



Z. REHMAN & ASSOCIATES
ADVOCATES

09th June 2025

To,
M/s Jai Ganga Realtech LLP
(Formerly known as M/s MRG Estate LLP)
Unit No. 806-807, Best Sky Tower,
Netaji Subhash Place, Pitampura, New Delhi-110034.

QUERIST: M/S JAI GANGA REALTECH LLP

Re: Title Search Report in respect of Affordable Plotted Colony under DDJAY (Deen Dayal Jan Awas Yojna) being developed on freehold area measuring 5.00 acres (40 Kanal and 00 Marla) licensed vide License no. 07 of 2022 situated in the revenue estate of village Badha and village Hayatpur, Sector-89 & 93, District Gurgaon, Haryana (hereinafter referred to as 'Said Land') owned by MRG Castle Reality LLP (formerly Truetrust Analytics Private Limited) having its registered office at Unit No. 131, First Floor Vatika Tower, Block-A, Wazirabad, Sector-54, Gurgaon, Haryana (hereinafter referred to as 'Owner') and developer by M/s Jai Ganga Realtech LLP (Formerly known as M/s MRG Estate LLP) Unit No. 806-807, Best Sky Tower, Netaji Subhash Place, Pitampura, New Delhi-110034 (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 Sub Registrar office Manesar and Harsaru and Patwari of village Badha and village Hayatpur, District Gurgaon.

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 **5.00 acres (40 Kanal and 00 Marla)** comprised in Rectangle no. 1, Killa nos. 24(5-4), 25(1-11), Rectangle no. 4, Killa nos. 3/2/2(2-5), 4(8-0), 5(7-18), 6(8-0), 7/2/1(5-13), 7/2/2(1-1), 9/1/2/1(0-4), 11/1/1(0-3) situated in the revenue estate of village Badha, District Gurgaon, Haryana AND Rectangle no. 52, Killa no. 4/2(0-1) situated in the revenue estate of village Hayatpur, District Gurgaon, Haryana.



NAME OF THE OWNER

M/s MRG Castle Reality LLP

DOCUMENTS SCRUTINIZED:

The Copy of the following documents were provided to us:

1. Copy of the license bearing no. 07 of 2022 dated 19.01.2022 for setting of affordable plotted colony under DDJAY on an area measuring **5.00 acres (40 Kanal and 00 Marla)** comprised in Rectangle no. 1, Killa nos. 24(5-4), 25(1-11), Rectangle no. 4, Killa nos. 3/2/2(2-5), 4(8-0), 5(7-18), 6(8-0), 7/2/1(5-13), 7/2/2(1-1), 9/1/2/1(0-4), 11/1/1(0-3) situated in the revenue estate of village Badha, District Gurgaon, Haryana AND Rectangle no. 52, Killa no. 4/2(0-1) situated in the revenue estate of village Hayatpur, District Gurgaon, Haryana was granted/issued by DTCP in favour of M/s MRG Castle Reality LLP in collaboration with MRG Estates LLP. The said license is valid up to 18.01.2027.
2. Copies of the Jamabandi for the year 2012-2013, 2017-2018 and 2022-2023 and relevant register intekals of village Badha, Tehsil Manesar, District Gurugram, Haryana.
3. Copies of the Jamabandi for the year 2009-2010, 2014-2015 and 2019-2020 and relevant register intekals of village Hayatpur, Tehsil Harsaru, District Gurugram, Haryana.
4. Copy of the Sale Deed bearing registration no. 3739 dated 22.01.2021, executed by M/s Orris Infrastructure Private Limited in favour of the M/s MRG Castle Reality LLP with respect to the land measuring 00 Kanal and 01 Marla comprised in Rectangle no. 52, Killa no. 4/2 situated in the revenue estate of village Hayatpur, Tehsil Harsaru, District Gurugram, Haryana.
5. Copy of the Sale Deed bearing registration no. 3012 dated 27.10.2020, executed by M/s Oskar Land & Housing Private Limited & Orris Infrastructure Private Limited in favour of the M/s MRG Castle Reality LLP with respect to the land measuring 39 Kanal, 13 Marla and 03 Sarsai comprised in Rectangle no. 1, Killa nos. 24(5-4), 25(1-11), Rectangle no. 4, Killa nos. 3/2/2(2-5), 4(8-0), 5(7-18), 6(8-0), 7/2/1(5-13), 7/2/2(1-1) and 8/1/1(0-2) 2/3 share i.e. 00 Kanal 01 Marla and 03 Sarsai situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram, Haryana.
6. Copy of the Sale Deed bearing registration no. 3012 dated 27.10.2020, executed by M/s Oskar Land & Housing Private Limited & Orris Infrastructure Private Limited in favour of the M/s MRG Castle Reality LLP with respect to the land measuring 00 Kanal, 07 Marla comprised in Rectangle no. 1, Killa nos. 9/1/2/1(0-4), 11/1/1(0-3) situated in the revenue estate of village Badha, Tehsil Manesar, District Gurugram, Haryana.
7. Copy of the Collaboration Agreement bearing registration no. 7751 dated 19.03.2021, executed by and between MRG Castle Reality LLP (formerly Truetrust Analytics Private Limited) AND M/s Jai Ganga Realtech LLP with



