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TO : M/s A&D Estates Pvt. Ltd.
Place of Business: SS HOUSE
PLOT NO-77,
SECTOR-44
GURGAON, HR-122003 IN

DATE: 12/06/2023

Client: M/s A&D Estates Pvt. Ltd.

Title Search Report

in respect of

Land admeasuring 12.61175 Acres - Group Housing Project SS CENDANA -Sector 83 (schedule of land given hereunder) situated at Villages Kherki Daula & Sihi, Sector 83, Gurugram, Haryana (hereinafter referred as 'the Property')

Submitted by:

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1.0 GLOSSARY

Term	Meaning
Client	**M/s A&D Estates Pvt. Ltd.**
Jamabandhi	Records of rights/ownership
Mutation/ Intqal	Revenue records evidencing transactions / change of ownerships by way of succession, sale, exchange etc.
Rectangle/Killa	Identification number of every block as per revenue records.
Scale	1 Kanal = 605 Sq.yds. 1 Marla = 30.25 Sq.Yds. 1 Sarsai = 1.51 Sq.Yds. 8 Kanal = 4840 Sq.Yds. 1 Acre = 4840 Sq.Yds. OR 4048 Sq.Mtrs.
Property	Land admeasuring 12.61175 Acres (schedule of land given hereunder) situated at Villages Kherki Daula & Sihi, Sector 83, Gurugram, Haryana (hereinafter referred as 'the Property')
Owner/s	M/s Growmore Buildtech (P) Ltd, M/s Goldline Buildtech (P) Ltd, M/s Style Towers(P) Ltd & M/s A & D Estates (P) Ltd
Developer	M/s A & D Estates Private Limited
Proposed Transaction	The property owned by the owing companies is filed with HRERA
HRERA	Haryana Real Estate Regulatory Authority
Patwari	Government employee who keeps all the records in respect of land under his area.
ROC	Registrar of Companies
Scope of Works	Means legal due diligence in respect of title of the **Property** mentioned above in the concerned Office of the Sub Registrar at Gurugram, Haryana,and the Revenue Department at Villages Kherki Daula & Sihi, Tehsil & District Gurugram, Haryana for a period of 30 (Thirty) years.



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INTRODUCTION

2.0 BACKGROUND AND SCOPE OF WORK

M/s A&D Estates Pvt. Ltd. (Hereinafter referred to as **'Client'**) has instructed to conduct title search with respect to Land admeasuring Acres (schedule of land given hereunder) situated at Villages Kherki Daula & Sihi, Sector 83, Gurugram, Haryana (hereinafter referred as 'the Property'). The Client, has assigned us to carry out legal due diligence in respect of title of **the Property** mentioned above in the concerned Office of the Sub Registrar at Gurugram, Haryana, and the Revenue Department at Villages Kherki Daula & Sihi, Tehsil & District Gurugram, Haryana for a period of 30 (Thirty) (Herein after referred to as "**Scope of Work")** and to submit a report in respect of **the Property** (Hereinafter referred to as '**Report**').

3.0 METHODOLOGY

Based upon the aforementioned scope of work, we have discussed the matter with the client's representatives and perused various documents and caused searches to be carried out at various offices as hereinafter appearing.

4.0 LIST OF DOCUMENTS SUBMITTED AND PERUSED

(a) Copy of Sale Deed dated 19/04/2011 executed by Mr. Dharmender in favour of M/s Growmore Buildtech Pvt. Ltd. with respect to **land admeasuring 9 Kanal 11 Marla** comprised in Khewat No.123Min, Khatoni No. 133, Mustatil No. 48, Killa No. 16/2(0-18), 25/1(2-0), Mustatil No. 47, Killa No. 19/2(0-13), 20/1/2(0-14), 20/2/2(0-4), 21/1/1(0-8), 21/2/1(1-12), 22/1/1(2-0), 23/1/1(1-2) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 145 in Addl. Book No.I registered on 19/04/2011 at the office of Sub-Registrar, Manesar.

