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TITLE SEARCH REPORT

THIS TITLE SEARCH REPORT IS CARRIED OUT IN RESPECT OF LAND MEASURING 62 KANAL 11 MARLA (7.81875 ACRE) SITUATED IN THE REVENUE ESTATE OF VILLAGE HARSARU, TEHSIL HARSARU, SECTOR 88-A, DISTRICT GURUGRAM, HARYANA.

CLIENT NAME:

EXPERION DEVELOPERS PRIVATE LIMITED

Prepared By:

ASHOK KUMAR, ADVOCATE

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Prepared on: 1st October, 2026

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PART-1
INTRODUCTION

Experion Developers Private Limited ("**Client**") has obtained License No. 135 of 2024 dated 04.11.2024 from the office of DTCP, Haryana for setting up mix land use colony under TOD policy on land measuring **62 Kanal 11 Marla 7.81875 Acre** situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram ("**Subject Land**").

I have been instructed to carry out title search report in respect of Subject Land, by Experion Developers Pvt. Ltd., detailed particulars of Subject Land which is subject matter of this TSR are provided here below in PART-2 of this title search report (hereinafter referred to as "**TSR**").

In the process of conducting title search, I have conducted physical search of the records of Halqua Patwari of Village Harsaru, Tehsil Harsaru, District Gurugram, record of Sub-Registrar Office situated at Gurugram and Harsaru, Distt. Gurugram. The records of last from the year 2010-11 to till date (Fifteen (15) years approx.) have been verified at the office of Halqua Patwari of Village Harsaru and concerned Sub-Registrar Offices at Harsaru & Gurugram, Distt. Gurugram for the relevant period.

SCOPE OF WORK:

This title search is conducted for the propose of carry out title due diligence of the Subject Land and in process of preparing this TSR, I have adopted the following process:

(i) Inspection of the concerned revenue records for preceding 15 (fifteen years) available at the office of Halqa Patwari Village Harsaru, for said 62 Kanal 11 Marla 7.81875 land situated in the revenue estate of Village Harsaru, Tehsil Harsaru, Distt. Gurugram to ascertain current ownership of said land;

(ii) Inspection of title documents other deeds/agreements executed/registered in respect of said land for the last 13 years, as provided by the Client or obtained from the concerned Sub-Registrar office;

(iii) Inspection of records of deeds/documents registered in respect of said land at the office of Sub-Registrar at Gurugram and Harsaru for the relevant period;

(iv) Certified copy of Consent decree/award of Arbitrator as provided by the Client.

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(v) Verification of mortgage/encumbrances, if any, created and entered/registered on the website of Ministry of Corporate Affairs (MCA) in the name of landowner in respect of Subject Land.

EXCEPTIONS & ASSUMPTIONS:

(i) It is assumed that all the unregistered deeds/documents/agreements etc. executed between the previous landowners and third parties have been made available for the purpose of carrying out this TSR and except those documents any other deed/document agreement etc. have not been entered/executed by the previous land owners in favour of any third party.

(ii) In the process of inspection of the records at office of the Sub Registrar in respect of Subject Land the record made available have been verified, any comments/observations cannot be made on exigency, which may be reflected, emergent or contained in the missing/ unavailable document.

(iii) In respect of all the deeds/agreements/documents etc. provided by the Client in relation to Subject Land it is assumed that all the parties to such deeds/agreements/documents or signatories mentioned therein have executed these documents with their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto, and there are no facts or circumstances in existence and no events have occurred which render such documents void or voidable, or repudiated or revoked or any notice for cancellation, repudiation or revocation of such documents, except as disclosed herein, have not been issued by either party to such documents and there is no pending litigation between the parties thereto.

(iv) The genuineness of all signatures, authority letters/board resolutions mentioned therein and the authenticity of all documents provided to me as originals and all documents submitted to me as copies thereof, as the case may be, are true, complete and accurate.