respect to the land measuring 40 Kanal 00 Marla and 03 Sarsai comprised in Rectangle no. 1, Killa nos. 24(5-4), 25(1-11), Rectangle no. 4, Killa nos. 3/2/2(2-5), 4(8-0), 5(7-18), 6(8-0), 7/2/1(5-13), 7/2/2(1-1), 9/1/2/1(0-4), 11/1/1(0-3) and 8/1/1(0-2) 2/3 share i.e. 00 Kanal 01 Marla and 03 Sarsai situated in the revenue estate of village Badha, District Gurgaon, Haryana AND land measuring 00 Kanal and 03 Marla comprised in Rectangle no. 52, Killa no. 4/2 situated in the revenue estate of village Hayatpur, District Gurgaon, Haryana.

TYPE OF SAID LAND:-

Affordable Plotted Colony under Deen Dayal Jan Awas Yojna under the License no. 07 of 2022 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 the **license bearing no. 07 of 2022** dated 19.01.2022 for setting of affordable plotted colony under DDJAY on an area measuring **5.00 acres (40 Kanal and 00 Marla)** comprised in Rectangle no. 1, Killa nos. 24(5-4), 25(1-11), Rectangle no. 4, Killa nos. 3/2/2(2-5), 4(8-0), 5(7-18), 6(8-0), 7/2/1(5-13), 7/2/2(1-1), 9/1/2/1(0-4), 11/1/1(0-3) situated in the revenue estate of village Badha, District Gurgaon, Haryana AND Rectangle no. 52, Killa no. 4/2(0-1) situated in the revenue estate of village Hayatpur, District Gurgaon, Haryana was granted/issued by DTCP in favour of M/s MRG Castle Reality LLP in collaboration with MRG Estates LLP. **The said license is valid up to 18.01.2027.**
- b. The chain of title in respect of the abovementioned land is given below:-

VILLAGE HAYATPUR

i. Rectangle no. 52, Killa no. 4/2 measuring 00 Kanal and 01 Marla.

- As per the Jamabandi for the year of 2009-2010 bearing Khewat no. 4/1min, Khatauni no. 14, (i) Sh. Ravidutt son of Sh. Om Prakash [70/411 Share], (ii) Mahesh son of Sh. Om Prakash [64/411 Share], (iii) Satya Narayan, Dinesh both sons of SH. Om Praksh [124/411 Share], (iv) Anil Kumar son of Sh. Om Prakash [64/411 Share], (v) Smt. Sumitra Devi, Smt. Sudesh Kumari, Kanta Devi, Satya Devi, Sheela Devi daughters of Sh. Om Prakash [9/137 Share], (vi) Bhupinder, Kuldeep both sons of Sh. Vinod Kumar [2/411 Share], (vii) Smt. Dhanno Devi, Usha, Archana, daughters of Sh. Vinod



[7/882 Share], (viii) M/s Laspur Infrastructure Private Limited [113/882 Share] were the joint recorded owners of the land measuring **41 Kanal and 02 Marla** comprised in Rectangle no. 55, Killa nos. 22(8-0), 23(8-0), 24/1(4-0), Rectangle no. 52, Killa nos. 2(8-0), 3(8-0), **4(5-2)** situated in the revenue estate of village Hayatpur, District Gurgaon, Haryana situated in the revenue estate of village Hayatpur, District Gurgaon.

