

Date: 02/05/2025

Client: M/s Signatureglobal (India) Limited

Title Search Report

In respect of:

LAND ADMEASURING 6.06875 ACRES (SCHEDULE OF LAND ATTACHED
HEREWITH) SITUATED IN THE REVENUE ESTATE OF VILLAGE
SIDHRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM, HARYANA.
(hereinafter referred as '**the Property**')



BACKGROUND

SNG & RE, Legal Advisors & Consultants having its office at First Floor, 13 Babar Road, Bengali Market, New Delhi-110001 and amongst other places in India & abroad (hereinafter referred to as 'SNG & RE') has been assigned by **M/s Signatureglobal (India) Limited**, having its registered office at 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 6.06875 ACRES (SCHEDULE OF LAND ATTACHED HEREWITH) SITUATED IN THE REVENUE ESTATE OF VILLAGE SIDHRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM, HARYANA (Hereinafter referred to as the "**the Property**").

GLOSSARY	
Term	Meaning
Client	M/s Signatureglobal (India) Limited
Owner	M/s Sungold Heights and Developers LLP
Developer	M/s Signatureglobal (India) Limited
SNG & RE	SNG & RE, Legal Advisors & Consultants
Khasra/Kila/ Survey Nos.	the identification number of land given by the concerned revenue authority.
The Property/Land/ Project Land	LAND ADMEASURING 6.06875 ACRES (SCHEDULE OF LAND ATTACHED HEREWITH) SITUATED IN THE REVENUE ESTATE OF VILLAGE SIDHRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM, HARYANA
Scale	1 Kanal = 605 sq yards or 20 Marla 1 Acres = 08 Kanal or 4048 sq.mtrs.
Report	Title Search report/Due diligence report in respect of the title of the Property
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> .
--------	---

METHODOLOGY

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

SCOPE OF WORK / INFORMATIONS ACCUMULATED FROM VARIOUS AUTHORITIES VISITED

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

- At the Office of the concerned Sub-Registrar of Assurances, Tehsil Manesar, District Gurugram, Haryana.
- Office of Revenue Authority, Village Sidhrawali, Tehsil Manesar, District Gurugram, Haryana.
- Online ROC search at MCA portal with the concerned Registrar of Company.

MANDATE

Keeping in view of the above, **SNG & RE** 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 Records, Land Acquisition Authority, Registrar of Companies etc.

SNG & RE 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 anybody without written consent of **SNG & RE**.

ASSUMPTIONS

For the purposes of this opinion, we have assumed that:

- (i) The photocopies of the documents provided to us are true, genuine, complete and accurate copies of the original of such documents. The documents are correct and authentic and no alteration has taken place.
- (ii) With reference to documents examined in the process of the conduct of the mandated exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.
- (iii) That there are no facts or circumstances in existence and no events have occurred which render such documents / letters void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason and in particular without limitation by reason of the lack of authority, consideration, influence, coercion, duress, default, fraud or misrepresentation.

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 & RE** 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.

DOCUMENTS EXAMINED/ REVIEWED

- a) Copy of Licence bearing No. 38 of 2025 dated 25/03/2025 issued by the Director, Town and Country Planning, Haryana Chandigarh in favour of **M/s Sungold Heights and Developers LLP in collaboration with M/s Signatureglobal (India) Ltd** for setting up of Industrial Plotted Colony over land admeasuring 6.06875 Acres situated in the revenue estate of Village Sidhrawali, Tehsil Manesar, District Gurugram, Haryana). This Licence is valid upto 24/03/2030.
- b) Copy of General Power of Attorney dated 03/08/2023 executed by M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal (India) Limited with respect to the land admeasuring 8.4821 acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.



The said GPA is duly registered as Document No. 115 at the Office of Sub-Registrar Manesar on 03/08/2023.

- c) Copy of Special Power of Attorney dated 25/03/2022 executed by M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal India Limited (through Mr. Devender Aggarwal) with respect to the development of the land admeasuring 141.91425 acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.
The said SPA is duly registered as Document No. 219 at the Office of Sub-Registrar Manesar on 25/03/2022.

- d) Copy of Collaboration Agreement dated 25/03/2022 executed by M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal India Limited with respect to the land admeasuring 141.91425 acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.