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PART-2

DESCRIPTION OF THE LAND SUBJECT MATTER OF THIS TSR

The land subject matter of this TSR is total land measuring 62 Kanal 11 Marla (7.81875 Acre) situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana, the details of the Subject Land are as under:

SUBJECT LAND					
Owner Name	LAND No. (For reference only)	Rect. No.	Killa No.	Area	
				Kanal	Marla
As provided here below in the Conclusion part of this TSR	Land-1	57	2/1/2/2	3	14
			2/1/2/1	1	1
			9/2/1	0	13
	Land-2	57	2/2	0	11
			9/1/1	1	0
	Land-3	57	3/1/2	3	10
			3/1/1	1	12
			4/1/2	2	2
			4/1/1	3	2
			8/1	2	10
	Land-4	57	3/2	2	18
	Land-5	57	7/1/2/2	2	11
			7/1/2/1	1	0
			14/1/1	1	16
			14/1/2	0	7
	Land-6	57	7/2/2	1	1
			7/2/1	0	12
	Land-7	57	8/2	5	10
	Land-8	57	9/1/2/1	3	13
			12/1/2	2	4
			13/1	3	7
	Land-9	57	12/2/2	3	2
			13/2	4	13
	Land-10	57	14/2/1/1	2	18
			14/2/1/2	0	3
	Land-11	58	11/2/2	0	18

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	Land-12	58	12/1/2	0	16
	Land-13	58	12/2/2	0	2
			13/1/1/2	0	8
	Land-14	58	13/2/1/2	0	1
	Land-15	57	14/2/2/2	2	7
			15/2/2	0	17
			15/2/1	0	1
			7/1/1/2	1	6
	Land-16	57	4/2/2	0	5
		TOTAL		51	231
	Total land measuring- 62 Kanal 11 Marla (7.81875 Acre)				

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PART-3

DETAILS OF DOCUMENTS AND REVENUE RECORD VERIFIED

For purposes of preparing this title search report, I have perused and inspected the following deeds/documents etc. :-

A. **Copies of the following documents have been provided by the Client and registration of the same have been verified at the concerned Sub-Registrar Office:**

1. Sale Deed registered at office of Sub-Registrar, Gurugram, bearing Vasika no. 11259 dated 3 August 2012.
2. Collaboration Agreement dated 12 July 2012, registered at the office of Sub-Registrar, Gurugram, bearing Vasika no. 10205 on 23 July 2012 executed by landowners i.e. Kamini Mehta W/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) w/o Meharjit Singh Ahluwalia in favour of Raheja Developers Limited.
3. General Power of Attorney registered at office of Sub-Registrar, Gurugram, bearing Vasika no. 398 dated 20 July 2012 executed by Kamini Mehta W/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) w/o Meharjit Singh Ahluwalia in favour of Raheja Developers Limited.
4. Collaboration Agreement registered at office of Sub-Registrar, Gurugram, bearing Vasika no. 14508 on 18 September 2013 executed by developer i.e. Raheja Developers Ltd., and landowners i.e. Kamini Mehta W/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) w/o Meharjit Singh Ahluwalia in favour of Vatika Limited.
5. Unregistered Supplementary Collaboration Agreement dated 21 October 2014 executed by landowners i.e. Kamini Mehta W/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia and Raheja Developers Limited in favour of Vatika Limited.
6. General Power of Attorney registered at the office of Sub-Registrar Gurugram, bearing Vasika no. 908 dated 22 October 2014 executed by landowners i.e. Kamini Mehta W/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia in favour of Raheja Developers Limited.