- That M/s Orris Land and Housing Private Limited purchased the land measuring **35 Kanal and 07 Marla** out of the aforesaid 41 Kanal and 02 Marla vide three separate sale deed bearing registration no. 31053 dated 04.02.2011, 30688 dated 02.02.2011 and 32538 dated 21.02.2011 and mutation of the same were recorded in the jamabandi vide mutation number 2824, 2825 & 2826 respectively. It is noted that copy of the aforesaid sale deeds have not been provided to us for our review and reference of the same taken from the revenue record.
- That, the owners of the land measuring 41 Kanal and 02 Marla (along with the some other land parcel) partitioned the land vide order dated 06.07.2011 passed by Asstt. Collector, 1st class, Gurgaon in case no. 34/TEH and vide rapat no. 1206 dated 19.07.2011. As per the partition, area admeasuring **35 Kanal and 06 Marla** comprised in Rectangle no. 55, Killa nos. 22/3(2-4), 23(8-0), 24/1(4-0), Rectangle no. 52, Killa nos. 2(8-0), 3(8-0), **4(5-2)** situated in the revenue estate of village Hayatpur, District Gurgaon, Haryana fell into the share of the **M/s Orris Land and Housing Private Limited** and mutation of the Partition/Takseem is recorded in the Jamabandi vide mutation no. 2871.
- As per the Jamabandi for the year of 2014-2015 bearing Khewat no. 2/1min, 4min, Khatauni no. 2, **M/s Orris Land and Housing Private Limited** was the recorded owner of the land measuring 35 Kanal and 06 Marla comprised in Rectangle no. 55, Killa nos. 22/3(2-4), 23(8-0), 24/1(4-0), Rectangle no. 52, Killa nos. 2(8-0), 3(8-0), **4(5-2)** situated in the revenue estate of village Hayatpur, District Gurgaon, Haryana situated in the revenue estate of village Hayatpur, District Gurgaon.
- Thereafter, M/s Orris Land and Housing Private Limited sold the land measuring **08 Kanal and 16 Marla** comprised in Rectangle no. 52, Killa no. 2/2(1-17), 3/2(1-17), **4(5-2)** situated in the revenue estate of village Hayatpur, District Gurgaon to **M/s Diverse Developers LLP** vide sale deed



bearing registration no. 5336 dated 06.12.2019 and mutation of the same was recorded in the jamabandi vide mutation no. 3831. It is noted that copy of the aforesaid sale deed has not been provided to us for our review and reference of the same taken from the revenue record.

- As per the Jamabandi for the year of 2019-2020 bearing Khewat no. 2, Khatauni no. 2, **M/s Diverse Developers LLP** was the recorded owner of the land measuring **08 Kanal and 16 Marla** comprised in Rectangle no. 52, Killa no. 2/2(1-17), 3/2(1-17), **4(5-2)** situated in the revenue estate of village Hayatpur, District Gurgaon.
- Afterwards, M/s **Diverse Developers LLP** transferred the land measuring **00 Kanal and 01 Marla** comprised in Rectangle no. 52, Killa no. 4/2 situated in the revenue estate of village Hayatpur, District Gurgaon to **M/s Orris Infrastructure Private Limited** vide Tabadlanama bearing registration no. 4256 dated 03.12.2020 and mutation of the same was recorded in the jamabandi vide mutation no. 3902. It is noted that copy of the aforesaid Tabadlanama has not been provided to us for our review and reference of the same taken from the revenue record.
- Later, M/s Orris Infrastructure Private Limited sold the land measuring **00 Kanal and 01 Marla** comprised in Rectangle no. 52, Killa no. 4/2 situated in the revenue estate of village Hayatpur, District Gurgaon to **M/s MRG Castle Reality LLP** vide sale deed bearing registration no. 3739 dated 22.01.2021 and mutation of the same was recorded in the jamabandi vide mutation no. 3926.