The said Agreement is duly registered as Document No. 12489 at the Office of Sub-Registrar Manesar on 25/03/2022.

- e) Copy of Collaboration Agreement dated 03/08/2023 executed by and between M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal (India) Limited with respect to the land admeasuring 8.4821 Acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.

The said Agreement is duly registered as Document No.4733 at the Office of Sub-Registrar Manesar on 03/08/2023.

- f) Copy of General Power of Attorney dated 05/06/2024 executed by M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal (India) Limited with respect to the land admeasuring 3.6680 Acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.

The said GPA is duly registered as Document No. 45 at the Office of Sub-Registrar Manesar on 05/06/2024.



- g) Copy of Addendum Agreement dated 05/06/2024 to Collaboration Agreement dated 03/08/2023 executed by and between M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal (India) Limited with respect to the land admeasuring 7.2833 Acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.

The said Agreement is duly registered as Document No.2586 at the Office of Sub-Registrar Manesar on 05/06/2024.

- h) Copy of Addendum Agreement dated 05/06/2024 to Collaboration Agreement dated 25/03/2022 executed by M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal India Limited with respect to the land admeasuring 139.95 Acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.

The said Agreement is duly registered as Document No. 2587 at the Office of Sub-Registrar Manesar on 05/06/2024.

- i) Copy of Addendum GPA dated 05/6/2024 to General Power of Attorney dated 03/08/2023 executed by M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal (India) Limited with respect to the land admeasuring 7.2833 Acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.

The said GPA is duly registered as Document No. 44 at the Office of Sub-Registrar Manesar on 05/06/2024.

- j) Copy of Collaboration Agreement dated 5/06/2024 executed by M/s. Sungold Heights and Developers LLP in favour of M/s. Signatureglobal India Limited with respect to the land admeasuring 3.6680 acres situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon.

The said Agreement is duly registered as Document No. 2588 at the Office of Sub-Registrar Manesar on 5/06/2024.



- k) Copy of License bearing no 104 of 2024 dated 1/8/2024 issued by DTCP in favour of M/s. Sungold Heights and Developers LLP in collaboration with M/s. Signatureglobal India Limited with respect to the land admeasuring 129.65625 Acres (alongwith schedule of land) situated in Village Sidhrawali, Tehsil Manesar, District Gurgaon. This licence is valid upto 31/07/2029.

OBSERVATIONS ON DEVOLUTION TITLE OF THE PROPERTY TO THE PRESENT OWNERS

Land comprised in Khewat/Khata No.566/526, Rect.No. 78, Khasra No. 20/2min(5-4), 21min(6-8), Rect.No. 89, Khasra No. 1min(6-8), 10/1min(2-10)10/2(3-19),11/1(1-12).

As per Jamabandi for the Year 1997-1998, 2002-2003, Ms. Narayani w/o Moti, Ms. Ballo d/o Moti, Mr. Sheonarain, Mr. Jaswant, Mr. Bahadur, Mr. Rai Singh & Mr. Chandu Lal sons of Moti were recorded owners of the land comprised in Khewat/Khata No. 417/369, Rect.No. 78, Khasra No. 20/2(6-9), 21(8-0), Rect.No. 89, Khasra No. 1(8-0), 10/1(3-2)10/2(4-18), 11/1(2-10).

After the death of Ms. Narayani, her 1/7 share in the above land devolved upon her legal heirs viz. Ms. Ballo, Mr. Sheonarain, Mr. Jaswant, Mr. Bahadur, Mr. Rai Singh & Mr. Chandu Lal and the same is recorded in the revenue records vide Mutation No. 1946 dated 11/10/2000.

As per Jamabandi for the Year 2007-2008, Mr. Sheonarain, Mr. Jaswant, Mr. Bahadur, Mr. Rai Singh & Mr. Chandu Lal sons of Moti were recorded owners of the land comprised in Khewat/Khata No. 417/369, Rect.No. 78, Khasra No. 20/2(6-9), 21(8-0), Rect.No. 89, Khasra No. 1(8-0), 10/1(3-2)10/2(4-18), 11/1(2-10).