(b) Copy of Sale Deed dated 18/10/2005 executed by Mr. Jitender in favour of M/s Growmore Buildtech Pvt. Ltd. with respect to **land admeasuring 9 Kanal 11 Marla** being 1/3 share of land admeasuring 28 Kanal 12 Marla comprised in Khewat/ Khatoni No.114/127, Mustatil No. 47, Killa No. 20/1/2(0-14), 20/2/2(0-4), 19/2(0-13), 21/1(1-12), 21/2(6-8), 22/1(7-

16), 23/1(2-7), Mustatil No. 48, Killa No. 16/2(0-18), 25(8-0) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 14196 in Addl. Book No.I registered on 18/10/2005 at the office of Sub-Registrar, Gurgaon.

(c) Copy of Sale Deed dated 14/08/2006 executed by Mr. Devender in favour of M/s Growmore Buildtech Pvt. Ltd. with respect to **land admeasuring 9 Kanal 11 Marla** being 1/3 share of land admeasuring 28 Kanal 12 Marla comprised in Khewat/ Khatoni No.114/127, Mustatil No. 47, Killa No. 20/1/2(0-14), 20/2/2(0-4), 19/2(0-13), 21/1(1-12), 21/2(6-8), 22/1(7-16), 23/1(2-7), Mustatil No. 48, Killa No. 16/2(0-18), 25(8-0) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 10391 in Addl. Book No.I registered on 14/08/2006 at the office of Sub-Registrar, Gurgaon.

(d) Copy of Sale Deed dated 19/07/2006 executed by Mr. Srichand, Kehar Singh, Roshan Lal, (3/4 share), Ms. Sarwan, Jeet Ram, Sarjeet, Desraj, Ms. Ramrati (1/4 share) in favour of M/s Growmore Buildtech Pvt. Ltd. with respect to **land admeasuring 29 Kanal 16 Marla** comprised in Khewat/ Khatoni No. 330/367, Mustatil No. 48, Killa No. 6/1/1(0-12), 6/2(6-12), 7(8-0), 14(8-0), 15/1(6-12) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 8726 in Addl. Book No.I registered on 19/07/2006 at the office of Sub-Registrar, Gurgaon.

(e) Copy of Sale Deed dated 05/09/2005 executed by Mr. Ram Niwas in favour of M/s Gold Line Buildtech Pvt. Ltd. with respect to **land admeasuring 12 Kanal 18 Marla** comprised in Khewat/ Khatoni No. 273/290, Mustatil No. 19, Killa No. 1(4-18), Khewat/Khata No. 80/88, Mustatil No. 19, Killa No. 2(8-0) situated in the revenue estate of Village Kherki Daula, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 3232 in Addl. Book No.I registered on 05/09/2005 at the office of Sub-Registrar, Sohna.

(f) Copy of Sale Deed dated 20/09/2007 executed by Mr. Satyawan in favour of M/s Style Towers Pvt. Ltd. with respect to land admeasuring 8

Kanal 0 Marla being ½ share of land admeasuring 16 Kanal 0 Marla comprised in Khewat/Khata No. 413/446, Mustatil No. 48, Killa No. 17(8-0), 24(8-0) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 13176 in Addl. Book No.I registered on 20/09/2007 at the office of Sub-Registrar, Gurgaon.

(g) Copy of Sale Deed dated 24/05/2007 executed by Ms. Pushpa Devi in favour of M/s Style Towers Pvt. Ltd. with respect to land admeasuring 8 Kanal 0 Marla being ½ share of land admeasuring 16 Kanal 0 Marla comprised in Khewat/Khata No. 413/446, Mustatil No. 48, Killa No. 17(8-0), 24(8-0) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 4546 in Addl. Book No.I registered on 24/05/2007 at the office of Sub-Registrar, Gurgaon.