VILLAGE BADHA

i. **Rectangle no. 4, Killa no. 3/2/2 ad-measuring 02 Kanal and 05 Marla.**

- As per the Jamabandi for the year of 2012-2013 bearing Khewat no. 553/341min, Khatauni no. 556, **M/s Orris Infrastructure Private Limited** was the recorded owner of the land measuring **05 Kanal and 05 Marla** comprised in Rectangle no. 4, Killa no. 3/2/2(2-5), 9/1/2(3-0) situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- As per the Jamabandi for the year of 2017-2018 bearing Khewat no. 591/553, Khatauni no. 596, **M/s Orris**



Infrastructure Private Limited was the recorded owner of the land measuring **05 Kanal and 05 Marla** comprised in Rectangle no. 4, Killa no. 3/2/2(2-5), 9/1/2(3-0) situated in the revenue estate of village Badha, District Gurgaon, Haryana.

- That M/s Orris Infrastructure Private Limited (*along with M/s Oskar Land and Housing Private Limited*) sold the land measuring **02 Kanal and 05 Marla** comprised in Rectangle no. 4, Killa no. 3/2/2 situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s MRG Castle Reality LLP** vide sale deed bearing registration no. 3012 dated 27.10.2020 and mutation of the same was recorded in the jamabandi vide mutation no. 3378. It is noted that the total area purchased through the above said sale is 39 Kanal 13 Marla and 03 Sarsai.
- As per the Jamabandi for the year of 2022-2023 bearing Khewat no. 558/591min, Khatauni no. 568, **M/s MRG Castle Reality LLP** was the recorded owner of the land measuring **02 Kanal and 05 Marla** comprised in Rectangle no. 4, Killa no. 3/2/2 situated in the revenue estate of village Badha, District Gurgaon, Haryana.

ii. **Rectangle no. 4, Killa no. 9/1/2/1, ad-measuring 00 Kanal and 04 Marla.**

- As per the Jamabandi for the year of 2012-2013 bearing Khewat no. 553/341min, Khatauni no. 556, **M/s Orris Infrastructure Private Limited** was the recorded owner of the land measuring **05 Kanal and 05 Marla** comprised in Rectangle no. 4, Killa no. 3/2/2(2-5), 9/1/2(3-0) situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- As per the Jamabandi for the year of 2017-2018 bearing Khewat no. 591/553, Khatauni no. 596, **M/s Orris Infrastructure Private Limited** was the recorded owner of the land measuring **05 Kanal and 05 Marla** comprised in Rectangle no. 4, Killa no. 3/2/2(2-5), 9/1/2(3-0) situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- That M/s Orris Infrastructure Private Limited sold the land measuring **03 Kanal and 00 Marla** comprised in Rectangle no. 4, Killa no. 9/1/2 situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s Diverse**



Developers LLP vide sale deed bearing registration no. 4697 dated 17.09.2019 and mutation of the same was recorded in the jamabandi vide mutation no. 3299. It is noted that the total area purchased through the above said sale is 24 Kanal, 15 Marla and 07 Sarsai. It is also noted that copy of the aforesaid sale deed has not been provided to us for our review and reference of the same taken from the revenue record.

- Thereafter, M/s Diverse Developers LLP sold the land measuring **00 Kanal and 04 Marla** comprised in Rectangle no. 4, Killa no. 9/1/2/1 situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s Orris Infrastructure Private Limited** vide sale deed bearing registration no. 4255 dated 04.12.2022 and mutation of the same was recorded in the jamabandi vide mutation no. 3388. It is noted that the total area purchased through the above said sale is 24 Kanal, 15 Marla and 07 Sarsai. It is also noted that copy of the aforesaid sale deed has not been provided to us for our review and reference of the same taken from the revenue record.
- *Consequent to the above said sale deed, the Rectangle no. 4, Killa no. 9/2/1(3-0) was divided into two parts as 9/1/2/1(0-4) & 9/1/2/2(2-16) situated in the revenue estate of village Badha, District Gurgaon, Haryana.*
- That M/s Orris Infrastructure Private Limited sold the land measuring **00 Kanal and 04 Marla** comprised in Rectangle no. 4, Killa no. 9/1/2/1 situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s MRG Castle Reality LLP** vide sale deed bearing registration no. 5667 dated 22.01.2021 and mutation of the same was recorded in the jamabandi vide mutation no. 3400. It is noted that the total area purchased through the above said sale is 00 Kanal and 07 Marla.
- As per the Jamabandi for the year of 2022-2023 bearing Khewat no. 559/591, Khatauni no. 569, **M/s MRG Castle Reality LLP** was the recorded owner of the land measuring **00 Kanal and 04 Marla** comprised in Rectangle no. 4, Killa no. 9/1/2/1 situated in the revenue estate of village Badha, District Gurgaon, Haryana.