As per Jamabandi for the Year 2012-2013, Mr. Sheonarain, Mr. Rai Singh & Mr. Chandu Lal sons of Moti (3/5 share), Mr. Budhram, Mr. Subhram sons of Jaswant (1/5 share), Mr. Anil Kumar, Mr. Deepak Kumar sons of Mr. Chandu Lal (1/5 share) were recorded owners of the land comprised in Khewat/Khata



No.449/417, Rect.No. 78, Khasra No. 20/2(6-9), 21(8-0), Rect.No. 89, Khasra No. 1(8-0), 10/1(3-2)10/2(4-18), 11/1(2-10).

After the death of Mr. Rai Singh, his 1/5 share share in the above land devolved upon his legal heirs viz. Ms. Sirdaro w/o Rai Singh, Mr. Rajesh Yadav, Mr. Sudhir Kumar sons of Rai Singh, Ms. Suman d/o Rai Singh and the same is recorded in the revenue records vide Mutation No. 2996 dated 21/02/2014.

After the death of Mr. Sheonarain, his 1/5 share in the above land devolved upon his legal heirs viz. Mr. Ramgyan s/o Sheonarain, Ms. Kashmiri, Ms. Prakash Devi d/o Sheonarain (3/20 share), Mr. Amit s/o Parasram, Ms. Manju Devi, Ms. Usha Devi, Ms. Renu, Ms. Poonam, Ms. Anju, Ms. Jyoti d/o Parasram (1/20 share) and the same is recorded in the revenue records vide Mutation No. 3269 dated 16/09/2016.

After the death of Ms. Poonam, her 1/140 share in the above land devolved upon her legal heirs viz. Ms. Sheetal (d/o Ms. Poonam) & Mr. Himanshu (s/o Poonam) [Ref.: RAPAT No. 507 dated 15/03/2023]. Mutation with respect to the same is recorded in the revenue records vide Mutation no. 3970 dated 15/04/2023.

As per Jamabandi for the Year 2017-2018, Mr. Chandu Lal s/o Moti (1/5 share), Mr. Budhram, Mr. Subhram sons of Jaswant (1/5 share), Mr. Anil Kumar, Mr. Deepak Kumar sons of Mr. Chandu Lal (1/5 share), Ms. Sirdaro w/o Rai Singh, Mr. Rajesh Yadav, Mr. Sudhir Kumar sons of Rai Singh, Ms. Suman d/o Rai Singh (1/5 share), Mr. Ramgyan s/o Sheonarain, Ms. Kashmiri, Ms. Prakash Devi d/o Sheonarain (3/20 share), Mr. Amit s/o Parasram, Ms. Manju Devi, Ms. Usha Devi, Ms. Renu, Ms. Poonam, Ms. Anju, Ms. Jyoti d/o Parasram (1/20 share), were recorded owners of the land comprised in Khewat/Khata No.526/449, Rect.No. 78, Khasra No. 20/2(6-9), 21(8-0), Rect.No. 89, Khasra No. 1(8-0), 10/1(3-2)10/2(4-18), 11/1(2-10). Please note that land comprised in Rect.No. 89, Killa No. 11/1(2-0) wrongly mentioned as 11/1(2-10) which was later rectified vide Badar No. 36.

Thereafter, Mr. Ramgyan s/o Sheonarain transferred his entire share i.e. 11681/58410 share in the above land to Mr. Rajmal Gupta s/o Kanwar Lal vide a duly registered Transfer Deed bearing Document No. 1512 registered on



08/05/2023 and the same is recorded in the revenue records vide Mutation No.3981 dated 11/05/2023.

Similarly, Ms. Sirdaro w/o Rai Singh, Mr. Rajesh Yadav, Mr. Sudhir Kumar sons of Rai Singh, Ms. Suman d/o Rai Singh transferred their 1/5 share in the above land to M/s Sungold Heights & Developers LLP vide a duly registered Transferred Deed bearing Document No.1250 registered on 03/05/2023 and the same is recorded in the revenue records vide Mutation No. 3983 dated 13/05/2023.

Similarly, Ms. Manju Devi, Ms. Anju, Ms. Jyoti d/o Parasram transferred their 3/140 share in the above land to Mr. Amit Kumar s/o Parasram vide a duly registered Transfer Deed bearing Document No. 1361 registered on 04/05/2023 and the same is recorded in the revenue records vide Mutation No. 3986 dated 24/05/2023.