(h) Copy of Sale Deed dated 28/08/2006 executed by Ms. Champa Devi, Sardar Singh, Zile Singh, Ram Kumar, Ms. Vidya Devi in favour of M/s Growmore Buildtech Pvt. Ltd. with respect to **land admeasuring 20 Kanal 19 Marla** salam comprised in Khewat/ Khatoni No. 354/394, Mustatil No. 43, Killa No. 17/2(3-18), 18/1(4-0), 23/2(0-14), 23/4(2-17), 24/1(2-10), Mustatil No. 48, Killa No. 3/2(3-12), 4/1(3-8) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 11294 in Addl. Book No.I registered on 28/08/2006 at the office of Sub-Registrar, Gurgaon.

(i) Copy of Sale Deed dated 07/08/2006 executed by Mr. Ram Nath in favour of M/s A & D Estates Pvt. Ltd. with respect to land admeasuring 5 Kanal 9.5 Marla being 7/12 share of land admeasuring 9 Kanal 8 Marla comprised in Khewat/Khata No. 74/82, Mustatil No. 17, Killa No. 22(9-8), and land admeasuring 8 Kanal 16 Marla comprised in Khewat/Khata No. 92/102, Mustatil No. 19, Killa No. 10(8-16) **[Total land admeasuring 14 Kanal 5.5 Marla]** situated in the revenue estate of Village Kherki Daula, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 2650 in Addl. Book No.I registered on 07/08/2006 at the office of Sub-Registrar, Sohna.

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(j) Copy of Licence bearing No. 195 of 2008 dated 22/11/2008 issued by Director, Town & Country Planning, Haryana, Chandigarh in favour of M/s Growmore Buildtech Pvt. Ltd, M/s Goldline Buildtech Pvt. Ltd., M/s Style Towers Pvt. Ltd., M/s A & D Estate Pvt. Ltd. for setting up of a group housing colony on the land admeasuring 11.418 Acres in the revenue estate of Village Kherki Daula, Sector 83, Tehsil Sohna, District Gurgaon, Haryana. The said Licence is valid up to 21/11/2010.

(k) Copy of Letter bearing Memo No. JD(BS)-LC-1660/2008/6282 dated 29/07/2008 for grant of licence to develop group housing colony on the land admeasuring 11.418 Acres situated in the revenue estate of Village Kherki Daula, Sector 83, Gurgaon Manesar Urban Complex, Tehsil Sohna, District Gurgaon, Haryana.

(l) Copy of Letter bearing Memo No. LC-1660/Asstt(AK)/2018/21347 dated 05/09/2019 for Renewal of Licence bearing No. 195 of 2008 dated 22/11/2008 for setting up group housing colony on the land admeasuring 11.418 Acres situated in the revenue estate of Village Kherki Daula, Sector 83, Gurgaon Manesar Urban Complex, Tehsil Sohna, District Gurgaon, Haryana. The Licence is renewed up to 21/11/2020.

(m) Copy of Letter of Intent for grant of Licence bearing Memo No. LC-4111/Asstt(AK)/2019/21356 dated 05/09/2019 issued by Directorate of Town & Country Planning, Haryana in favour of M/s Growmore Buildtech Pvt.ALtd in collaboration with A&D Estates Pvt. Ltd. for grant of licence for setting up of group housing colony on the land admeasuring 1.19375 Acres under TOD policy situated in the revenue estate of Village Sihi, Sector 83, Gurgaon Manesar Urban Complex, Tehsil Sohna, District Gurgaon, Haryana.

5.0 OFFICES VISITED

5.1 **Inspection at the office of the Sub-Registrar of Assurance, Gurugram, Haryana, India.**

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 free from encumbrances. M/s Growmore Buildtech (P) Ltd, M/s Goldline Buildtech (P) Ltd, M/s Style Towers(P) Ltd & M/s A & D Estates (P) Ltd are the recorded owners of **the Property** and enjoys clear, legal and marketable title over the same subject to the observations made hereunder in this report.