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7. General Power of Attorney registered at the office of Sub-Registrar Gurugram, bearing Vasika no. 909 dated 22 October 2014 executed by landowners i.e. Kamini Mehta W/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia in favour of Vatika Limited.
8. Sale Deed registered at office of Sub-Registrar, Gurugram, bearing Vasika no. 29982 dated 26 February 2016.
9. Sale Deed registered at office of Sub-Registrar, Gurugram, bearing Vasika no. 29993 dated 26 February 2016.
10. Sale Deed registered at office of Sub-Registrar, Gurugram, bearing Vasika no. 30001 dated 26 February 2016.
11. Sale Deed registered at office of Sub-Registrar, Harsaru, bearing Vasika no. 98 dated 27 April 2017.
12. General Power of Attorney registered at the office of Sub-Registrar Harsaru, bearing Vasika no. 1 dared 27 April 2017 executed by landowners i.e. Kamini Mehta W/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia in favour of Raheja Towers Private Limited.
13. Cancellation Deed registered at the office of Sub Registrar Harsaru, bearing Vasika no. 5 dated 26 May 2017 executed by and between the landowners i.e. Kamini Mehta W/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia through POA holder, Raheja Developers Limited and Vatika Limited.
14. Settlement Agreement dated 21 August 2021 executed by and between Raheja Developers Ltd., Assets Developers a partnership firm through its partner Mr. Ajay Mehta duly appointed agent and authorized representative of the landowners i.e. Kamini Mehta, Naina Mehta, Priya Ahluwalia (Mehta), and Mr. Navin M. Raheja, Mr. Nayan N. Raheja.
15. General Power of Attorney registered at the office of Sub Registrar Harsaru, bearing Vasika no. 57 dated 9 September 2021 executed by Naina Sachdev (nee Mehta) W/o Paulastya Sachdev and Priya Ahluwalia (nee Mehta) W/o Meharjit Singh Ahluwalia in favour of Betterchoice Realtors Pvt. Ltd.
16. Collaboration Agreement registered at the office of Sub Registrar Harsaru, bearing Vasika no. 4099 dated 9 September 2021 executed by Naina Sachdev (nee Mehta) W/o Paulastya Sachdev and Priya Ahluwalia (nee Mehta) W/o Meharjit Singh Ahluwalia in favour of Betterchoice Realtors Pvt. Ltd.

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17. Undated Addendum to Settlement Agreement dated 21.08.2021 executed by and between Raheja Developers Ltd., Assets Developers a partnership firm through its partner Mr. Ajay Mehta duly appointed agent and authorized representative of the Landowners i.e. Kamini Mehta, Naina Mehta Priya Ahluwalia (Mehta) and Mr. Navin M. Raheja and Mr. Nayan N. Raheja.
18. Second Addendum to Settlement Agreement dated 21 August 2021, executed on 25 June 2024 executed by and between Raheja Developers Ltd., Assets Developers a partnership firm through its partner Mr. Ajay Mehta duly appointed agent and authorized representative of the Landowners i.e. Kamini Mehta, Naina Mehta Priya Ahluwalia (Mehta) and Mr. Navin M. Raheja and Mr. Nayan N. Raheja.
19. Special Power of Attorney registered at office of Sub-registrar Harsaru, bearing Vasika no. 10 dated 20.04.2023 executed by Naina Sachdev D/o Pran Mehta (W/o Paulastya Sachdev Ahluwalia) in favour of Ajay Mehta S/o Pran Mehta.
20. Special Power of Attorney registered at office of Sub-registrar Harsaru, bearing Vasika no. 07 dated 18 April 2023 executed by Priya Ahluwalia D/o Pran Mehta (W/o Meharjit Singh Ahluwalia) in favour of Ajay Mehta S/o Pran Mehta.
21. Consent Award dated 30 September 2021 passed by sole arbitrator Justice Badar Durrez Ahmed (Retd.).
22. Special Power of Attorney bearing registration no. 7 dated 18.04.2023, registered at the office of Sub-Registrar Harsaru.
23. Special Power of Attorney bearing registration no. 10 dated 20.04.2023, registered at the office of Sub-Registrar Harsaru.
24. Sale Deed registered at office of Sub-Registrar, Harsaru, bearing Vasika no. 4895 dated 02 July 2024, executed in favour of Experion Developers Pvt. Ltd.
25. Certificate bearing reference no. EdelARC/1505/2024-25, dated 01 July 2024 issued by Edelweiss Asset Reconstruction Company Limited given to Raheja Developers Limited and N. A. Buildwell Pvt. Ltd., in respect of release of charge on part Subject Land.
26. NOC bearing reference no. CTL/24-25/8901, dated 24 July 2024 issued by Catalyst Trusteeship Limited given to Next Generation Projects Pvt. Ltd., in respect of release of charge on part Subject Land.
27. License No. 135 of 2024 dated 04 November 2024, obtained by Experion Developers Pvt. Ltd. from the office of DTCP, Haryana for setting up mix land use colony under TOD policy on Subject Land measuring 7.81875 Acre.