After the death of Chandul Lal, his 1/5 share in the above land devolved upon his legal heirs viz. Ms. Bhogdi Devi w/o Chandu Lal, Mr. Deepak Yadav, Mr. Anil Kumar sons of Mr. Chandu Lal, Ms. Manju, Ms Babita d/o Chandu Lal [Ref. RAPAT No. 554 dated 10/04/2023]. Mutation with respect to the same is recorded in the revenue records vide Mutation No. 3973 dated 18/04/2023.

Similarly, Mr. Deepak Kumar s/o Chandu Lal transferred his 584/5841 share in the above land to Mr. Ramgyan vide a duly registered Transfer Deed bearing Document No. 815 registered on 24/04/2023 and the same is recorded in the revenue records vide Mutation No. 3976 dated 05/05/2023.

Similarly, Mr. Amit s/o Parasram, Ms. Usha Devi, Ms. Renu, Ms. Poonam (3/140 share), Ms. Sheetal (d/o Ms. Poonam) & Mr. Himanshu (s/o Poonam) (1/140 share) transferred their respective share in the above land to Mr. Rajmal Gupta vide a duly registered Transfer Deed bearing Document No. 3024 registered on 06/06/2023 and the same is recorded in the revenue records vide Mutation No. 3995 dated 15/06/2023.

As per Jamabandi for the Year 2022-2023, Mr. Budhram, Mr. Subhram sons of Jaswant (1/5 share), Mr. Deepak Kumar s/o Mr. Chandu Lal (11687/292050



share), Mr. Anil Kumar s/o Mr. Chandu Lal (7/50 share), Ms. Bhogdi Devi w/o Chandu Lal, Ms. Manju, Ms Babita d/o Chandu Lal (3/25 share), M/s Sungold Heights & Developers LLP (1/5 share), Mr. Rajmal Gupta s/o Kanwar Lal (8761/29205 share) were recorded owners of the land comprised in Khewat/Khata No.566/526, Rect.No. 78, Khasra No. 20/2(6-9), 21(8-0), Rect.No. 89, Khasra No. 1(8-0), 10/1(3-2), 10/2(4-18), 11/1(2-10).

Thereafter, Ms. Bhogdi Devi w/o Chandu Lal, Ms. Manju, Ms Babita d/o Chandu Lal release their 3/25 share in the above land to Mr. Deepak Yadav, Mr. Anil Kumar sons of Mr. Chandu Lal vide a duly registered Release Deed bearing Document No. 6040 registered on 28/08/2023 and the same is recorded in the revenue records vide Mutation No. 3996 dated 08/09/2023.

Thereafter, Mr. Budhram, Mr. Subhram sons of Jaswant transferred their 1/5 share in the above land to M/s Sungold Heights & Developers LLP vide a duly registered Transfer Deed bearing Document No. 20273 registered on 28/03/2024 and the same is recorded in the revenue records vide Mutation No. 4029 dated 15/04/2024.

Similarly, Mr. Deepak Yadav s/o Chandu Lal transferred his 2921/58410 share in the above land to **M/s Sungold Heights & Developers LLP** vide a duly registered Transfer Deed bearing Document No. 676 registered on 19/04/2024 and the same is recorded in the revenue records vide Mutation No. 4033 dated 02/05/2024.

Further, Mr. Deepak Yadav s/o Chandu Lal transferred his 2921/58410 share in the above land to Mr. Rajmal Gupta vide a duly registered Transfer Deed bearing Document No. 677 registered on 19/04/2024 and the same is recorded in the revenue records vide Mutation No. 4040 dated 02/05/2024.

Thereafter, Mr. Anil Kumar s/o Mr. Chandu Lal transferred his 1/5 share in the above land to Mr. Rajmal Gupta vide a duly registered Transferred Deed bearing Document No. 675 registered on 19/04/2024 and the same is recorded in the revenue records vide Mutation No. 4141 dated 02/05/2024.

Later, Mr. Rajmal Gupta sold his entire share i.e. 6425/11682 share in the above land to M/s Sungold Heights & Developers LLP vide a duly registered Sale



Deed bearing Document No. 1912 registered on 17/05/2024 and the same is recorded in the revenue records vide Mutation No. 4050 dated 18/05/2024.

Please note that Mr. Jaswant availed a loan of Rs. 80,000/- from PLDB with respect to his 1/6 share in the land i.e. 5 Kanal 8 Marla [vide Ref.RAPAT No. 390 dated 29/03/2004]. It is therefore recommended that a NOC from the said Bank is to be obtained.

