Kanal OR 22.50 Acres		