5.2 Inspection at the Office/ Revenue Department of Village Kherki Daula & Sihi, Tehsil & District Gurugram, Haryana.

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 Villages Kherki Daula & Sihi, Tehsil & District Gurugram, Haryana, **the Property** is free from encumbrances. M/s Growmore Buildtech (P) Ltd, M/s Goldline Buildtech (P) Ltd, M/s Style Towers (P) Ltd & M/s A & D Estates (P) Ltd are the recorded owners of the land and enjoys clear legal and marketable title over the same subject to the observations made hereunder in this report.

6.0 DEVOLUTION OF TITLE

a. Land comprised in Khewat/ Khatoni No. Rect.No. 47, Killa No. 19/2(0-13), 20/1/2(0-14),20/2/2(0-4), 21/1/1(0-8), 21/2/1(1-12), 22/1/1(2-0), 23/1/1(1-2) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, Mr. Ram Kishan was recorded owner of the land comprised in Mustatil No. 47, Killa No. 19/2(0-13), 21/1(1-12), 22/1(7-16), 21/2(6-8) 23/1(2-7), Mustatil No. 48, Killa No. 25(8-0) alongwith additional land.

Thereafter Mr. Ram Kishan in the above land to Mr. Jitender, Mr. Devender & Mr. Dharmender vide a duly registered Release Deed bearing Document No. 13796 registered on 28/02/2004 and the same is recorded in the revenue records vide Mutation No. 2220 dated 12/01/2005.

As per Jamabandi for the Year 2004-2005, Mr. Jitender, Mr. Devender & Mr. Dharmender was recorded owners of the above land alongwith additional land.

Thereafter, Mr. Jitender sold his 1/3 share in the above land alongwith additional land to M/s Growmore Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 14196 registered on 18/10/2005 and the same is recorded in the revenue records vide Mutation No. 2397 dated 19/10/2006.

Similarly, Mr. Devender sold his 1/3 share in the above land alongwith additional land to M/s Growmore Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 10391 registered on 14/08/2006 and the same is recorded in the revenue records vide Mutation No. 2406 dated 15/12/2006.

Thereafter, the a partition taken over between the aforesaid land owners viz. M/s Growmore Buildtech Pvt. Ltd, Mr. Jitender and Mr. Dharmender with respect to the captioned land alongwith additional land. According to the said partition, the captioned land i.e. land comprised in Mustatil No. 47, Killa No. 21/1/2(1-4), 22/1/2(5-16), 21/2/2(4-16) 23/1/2(1-5), Mustatil No. 48, Killa No. 25/2(6-0) fell to the share of M/s Growmore Buildtech Pvt. Ltd., and land comprised in **Rect.No. 47, Killa No. 19/2(0-13), 20/1/2(0-14),20/2/2(0-4), 21/1/1(0-8), 21/2/1(1-12), 22/1/1(2-0), 23/1/1(1-2), Rect.No. 48, Killa No.16/2(0-18), 25/1(2-0) [9Kanal 11 Marla]** fell to the share of Mr. Dharmender vide Order dated 29/01/2009 passed by Assistant Collector, Gurgaon in Case No. 41. Mutation of the same is recorded in the revenue records vide Mutation no. 2658 dated 24/02/2010.

As per Jamabandi for the Year 2009-2010, Mr. Dharmender was recorded owner of the captioned land.

Thereafter, Mr. Dharmender sold the captioned land to M/s Growmore Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 145 registered on 19/04/2011 and the same is recorded in the revenue records.

As per Jamabandi for the Year 2014-2015, 2019-2020, M/s Grow More Buildtech Pvt.Ltd. was recorded owner of the captioned land.

b. Land comprised in Khewat/ Khatoni No. 273/290, Mustatil No. 19, Killa No. 1(4-18) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, 2004-2005, Mr. Ram Niwas was recorded owner of the captioned land alongwith additional land.

Thereafter, Mr. Ram Niwas sold the captioned land to M/s Gold Line Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document No.3232 registered on 05/09/2005 and the same is recorded in the revenue records vide Mutation No. 2928 dated 07/02/2006.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020, M/s Gold Line Buildtech Pvt. Ltd. continues to be recorded owner of the captioned land.

c. **Land comprised in Khewat/Khata No. 92/102, Mustatil No. 19, Killa No. 10(8-16) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.**

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, 2004-2005, Mr. Ramnath S/o Bhartu was recorded owner of the captioned land alongwith additional land.