Land comprised in Khewat/Khata No.299/273, Rect.No.76, Killa No. 9/2/1(3-6).

As per Jamabandi for the Year 1997-1998, 2002-2003, Mr. Umrao was recorded owner of the land comprised in Rect.No.76, Killa No. 9/2(6-8) alongwith additional land.

After the death of Umrao, the above land devolved upon his legal heirs viz. Mr. Satbir & Mr. Ram Krishan sons of Umrao, Ms. Kailash d/o Umrao, Ms. Kishan Dei w/o Umrao and the same is recorded in the revenue records vide Mutation No. 1882. Later Ms. Kailash & Kishan Dei released their shares in favour of Mr. Satbir & Mr. Ram Krishan and the same is recorded in the revenue records vide Mutation No. 1932.

As per Jamabandi for the Year 2007-2008, 2012-2013, 2017-2018, Mr. Satbir & Mr. Ram Krishan sons of Umrao, Ms. Kailash d/o Umrao, Ms. Kishan Dei w/o Umrao were recorded owners of the land comprised in Khewat/Khata No.210/182, 235/210, 273/235, Rect.No.76, Killa No. 9/2(6-8) alongwith additional land. Please note that names of Kishan Dei and Kailash were wrongly mentioned in the aforesaid Jamabandi which was later rectified vide Badar No. 32.

Please note that the land comprised in Khewat/Khata No.210/182, Rect.No.76, Killa No. 9/2(6-8) alongwith additional land mortgaged with PLDB [Ref. RAPAT No. 114 dated 02/11/1990]. It is therefore recommended that a NOC from the said Bank is to be obtained.



As per Jamabandi for the Year 2022-2023, Mr. Satbir & Mr. Ram Krishan sons of Umrao were recorded owner of the land comprised in Khewat/Khata No.299/273, Rect.No.76, Killa No. 9/2(6-8) alongwith additional land.

Thereafter, Mr. Satbir & Mr. Ram Krishan sons of Umrao transferred the captioned land i.e. Rect.No.76, Killa No. 9/2/1(3-6) to M/s Sungold Heights and Developers LLP vide a duly registered Transfer Deed bearing Document No. 18669 registered on 26/02/2024 and the same is recorded in the revenue records vide Mutation No. 4031 dated 26/02/2024. Titamma prepared.

Since then, M/s Sungold Heights and Developers LLP continues to be recorded owner of the land comprised in Rect.No.76, Killa No. 9/2/1(3-6).

Land comprised in Khewat/Khata No. 501/467, Rect.No.66, Killa No. 22(8-0), Rect.No. 77, Killa No. 2/1(7-6), 9/2 (3-18).

As per Jamabandi for the Year 1992-1993, 1997-1998, Mr. Ishwar Singh (1/5 share), Mr. Jagdish Chand (1/5 share), Mr. Hoshiyar Singh, Mr. Girwar Singh, Mr. Jai Singh (3/5 share) was recorded owners of the land comprised in Rect.No.66, Killa No. 22(8-0), Rect.No. 77, Killa No. 2(8-0), 9(8-0).

Thereafter, Mr. Jai Singh sold his 1/5 share in the above land to M/s Super Quis Holdings Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 13220 registered on 19/12/1996 and the same is recorded in the revenue records vide Mutation No. 3953 registered on 11/01/2023.

Similarly, Mr. Hoshiyar Singh sold his 1/5 share in the above land to M/s Super Quis Holdings Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 13221 registered on 19/12/1996 and the same is recorded in the revenue records vide Mutation No. 3952 registered on 11/01/2023.

Similarly, Mr. Ishwar Singh sold his 1/5 share in the above land to M/s Super Quick Holdings Pvt. Ltd vide a duly registered Sale Deed bearing Document No. 14045 registered on 06/01/1997 and the same is recorded in the revenue records vide Mutation No. 2182.



Similarly, Mr. Jagdish Chand sold his 1/5 share in the above land to M/s Super Quick Holdings Pvt. Ltd vide a duly registered Sale Deed bearing Document No. 14047 registered on 06/01/1997 and the same is recorded in the revenue records vide Mutation No. 2183.