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28. Gift Deed bearing registration no. 12826 dated 28.01.2026 registered at the office of Sub-Registrar-Harsaru, Distt. Gurugram, executed by Experion Developers Pvt. Ltd. in favour of the Governor State of Haryana, acting through Director General Town and Country Planning Haryana.

B. <u>REVENUE RECORD INSPECTED/VERIFIED:</u>

1. Jamabandi for year 2010-2011 along with relevant Mutations, Rapat entries and Farad Badar etc.;
2. Jamabandi for year 2015-2016 along with relevant Mutations, Rapat entries and Farad Badar etc.;
3. Jamabandi for year 2020-2021 along with relevant Mutations, Rapat entries and Farad Badar etc.;



PART-4

OBSERVATIONS ON FLOW OF TITLE AND OWNERSHIP OF SUBJECT LAND

Observations on flow of title and ownership of Subject Land is as under:

LAND-1	Rectangle No. 57, Killa No. 2/1/2/2(3-14), 2/1/2/1(1-1), 9/2/1(0-13), total measuring 5 Kanal 8 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana;

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 399/433:

Kamini Mehta wife of Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57 Killa No. 2(8-0), 9(8-0) total measuring 16 Kanal 0 Marla.

Thereafter, Kamini Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 2 Min North West(7-9), 9 Min North West(1-5) in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 98, dated 27 April 2017, further mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4703 and new killa numbers bearing Rect. No. 57, Killa no. 2/1(7-9), 2/2(0-11), 9/1(6-15), 9/2(1-5) were given to said land. After sale of part of said land Kamini Mehta remained owner of land bearing Rect. No. 57, Killa no. 2/2(0-11), 9/1(6-15) total measuring 7 Kanal 6 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 2/1(7-9), 9/2(1-5), total land measuring 8 Kanal 14 Marla.

Thereafter, Kamini Mehta sold part of said land i.e. Rect. 57, Killa No. 2 Min(0-11), 9 Min(2-15), total measuring 3 Kanal 6 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 9/1/1(2-15) and 9/1/2(4-0). After sale of part of said land Kamini Mehta remained owner of land bearing Rect. No. 57, Killa no. 9/1/2(4-0) total measuring 4 Kanal 0 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 2/2(0-11), 9/1/1(2-15), total measuring 3 Kanal 6 Marla.

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Thereafter, Kamini Mehta sold part of said land i.e. Rect. 57, Killa No. 9/1/2(4-0) total measuring 4 Kanal 0 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29993 dated 26 February 2016, mutation of said sale deed was sanctioned vide mutation no. 4710 sanctioned on 16.05.2017.