iii. **Rectangle no. 1, Killa nos. 25(1-11), Rectangle no. 4, Killa nos. 5(7-18), 6(8-0), 7/2/2(1-1) total measuring 18 Kanal and 10 Marla.**



- As per the Jamabandi for the year of 2012-2013 bearing Khewat no. 233/138, Khatauni no. 235, **M/s Jamb Propbuild Private Limited** was the recorded owner of the land measuring **18 Kanal and 14 Marla** comprised in Rectangle no. 1, Killa nos. 25(1-11), Rectangle no. 4, Killa nos. 5(7-18), 6(8-0), 7/1/2(0-4), 7/2/2(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. 255/233, Khatauni no. 258, **M/s Jamb Propbuild Private Limited** was the recorded owner of the land measuring **18 Kanal and 14 Marla** comprised in Rectangle no. 1, Killa nos. 25(1-11), Rectangle no. 4, Killa nos. 5(7-18), 6(8-0), 7/1/2(0-4), 7/2/2(1-1) situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- That M/s Jamb Propbuild Private Limited sold the land measuring **18 Kanal and 10 Marla** comprised in Rectangle no. 1, Killa nos. 25(1-11), Rectangle no. 4, Killa nos. 5(7-18), 6(8-0), 7/2/2(1-1) situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s Oskar Land and Housing Private Limited** vide sale deed bearing registration no. 2312 dated 09.10.2020 and mutation of the same was recorded in the jamabandi vide mutation no. 3368. It is noted that the total area purchased through the above said sale is 65 Kanal and 11 Marla. It is also noted that copy of the aforesaid sale deed has not been provided to us for our review and reference of the same taken from the revenue record.
- Thereafter, M/s Oskar Land and Housing Private Limited (along with M/s Orris Infrastructure Private Limited) sold the land measuring **18 Kanal and 10 Marla** comprised in Rectangle no. 1, Killa nos. 25(1-11), Rectangle no. 4, Killa nos. 5(7-18), 6(8-0), 7/2/2(1-1) situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s MRG Castle Reality LLP** vide sale deed bearing registration no. 3012 dated 27.10.2020 and mutation of the same was recorded in the jamabandi vide mutation no. 3378. It is noted that the total area purchased through the above said sale is 39 Kanal 13 Marla and 03 Sarsai.
- As per the Jamabandi for the year of 2022-2023 bearing Khewat no. 249/255, Khatauni no. 255, **M/s MRG Castle Reality LLP** was the recorded owner of the land measuring **18 Kanal and 10 Marla** comprised in Rectangle no. 1, Killa nos. 25(1-11), Rectangle no. 4, Killa nos. 5(7-18), 6(8-0),



7/2/2(1-1) situated in the revenue estate of village Badha, District Gurgaon, Haryana.

iv. **Rectangle no. 1, Killa nos. 24(5-4), Rectangle no. 4, Killa nos. 4(8-0), 7/2/2(5-13) total measuring 18 Kanal and 17 Marla.**