Thereafter, Mr. Ramnath sold the captioned land to M/s A & D Estates Pvt. Ltd vide a duly registered Sale Deed bearing Document No. 2650 registered on 07/08/2006 and the same is recorded in the revenue records vide Mutation No. 3043 dated 24/11/2006.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020, M/s A & D Estates Pvt. Ltd continues to be recorded owner of the captioned land.

d. **Land comprised in Khewat/Khata No. 80/88, Mustatil No. 19, Killa No. 2(8-0) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.**

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, 2004-2005, Mr. Ram Niwas S/o Mr. Pehlad was recorded owner of the captioned land alongwith additional land.

Thereafter, Mr. Ram Niwas sold the captioned land to M/s Gold Line Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document

No. 3232 registered on 05/09/2005 and the same is recorded in the revenue records vide Mutation No. 2928 dated 07/02/2006

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020, M/s Gold Line Buildtech Pvt. Ltd. continues to be recorded owner of the captioned land.

e. Land comprised in Khewat/Khata No. 413/446, Mustatil No. 48, Killa No. 17(8-0), 24(8-0) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, Mr. Bhartu was recorded owner of the captioned land alongwith additional land.

Thereafter, Mr. Bhartu released the captioned land alongwith additional land Mr. Jai Bhagwan vide a duly registered Release Deed bearing Document No. 13103 registered on 01/02/2000 and the same is recorded in the revenue records vide Mutation No. 2130 dated 11/08/2001.

After the death of Mr. Jai Bhagwan, the captioned land devolved upon his legal heirs viz. Mr. Satyawan and Ms. Pushpa Devi and the same is recorded in the revenue records vide Mutation No. 2131 dated 11/08/2001.

As per Jamabandi for the Year 2004-2005, Mr. Satyawan and Ms. Pushpa Devi was recorded owners of the captioned land alongwith additional land.

Thereafter, Mr. Satyawan sold his ½ share in the captioned land alongwith additional land to M/s Style towers (P) Ltd vide a duly registered Sale Deed bearing Document No. 13176 registered at the office of Sub-Registrar on 20/09/2007. Mutation of the same is recorded in the revenue records vide Mutation No. 2496 dated 13/11/2007.

Similarly, Ms. Pushpa Devi sold her ½ share in the captioned land alongwith additional land to M/s Style towers (P) Ltd vide a duly registered Sale Deed bearing Document No. 4546 registered at the office of Sub-Registrar on 24/05/2007. Mutation of the same is recorded in the revenue records vide Mutation No. 2497 dated 13/11/2007.



As per Jamabandi for the Year 2009-2010, 2014-2015, **2019-**2020, M/s Style Towers (P) Ltd was recorded owner of the captioned land alongwith additional land.

f. Land comprised in Khewat/ Khatoni No.114/127, Mustatil No. 47, Killa No. 21/1/2(1-4), 22/1/2(5-16), 21/2/2(4-16) 23/1/2(1-2), Mustatil No. 48, Killa No. 25/2(6-0) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, 1999-2000, Mr. Ram Kishan was recorded owner of the land comprised in Mustatil No. 47, Killa No. 21/1(1-12), 22/1(7-16), 21/2(6-8) 23/1(2-7), Mustatil No. 48, Killa No. 25(8-0) alongwith additional land.

Thereafter Mr. Ram Kishan released the above land to Mr. Jitender, Mr. Devender & Mr. Dharmender vide a duly registered Release Deed bearing Document No. 13796 registered on 28/02/2004 and the same is recorded in the revenue records vide Mutation No. 2220 dated 12/01/2005.

As per Jamabandi for the Year 2004-2005, Mr. Jitender, Mr. Devender & Mr. Dharmender was recorded owners of the above land alongwith additional land.