After registration of above mentioned sale deeds and sanction of respective Mutations bearing no. 4703, 4708, 4710, Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 2/1(7-9), 2/2(0-11), 9/1/1(2-15), 9/2(1-5), 9/1/2(4-0), total measuring 16 Kanal 0 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 458/484:

Kamini Mehta wife of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57 Killa No. 2(8-0), 9(8-0). However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 2/1(7-9), 2/2(0-11), 9/1/1(2-15), 9/2(1-5), 9/1/2(4-0), total measuring 16 Kanal 0 Marla vide sanctioned Mutations bearing no. 4703, 4708, 4710.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 475/503:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 2/1(7-9), 9/2(1-5) total measuring 8 Kanal 14 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

Thereafter, Next Generation Projects Private Limited sold part of said land i.e. Rect. 57, Killa No. 2/1 Min(4-15), 9/2 Min(0-13-3) total measuring 5 Kanal 8 Marla 3 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895

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dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out on 04 July 2024 vide mutation no. 5559, new Killa No. 2/1/2(4-15) and 9/2/1(0-13) were entered/sanctioned in favour of Experion Developers Pvt. Ltd.

Thereafter, Experion Developers Pvt. Ltd. donated the part of land bearing Rect. No. 57, Killa no. 2/1/2, to the extent of 1 Kanal 1 Marla in favour of the Governor State of Haryana, acting through Director General Town and Country Planning Haryana, vide Gift Deed bearing registration no. 12826 dated 28.01.2026 registered at the office of Sub-Registrar-Harsaru, Distt. Gurugram, Mutation no. 5777 was sanctioned in this regard, said killa no. was given new number after carving out the Tatima of said Killa number, after sanction of said Mutation no. 5777 Experion Developers Pvt. Ltd. remains owner of new Killa no. **57// 2/1/2/2(3-14)** and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana became owner of Killa no. **57// 2/1/2/1(1-1).**

CONCLUSION: Experion Developers Private Limited is absolute owner of land bearing Rect. No. 57, Killa No. 2/1/2/2(3-14) and 9/2/1(0-13), total area measuring 4 Kanal 7 Marla and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana is owner of land bearing Rect. no. 57, Killa no. 2/1/2/1(1-1), situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana.

LAND-2	Rectangle No. 57, Killa No. 2/2(0-11), 9/1/1/1(1-0), total measuring 1 Kanal 11 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana;

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 399/433:

Kamini Mehta wife of Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57 Killa No. 2(8-0), 9(8-0) total measuring 16 Kanal 0 Marla.

Thereafter, Kamini Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 2 Min North West(7-9), 9 Min North West(1-5) in favour of Raheja Towers Pvt. Ltd. vide sale

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deed bearing Vasika no. 98, dated 27 April 2017, further mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4703 and new killa numbers bearing Rect. No. 57, Killa no. 2/1(7-9), 2/2(0-11), 9/1(6-15), 9/2(1-5) were given to said land. After sale of part of said land Kamini Mehta remained owner of land bearing Rect. No. 57, Killa no. 2/2(0-11), 9/1(6-15) total measuring 7 Kanal 6 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 2/1(7-9), 9/2(1-5), total land measuring 8 Kanal 14 Marla.

Thereafter, Kamini Mehta sold part of said land i.e. Rect. 57, Killa No. 2 Min(0-11), 9 Min(2-15), total measuring 3 Kanal 6 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 9/1/1(2-15) and 9/1/2(4-0) were given to said land. After sale of part of said land Kamini Mehta remained owner of land bearing Rect. No. 57, Killa no. 9/1/2(4-0) total measuring 4 Kanal 0 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 2/2(0-11), 9/1/1(2-15), total measuring 3 Kanal 6 Marla.

Thereafter, Kamini Mehta sold part of said land i.e. Rect. 57, Killa No. 9/1/2(4-0) total measuring 4 Kanal 0 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29993 dated 26 February 2016, mutation of said sale deed was sanctioned vide mutation no. 4710 sanctioned on 16.05.2017.