- As per the Jamabandi for the year of 2012-2013 bearing Khewat no. 540, Khatauni no. 543, **(i) Smt. Kirpa Devi (widow), Jitender and Dharmender (both sons), Smt. Ekta, Madhu both daughters of Sh. Raj Singh [1/10 Share], (ii) M/s Jithur Buildwell Private Limited [13/25 Share] & M/s Jamb Propbuild Private Limited [19/50 Share]** were the joint recorded owners of the land measuring **23 Kanal and 11 Marla** comprised in Rectangle no. 1, Killa nos. 24(5-4), Rectangle no. 4, Killa nos. 4(8-0), 7/1/1/1(0-4), 7/2/2/1(5-15), Rectangle no. 7, Killa nos. 14/1(4-0), 15/1/1(0-8) situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- *Upon review of the 'Badar' (Correction) no. 2 we note that the area of the Killa number 7/2/1(5-13) under rectangle no. 4 and Killa number 15/1/1(0-18) under rectangle no. 7 were erroneously written in the aforesaid jamabandi as Killa number 7/2/2/1(5-15) under rectangle no. 4 and Killa number 15/1/1(0-8) under rectangle no. 7 and same was duly rectified through the 'Badar' (Correction) no. 02.*
- That Smt. Ekta and Madhu both daughters of Sh. Raj Singh relinquished/released their 1/25 share (i.e. 00 Kanal 19 Marla and 01 Sarsai) in the aforesaid land 23 Kanal and 19 Marla comprised in Rectangle no. 1, Killa nos. 24(5-4), Rectangle no. 4, Killa nos. 4(8-0), 7/1/1/1(0-4), 7/2/1(5-13), Rectangle no. 7, Killa nos. 14/1(4-0), 15/1/1(0-18) situated in the revenue estate of village Badha, District Gurgaon, Haryana in favour of the **Sh. Jitender and Dharmender both sons of Sh. Raj Singh** vide "Parivarik Hastantaran" bearing registration no. 2145 dated 20.01.2011 and mutation of the same was recorded in the jamabandi vide mutation no. 3378. It is also noted that copy of the aforesaid deed has not been provided to us for our review and reference of the same taken from the revenue record.
- That, the owners of the land measuring 23 Kanal and 19 Marla partitioned the land vide order dated 10.11.2016 passed by Sh. Naib Tehsildar and Asstt. Collector, 1st class, Manesar in case no. 07/Teh and vide rapat no. 241 dated 09.12.2016. As per the partition, area ad-measuring **21 Kanal**



and 11 Marla comprised in Rectangle no. 1, Killa nos. 24(5-4), Rectangle no. 4, Killa nos. 4(8-0), 7/1/1/1(0-4), 7/2/1(5-13), Rectangle no. 7, Killa nos. 14/1/1(2-9), 15/1/1/1(0-1) situated in the revenue estate of village Badha, District Gurgaon, Haryana fell into the share of the **M/s Jithur Buildwell Private Limited [249/431 Share] & M/s Jamb Propbuild Private Limited [182/431 Share]** and mutation of the Partition/Takseem is recorded in the Jamabandi vide mutation no. 3113.

- As per the Jamabandi for the year of 2017-2018 bearing Khewat no. 578/540min, Khatauni no. 583, **M/s Jithur Buildwell Private Limited [249/431 Share] & M/s Jamb Propbuild Private Limited [182/431 Share]** were the joint recorded owners of the land measuring **21 Kanal and 11 Marla** comprised in Rectangle no. 1, Killa nos. 24(5-4), Rectangle no. 4, Killa nos. 4(8-0), 7/1/1/1(0-4), 7/2/1(5-13), Rectangle no. 7, Killa nos. 14/1/1(2-9), 15/1/1/1(0-1) situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- That **M/s Jithur Buildwell Private Limited [249/431 Share] & M/s Jamb Propbuild Private Limited [182/431 Share]** sold the land measuring **18 Kanal and 17 Marla** comprised in Rectangle no. 1, Killa nos. 24(5-4), Rectangle no. 4, Killa nos. 4(8-0), 7/2/2(5-13) situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s Oskar Land and Housing Private Limited** vide sale deed bearing registration no. 2312 dated 09.10.2020 and mutation of the same was recorded in the jamabandi vide mutation no. 3368. It is noted that the total area purchased through the above said sale is 65 Kanal and 11 Marla. It is also noted that copy of the aforesaid sale deed has not been provided to us for our review and reference of the same taken from the revenue record.
- Thereafter, **M/s Oskar Land and Housing Private Limited (along with M/s Orris Infrastructure Private Limited)** sold the land measuring **18 Kanal and 17 Marla** comprised in Rectangle no. 1, Killa nos. 24(5-4), Rectangle no. 4, Killa nos. 4(8-0), 7/2/2(5-13) situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s MRG Castle Reality LLP** vide sale deed bearing registration no. 3012 dated 27.10.2020 and mutation of the same was recorded in the jamabandi vide mutation no. 3378. It is noted that the total area purchased through the above said sale is 39 Kanal 13 Marla and 03 Sarsai.