Thereafter, Mr. Jitender sold his 1/3 share in the above land alongwith additional land to M/s Growmore Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 14196 registered on 18/10/2005 and the same is recorded in the revenue records vide Mutation No. 2397 dated 19/10/2006.

Similarly, Mr. Devender sold his 1/3 share in the above land alongwith additional land to M/s Growmore Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 10391 registered on 14/08/2006 and the same is recorded in the revenue records vide Mutation No. 2406 dated 15/12/2006.

Thereafter, the a partition taken over between the aforesaid land owners viz. M/s Growmore Buildtech Pvt. Ltd, Mr. Jitender and Mr. Dharmender with respect to the captioned land alongwith additional land. According to the said partition, the captioned land i.e. land comprised in **Mustatil No. 47, Killa No. 21/1/2(1-4), 22/1/2(5-16),**

21/2/2(4-16) 23/1/2(1-5), Mustatil No. 48, Killa No. 25/2(6-0) fell to the share of M/s Growmore Buildtech Pvt. Ltd., and land comprised in Mustatil No. 34, Killa No. 4/2(0-14) and additional land fell to the share of Mr. Jitender and others vide Order dated 29/01/2009 passed by Assistant Collector, Gurgaon in Case No. 41. Mutation of the same is recorded in the revenue records vide Mutation no. 2658 dated 24/02/2010. Mr. Dharmender Kumar got another land in the aforesaid additional land.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020, M/s Growmore Buildtech Pvt. Ltd. continues to be recorded owner of the captioned land.

Please note as per Licence bearing No. 195 of 2008 dated 22/11/2008, area mentioned in Mustatil No. 47, Killa No. 22/1/2 as 6 Kanal 0 Marla whereas in as per Jamabandi for the Year 2014-2015 it is mentioned as 5 Kanal 16 Marla. Hence, the area to be considered as 5 Kanal 16 Marla only.

g. Land comprised in Khewat/ Khatoni No. 330/367, Mustatil No. 48, Killa No. 6/1/1Min(0-5.75), 6/2(6-12), 7(8-0), 14(8-0), 15/1(6-12) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

As per Jamabandi for the Year 1989-1990, 1994-1995, Mr. Hari Singh, Mr. Sri Chand, Mr. Kehar Singh, Mr. Roshan Lal was recorded owners of the land Mustatil No. 48, Killa No. 6/1/1(0-12), 6/2(6-12), 7(8-0), 14(8-0), 15/1(6-12).

After the death of Mr. Hari Singh, his ¼ share in the above land devolved upon his legal heirs viz. Ms. Sarwan, Mr. Jeet Ram, Mr. Sarjeet, Mr. Desraj and Ms. Ram Rati and the same is recorded in the revenue records vide Mutation No. 1902.

As per Jamabandi for the Year 1999-2000, 2004-2005, Ms. Sarwan, Mr. Jeet Ram, Mr. Sarjeet, Mr. Desraj and Ms. Ram Rati (1/4 share) Mr. Sri Chand, Mr. Kehar Singh, Mr. Roshan Lal (3/4 share) were recorded owners of the above land.

Thereafter, Mr. Srichand, Kehar Singh, Roshan Lal (3/4 share), Ms. Sarwan, Jeet Ram, Sarjeet, Desraj, Ms. Ramrati (1/4 share) sold the

above land to M/s Growmore Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 8726 registered on 19/07/2006 and the same is recorded in the revenue records vide Mutation No. 2450 dated 16/05/2007.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020, M/s Growmore Buildtech Pvt. Ltd. continues to be recorded owner of the above land.

h. Land comprised in Khewat/Khata No. 478/417, Mustatil No. 48, Killa No. 3/2(3-12), 4/1(3-8) situated in the revenue estate of Village Sihi, Tehsil & District Gurgaon, Haryana.

As per Jamabandi for the Year 1989-1990, Mr. Durja was recorded owner of the captioned land alongwith additional land.