After registration of above mentioned sale deeds and sanction of respective Mutations bearing no. 4703, 4708, 4710, Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 2/1(7-9), 2/2(0-11), 9/1/1(2-15), 9/2(1-5), 9/1/2(4-0), total measuring 16 Kanal 0 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 458/484:

Kamini Mehta wife of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57 Killa No. 2(8-0), 9(8-0). However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 2/1(7-9), 2/2(0-11), 9/1/1(2-15), 9/2(1-5), 9/1/2(4-0), total measuring 16 Kanal 0 Marla vide sanctioned Mutations bearing no. 4703, 4708, 4710.

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Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 476/504:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 2/2(0-11), 9/1/1(2-15) total measuring 3 Kanal 6 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

Thereafter, Next Generation Projects Private Limited sold part of said land i.e. Rect. 57, Killa No. 2/2(0-11), 9/1/1 Min(0-19-6) total measuring 1 Kanal 10 Marla 6 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out on 04 July 2024 vide mutation no. 5559, new Killa No. 9/1/1/1(1-0) was entered/sanctioned in favour of Experion Developers Pvt. Ltd.

CONCLUSION: **Experion Developers Private Limited is absolute owner of Land-2 (i.e. land bearing Rect. No. 57, Killa No. 2/2(0-11) and 9/1/1/1(1-0), total area measuring 1 Kanal 11 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).**

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LAND-3	Rectangle No. 57, Killa No. 3/1/2(3-10), 3/1/1(1-12), 4/1/2(2-2), 4/1/1(3-2), 8/1(2-10) total measuring 12 Kanal 16 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 398/432:

Naina Mehta D/o Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57, Killa No. 3(8-0), 4(8-0), 8(8-0) total measuring 24 Kanal 0 Marla.

Thereafter, Naina Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 3 Min Middle West(2-18), in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 98, dated 27 April 2017, further mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4703 and new killa numbers bearing Rect. No. 57, Killa no. 3/1(5-2) and 3/2(2-18) were given to said land. After sale of part of said land Naina Mehta remained owner of land bearing Rect. No. 57, Killa no. 3/1(5-2), 4(8-0), 8(8-0) total measuring 21 Kanal 2 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 3/2(2-18), total measuring 2 Kanal 18 Marla.

Thereafter, Naina Mehta sold part of said land i.e. Rect. 57, Killa No. 3 Min(5-2), 4 Min(5-4), 8 Min(2-10) total land measuring 12 Kanal 16 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 4/1(5-4), 4/2(2-16), 8/1(2-10), 8/2(5-10), Killa No. 3/1(5-2) remain same as it was assigned on Mutation no. 4703, were given to said land. After sale of part of said land Naina Mehta remained owner of land bearing Rect. No. 57, Killa no. 4/2(2-16), 8/2(5-10), total measuring 8 Kanal 6 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 3/1(5-2), 4/1(5-4), 8/1(2-10), total measuring 12 Kanal 16 Marla.

After registration of above mentioned sale deeds and sanction of respective Mutations bearing no. 4703, 4708, 4710, Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 3/1(5-2), 4/1(5-4), 8/1(2-10), total land measuring 12 Kanal 16 Marla.

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AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 457/483:

Naina Mehta D/o of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57, Killa No. 3(8-0), 4(8-0), 8(8-0) total land measuring 24 Kanal 0 Marla. However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 3/1(5-2), 4/1(5-4), 8/1(2-10), total land measuring 12 Kanal 16 Marla vide sanctioned Mutations bearing no. 4703, 4708, 4710.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 473/501:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 3/1(5-2), 4/1(5-4), 8/1(2-10), total land measuring 12 Kanal 16 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

Thereafter, Next Generation Projects Private Limited sold said land bearing Rect. No. 57, Killa No. 3/1(5-2), 4/1(5-4), 8/1(2-10), total land measuring 12 Kanal 16 Marla in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned vide mutation no. 5559 in favour of Experion Developers Pvt. Ltd.