- As per the Jamabandi for the year of 2022-2023 bearing Khewat no. 546/578min, Khatauni no. 556, **M/s MRG Castle Reality LLP** was the recorded owner of the land measuring **18 Kanal and 17 Marla** comprised in Rectangle no. 1, Killa nos. 24(5-4), Rectangle no. 4, Killa nos. 4(8-0), 7/2/2(5-13) situated in the revenue estate of village Badha, District Gurgaon, Haryana.

v. **Rectangle no. 4, Killa nos. 11/1/1, measuring 00 Kanal and 03 Marla.**

- As per the Jamabandi for the year of 2012-2013 bearing Khewat no. 490/299min, Khatauni no. 493, **M/s Vertex Land and Housing Private Limited [306/601 Share] and M/s Orris Infrastructure Private Limited [295/601 Share]** were the joint recorded owners of the land measuring **04 Kanal and 18 Marla** comprised in Rectangle no. 4, Killa no. 11/1(2-3) & 12/1/2/1(2-15) situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- As per the Jamabandi for the year of 2017-2018 bearing Khewat no. 523/490, Khatauni no. 528, **M/s Vertex Land and Housing Private Limited [306/601 Share] and M/s Orris Infrastructure Private Limited [295/601 Share]** were the joint recorded owners of the land measuring **04 Kanal and 18 Marla** comprised in Rectangle no. 4, Killa no. 11/1(2-3) & 12/1/2/1(2-15) situated in the revenue estate of village Badha, District Gurgaon, Haryana.
- That M/s Orris Infrastructure Private Limited sold their 295/601 share in the land measuring **04 Kanal and 18 Marla** comprised in Rectangle no. 4, Killa no. 11/1(2-3) & 12/1/2/1(2-15) situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s Diverse Developers LLP** vide sale deed bearing registration no. 4697 dated 17.09.2019 and mutation of the same was recorded in the jamabandi vide mutation no. 3299. It is noted that the total area purchased through the above said sale is 24 Kanal, 15 Marla and 07 Sarsai. It is also noted that copy of the aforesaid sale deed has not been provided to us for our review and reference of the same taken from the revenue record.
- Thereafter, M/s Vertex Land and Housing Private Limited sold their 306/601 share in the land measuring **04 Kanal and 18 Marla** comprised in Rectangle no. 4, Killa no. 11/1(2-3) & 12/1/2/1(2-15) situated in the revenue estate of village



Badha, District Gurgaon, Haryana to **M/s Diverse Developers LLP** vide sale deed bearing registration no. 6908 dated 06.12.2019 and mutation of the same was recorded in the jamabandi vide mutation no. 3316. It is also noted that copy of the aforesaid sale deed has not been provided to us for our review and reference of the same taken from the revenue record.

- Afterwards, M/s Diverse Developers LLP sold the land measuring **00 Kanal and 03 Marla** comprised in Rectangle no. 4, Killa no. 11/1/1 situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s Orris Infrastructure Private Limited** vide sale deed bearing registration no. 4255 dated 04.12.2022 and mutation of the same was recorded in the jamabandi vide mutation no. 3388. It is noted that the total area purchased through the above said sale is 24 Kanal, 15 Marla and 07 Sarsai. It is also noted that copy of the aforesaid sale deed has not been provided to us for our review and reference of the same taken from the revenue record.
- *Consequent to the above said sale deed, the Rectangle no. 4, Killa no. 11/1(2-3) was divided into two parts as 11/1/1(0-3) & 11/1/2(2-0) situated in the revenue estate of village Badha, District Gurgaon, Haryana.*
- That M/s Orris Infrastructure Private Limited sold the land measuring **00 Kanal and 03 Marla** comprised in Rectangle no. 4, Killa no. 11/1/1 situated in the revenue estate of village Badha, District Gurgaon, Haryana to **M/s MRG Castle Reality LLP** vide sale deed bearing registration no. 5667 dated 22.01.2021 and mutation of the same was recorded in the jamabandi vide mutation no. 3400. It is noted that the total area purchased through the above said sale is 00 Kanal and 07 Marla.
- As per the Jamabandi for the year of 2022-2023 bearing Khewat no. 499/523, Khatauni no. 508, **M/s MRG Castle Reality LLP** was the recorded owner of the land measuring **00 Kanal and 03 Marla** comprised in Rectangle no. 4, Killa nos. 11/1/1 situated in the revenue estate of village Badha, District Gurgaon, Haryana.