As per Jamabandi for the Year 2002-2003, 2007-2008, 2012-2013, 2017-2018, Mr. Hoshiyar Singh, Mr. Girwar Singh, Mr. Jai Singh (3/5 share) & M/s Super Quis Holdings Pvt. Ltd. (2/5 share) were recorded owners of the above land.

Please note that name of the owner company wrongly mentioned as M/s Super Quiz Holdings Pvt. Ltd. instead of M/s Super Quick Holdings Ltd which is later rectified vide Badar No. 20 dated 06/07/2021.

Please also note that names of Mr. Jai Singh & Mr. Hoshiyar Singh was wrongly mentioned in the aforesaid Jamabandi's as he already sold his share in the above land to M/s Super Quick Holdings Ltd (Mutation No. 3952 & 3953).

M/s Super Quick Holdings Pvt. Ltd. leased out its 2/5 share in the above land to Mr. Rajiv Raina for a period of 30 years vide a duly registered Patta bearing Document No. 3114 registered on 19/12/2014 and the same is recorded in the revenue records vide Mutation No. 3433. The said leasehold rights have been released vide a duly registered Tarkpatta bearing Document No. 1565 registered on 17/07/2020 and the same is recorded in the revenue records vide Mutation No. 3670.

Thereafter, M/s Super Quick Holdings Pvt. Ltd. sold its 2/5 share in the above land to M/s Sungold Heights & Developers LLP vide a duly registered Sale Deed bearing Document No. 2406 registered on 20/07/2021 and the same is recorded in the revenue records vide Mutation No. 3848 dated 23/07/2021.

Further, M/s Super Quick Holdings Pvt. Ltd. sold remaining 2/5 share in the above land to M/s Sungold Heights & Developers LLP vide a duly registered Sale Deed bearing Document No. 989 registered on 27/04/2024 and the same is recorded in the revenue records vide Mutation No. 3978 dated 05/05/2023.



As per Jamabandi for the Year 2022-2023, Mr. Girwar Singh s/o Mr. Chandu Lal (1/5 share) and M/s Sungold Heights & Developers LLP (4/5 share) were recorded owners of the above land.

Thereafter, the aforesaid land owners viz. Mr. Girwar Singh and M/s Sungold Heights & Developers LLP entered into a partition with respect to the above land. As per the said partition, **land comprised in Rect.No.66, Killa No. 22(8-0), Rect.No. 77, Killa No. 2/1(7-6), 9/2 (3-18)** fell to the share of M/s Sungold Heights & Developers LLP and the same is recorded in the revenue records vide Mutation No.4002.

Since then, M/s Sungold Heights & Developers LLP continues to be recorded owner of the captioned land.

COLLABORATION AGREEMENT

M/s. Sungold Heights and Developers LLP (Owner) entered into a Collaboration Agreement with M/s Signatureglobal India Ltd. (Developer) for development and construction of the Property after obtaining necessary approvals/permissions from the competent authority and getting the plans sanctioned from the concerned authorities at Developers costs and expenses. The said Collaboration Agreement is registered as Document No. 12489 registered on 25/03/2022 at the Office of Sub-Registrar, Gurgaon.

REVENUE SHARE:

That in consideration of the grant/ transfer of the development rights by the owners to the developer, and the developer undertaking the project under the terms of the Collaboration Agreement, it has been agreed between the owners and the developer to share the gross sales revenue, which is sales revenue generated from the sale/allotment/ lease or any other nature of the entire saleable area of the project (net of brokerage), in the manner provided below:

Owner's Allocation	60% of the gross sales revenue (net of brokerage) ("Owner's Entitlement") generated from the sale/allotment/ lease or any other nature of the entire
--------------------	--



	saleable area at the project and
Developer's Allocation	40% in the gross sales revenue (net of brokerage) ("Developer's Entitlement") generated from the sale/allotment/ lease of the entire saleable area at the project.

If commercial component or group housing component is forming part of residential plotted colony/ industrial plotted colony being constructed by developer, in that event, built up area of total FAR shall be divided between the parties as may be mutually decided.

The Developer is also making payment of non-refundable security deposit amounting to Rs. 35,47,85,625/- subject to TDS deduction, as per applicable law.