After the death of Mr. Durja, the captioned land devolved upon his legal heirs viz. Ms. Champa Devi, Sardar Singh, Mr. Zile Singh, Mr. Ram Kumar, Ms. Vidya Devi. Mutation of the same is recorded in the revenue records vide Mutation No. 1659.

As per Jamabandi for the Year 1994-1995, 1999-2000, 2004-2005, Ms. Champa Devi, Sardar Singh, Mr. Zile Singh, Mr. Ram Kumar, Ms. Vidya Devi were recorded owners of the captioned land alongwith additional land.

Thereafter, Ms. Champa Devi, Sardar Singh, Zile Singh, Ram Kumar, Ms. Vidya Devi sold the captioned land alongwith additional land to M/s Growmore Buildtech Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 11294 registered on 28/08/2006 and the same is recorded in the revenue records vide Mutation No. 2396 dated 19/10/2006.

As per Jamabandi for the Year 2009-2010, 2014-2015, 2019-2020, M/s Growmore Buildtech Pvt. Ltd. continues to be recorded owner of the above land.

7.0 AGRICULTURE LAND CEILING

Not Applicable

8.0 LAND USE

As per the documents provided, we are of the opinion the nature of the Property is proposed/intended residential in nature.

9.0 POSSESSION

As per revenue records, the owners viz. M/s Growmore Buildtech (P) Ltd, M/s Goldline Buildtech (P) Ltd, M/s Style Towers(P) Ltd & M/s A & D Estates (P) Ltd have 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 owners companies as per revenue records and we have not commented on defacto/actual physical possession of the land vis a vis the owners companies.

10.0 CONFIRMATION ON TITLE DOCUMENTS PROPERLY STAMPED AND REGISTERED

The title documents in respect of the Property owned by the company is properly executed, stamped and registered.

11.0 APPROVAL NOC REQUIRED FOR MORTGAGE

For the purposes of the mortgage, no approval/permission is required as the property is freehold in nature.

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

The custody of the original title documents is with Vistara ITCL Limited.



13.0 CONCLUSION

(a) This is a freehold Property.

(b) The Property is underlying charge with Vistara ITCL Limited.

(c) The present recorded owners of the Property are M/s Growmore Buildtech (P) Ltd, M/s Goldline Buildtech (P) Ltd, M/s Style Towers(P) Ltd & M/s A & D Estates (P) Ltd and enjoys legal, clear marketable title over the Property.

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

Thanking you,
Yours faithfully,
for RPS Law Associates.



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SCHEDULE OF LAND

Present Owner	Village	Rectangle No.	Killa No.	Area	
				Kanal	Marla
M/s Growmore Buildtech Pvt. Ltd.	Sihi	47	21/1/2	1	4
			21/2/2	4	16
			22/1/2	5	16
			23/1/2	1	2
		48	25/2	6	0
			3/2	3	12
			4/1	3	8
			6/1/1 Min	0	5.75
			6/2	6	12
			7	8	0
			14	8	0
			15/1	6	12
M/s Goldline Buildtech Pvt. Ltd.	Kherki Daula	19	1	4	18
			2Min	6	1
M/s Style Towers (P) Ltd	Sihi	48	17	8	0
			24	8	0
M/s A & D Estates (P) Ltd	Kherki Daula	19	10	8	16
		TOTAL	**91 KANAL 6.75 MARLA OR 11.418 ACRES**		
Note: For Rect. No. 47, Killa No. 22/1/2(5-16), area should be considered as 5 Kanal 16 Marla.					

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Present Owner	Village	Rectangle No.	Killa No.	Area	
				Kanal	Marla
M/s Growmore Buildtech Pvt. Ltd.	Sihi	47	19/2	0	13
			20/1/2	0	14
			20/2/2	0	4
			21/1/1	0	8
			21/2/1	1	12
			22/1/1	2	0
			23/1/1	1	2
		48	16/2	0	18
			25/1	2	0
		TOTAL	**9 KANAL 11 MARLA OR 1.19375 ACRES**		
GRAND TOTAL = 11.418 + 1.193 =12.611 ACRES					