- c. That, a Collaboration Agreement bearing registration no. 7751 dated 19.03.2021 was executed by and between the **Owner i.e.** M/s MRG Castle Reality LLP (formerly M/s Truetrust Analytics Pvt. Ltd.) **AND** the **Developer i.e.** M/s MRG Estates LLP. Upon review of the same, we note that:



- That the Owner was the absolute and lawful owner and was in peaceful physical possession of agricultural land comprised in Rectangle no. 1, Killa no. 25(1-11), Rectangle no. 4, Killa no. 5(7-18), 6(8-0), 7/2/2(1-1), Rectangle no. 1, Killa no. 24(5-4), Rectangle no. 4, Killa no. 4(8-0), 7/2/1(5-13), 3/2/2 (2-5), 8/1/1(0-2) 2/3rd share i.e. 0K-1M-3S, Rectangle no. 4, Killa no. 9/1/2/1 (0-4), 11/1/1 (0-3) and **area measuring 40 Kanal 00 Marla 03 Sarasai** situated within the revenue estate of village Badha, Tehsil Manesar, District Gurugram (Haryana) and Rectangle no. 52, Killa no. 4/2(0-1) **area measuring 00 Kanal 01 Marla** situated within the revenue estate of village Hayatpur, District Gurugram (Haryana) i.e. **Total Area measuring 40 Kanal 01 Marla 03 Sarsai or 5.0083 Acre (hereinafter referred to as the "Project Land")**.
- That the Owner was desirous of developing a project of Deen Dayal Jan Awas Yojana ("**Project**") on the Project Land in accordance with Deen Dayal Jan Awas Yojna Policy, 2016 notified by the Department of Town and Country Planning, Haryana on 08.02.2016 and had approached the Developer for development of the Project on the Project Land in collaboration.
- That in consideration of the contribution of the Project Land by the Owner for execution of the Project and the Developer bearing the responsibility of execution of the Project, the Distributable Revenue of the Project shall be shared between the Parties in the ratio mentioned herein below ("**Revenue Sharing Ratio**") in respect of the sanction obtained against actual area of project land:

Owner's Share	30% of the Distributable Revenue
Developer's Share	70% of the Distributable Revenue

- It was also agreed that the Developer had paid a lump-sum amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) towards Refundable Security Deposit vide cheque no. 000020 dated 19.03.2021 drawn on AU Small Finance Bank, Gurgaon, 122001 for the land admeasuring 5.0083 to the Owner. **It is to be noted that the amount in words has been erroneously stated in the aforesaid Collaboration Agreement as "Rupees Ten Lakhs Fifty Thousand Only" instead of the correct "Rupees Ten Lakhs Only."**

- d. Based on the documents provided to us and subject to our views herein above, we are of the opinion that the **Owner i.e. M/s MRG Castle Reality LLP** to the land measuring **5.00 acres (40 Kanal and 00 Marla)** comprised in Rectangle no. 1, Killa nos. 24(5-4), 25(1-11), Rectangle no. 4, Killa nos. 3/2/2(2-5), 4(8-0), 5(7-18), 6(8-0), 7/2/1(5-13), 7/2/2(1-1), 9/1/2/1(0-4), 11/1/1(0-3) situated in the revenue estate of village Badha, District Gurgaon, Haryana AND Rectangle no. 52, Killa no. 4/2(0-1)



situated in the revenue estate of village Hayatpur, District Gurgaon, Haryana prima facie seems to be clear and marketable.

- e. From the development rights of the Said Land are also vested with the **Developer i.e.** M/s MRG Estates LLP vide Collaboration Agreement bearing registration no. 7751 dated 19.03.2021.
- f. Our report basis the documents provided and verification of 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