Thereafter, M/s. Sungold Heights and Developers LLP executed a registered Special Power of Attorney dated 25/03/2022 with **M/s Signatureglobal India Limited (through Mr. Devender Aggarwal)** in respect of total land admeasuring 141.91425 Acres situated in the revenue estate of Village Sidhrawali, Tehsil Manesar, Gurgaon, Haryana and can do all the acts and things as are necessary or are required to be done for the development, promotion, construction and completion of the project on the above land in terms of the Collaboration Agreement.

Subsequently the said Collaboration Agreement was amended vide addendum to Collaboration Agreement and Power of attorney both registered on 5/6/2024 by which land area reduced to 139.95 acres including the land comprised in 77//2/1(7-6) in place of 77//2(8-0), and 77//9/2(3-18) in place of 77//9(8-0).

In addition to the above, M/s. Sungold Heights and Developers LLP (Owner) entered into Collaboration Agreement s with M/s Signatureglobal India Ltd. (Developer) for land admeasuring 8.4821 acres subsequently reduced to 7.2833 acres AND land admeasuring 3.6680 acres on the similar terms and conditions above followed by Power of attorney/s all registered on 5/6/2024.

Thereafter, M/s Signatureglobal India Ltd has obtained change of land use / license for industrial development from the Director, Town and Country Planning, Haryana Chandigarh vide License bearing no 38 of 2025 dated 25/03/2025 with respect to land admeasuring 6.06875 Acres.



DETAILS OF LAND UNDER LAND ACQUISITION PROCEEDINGS AND LAND ACQUIRED BY THE GOVERNMENT UNDER LAND ACQUISITION PROCEEDINGS

No land acquisition proceedings.

LAND USE (PRESENT & PROPOSED)

As per the documents, **the Property** is Industrial cum residential in nature.

ENCUMBRANCES

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

As per the inspection and search conducted by us for 30 years on the basis of the record produced before us in the office of concerned Sub-Registrar of Assurances, **the Property** is free from encumbrances. **M/s Sungold Heights and Developers LLP** is the recorded owner of **the Property** and enjoys clear, legal and marketable title to **the Property**. However, M/s Signatureglobal (India) Ltd has development rights in the Property vide registered Collaboration Agreements mentioned hereinabove.

SEARCH CONDUCTED AT THE OFFICE OF CONCERNED REVENUE AUTHORITY, VILLAGE SIDHRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM, HARYANA.

As per the inspection and search conducted by us for 30 years on the basis of the record produced before us in the office of concerned office of the Revenue Authority, **the Property**. **M/s Sungold Heights and Developers LLP** is the recorded owner of **the Property** and enjoys clear, legal and marketable title to **the Property**. However, M/s Signatureglobal (India) Ltd has development rights in the Property vide registered Collaboration Agreements mentioned hereinabove.



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, Delhi to ascertain creation of mortgage if any, on the land parcels owned by M/s Sungold Heights and Developers LLP and found that there is no charge over the Property.

POSSESSION OF THE PROPERTY

As per documents examined, **M/s Sungold Heights and Developers LLP** is recorded owner of the Property. However, M/s Signatureglobal (India) Ltd has permissive possession of the Property.

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

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.

CONCLUSION

- This is freehold **Property** and Industrial cum residential in nature.
- The Property is free from encumbrances.
- In our view, **M/s Sungold Heights and Developers LLP** is the recorded owner, have a clear and marketable title to **the Property**. However, M/s Signatureglobal (India) Ltd has development rights in the Property.



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

Thanking you,

Yours Faithfully,
For SNG & RE



MUNISH UPADHYAY
ADVOCATE
BAR COUNCIL OF DELHI
ENROLMENT NO.:D/699/99



SCHEDULE OF LAND

LAND ADMEASURING 6.06875 ACRES SITUATED IN THE REVENUE ESTATE OF VILLAGE SIDHRAWALI, TEHSIL MANESAR, DISTRICT GURUGRAM, HARYANA - OWNED BY SUNGOLD HEIGHTS AND DEVELOPERS LLP.

RECT. NOS.	KILLA NOS.	AREA	
		KANAL	MARLA
78	20/2min	5	4
	21min	6	8
89	1min	6	8
	10/1min	2	10
	10/2min	3	19
	11/1min	1	12
76	9/2/1	3	6
66	22	8	0
77	2/1	7	6
	9/2	3	18
		48	11
		Or 6.06875 Acres	