Thereafter, Experion Developers Pvt. Ltd. donated the part of land bearing Rect. No. 57, Killa no. 3/1, to the extent of 1 Kanal 12 Marla and Killa no. 4/1 to the extent of 3 Kanal 2 Marla, total area measuring 4 Kanal 4 Marla in favour of the Governor State of Haryana, acting through Director General Town and Country Planning Haryana, vide Gift Deed bearing registration no. 12826 dated 28.01.2026 registered at the office of Sub-Registrar-Harsaru, Distt. Gurugram, Mutation no. 5777 was sanctioned in this regard, said killa no.

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was given new number after carving out the Tatima of said Killa number, after sanction of said Mutation no. 5777 Experion Developers Pvt. Ltd. remains owner of new Killa no. 57// 3/1/2(3-10) and 4/1/2(2-2) and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana became owner of Killa no. 57// 3/1/1(1-12) and 4/1/1(3-2).

CONCLUSION: **Experion Developers Private Limited is absolute owner of land bearing Rect. No. 57, Killa No. 3/1/2(3-10), 4/1/2(2-2), 8/1(2-10), total land measuring 8 Kanal 2 Marla and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana is owner of land bearing Rect. no. 57, Killa no. 3/1/1(1-12), 4/1/1(3-2) total land measuring 4 Kanal 14 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana.**

LAND-4	Rectangle No. 57, Killa No. 3/2(2-18) total measuring 2 Kanal 18 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 398/432:

Naina Mehta D/o Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57, Killa No. 3(8-0), total land measuring 8 Kanal 0 Marla.

Thereafter, Naina Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 3 Min Middle West(2-18), in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 98, dated 27 April 2017, further mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4703 and new killa numbers bearing Rect. No. 57, Killa no. 3/1(5-2) and 3/2(2-18) were given to said land. After sale of part of said land Naina Mehta remained owner of land bearing Rect. No. 57, Killa no. 3/1(5-2), 4(8-0), 8(8-0) total measuring 21 Kanal 2 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 3/2(2-18) total measuring 2 Kanal 18 Marla.

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After registration of above mentioned sale deeds and sanction of Mutation bearing no. 4703 Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, 3/2(2-18) total measuring 2 Kanal 18 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 457/483:

Naina Mehta D/o of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57, Killa No. 3(8-0), 4(8-0), 8(8-0) total land measuring 24 Kanal 0 Marla. However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 3/2(2-18), total land measuring 2 Kanal 18 Marla vide sanctioned Mutation bearing no. 4703.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 472/500:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 3/2(2-18), total land measuring 2 Kanal 18 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

Thereafter, Next Generation Projects Private Limited sold said land bearing Rect. No. 57, Killa No. 3/2(2-18), total land measuring 2 Kanal 18 Marla in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned vide mutation no. 5559 in favour of Experion Developers Pvt. Ltd.

CONCLUSION: Experion Developers Private Limited is absolute owner of Land-4 (i.e. land bearing Rect. No. 57, Killa No. 3/2(2-18), total land measuring 2 Kanal 18 Marla,

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situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).

LAND-5	Rectangle No. 57, Killa No. 7/1/2/2(2-11), 7/1/2/1(1-0), 14/1/1(1-16), 14/1/2(0-7), total measuring 5 Kanal 14 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 397/431:

Priya Mehta D/o Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57, Killa No. 7(8-0), 14(8-0), total measuring 16 Kanal 0 Marla.

Thereafter, Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia and D/o Pran Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 7 Min(1-13), in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 7/1(6-7) and 7/2(1-13) were given to said land. After sale of part of said land Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 7/1(6-7) 14(8-0), total measuring 14 Kanal 7 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 7/2(1-13), total measuring 1 Kanal 13 Marla.

Thereafter, Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia and D/o Pran Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 7 Min(3-11), 14 Min (2-3), total land measuring 5 Kanal 14 Marla, in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29993 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4710 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 7/1/1(2-16), 7/1/2(3-11), 14/1(2-3), 14/2(5-17) were given to said land. After sale of part of said land Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 7/1/1(2-16), 14/2(5-17) total land measuring 8 Kanal 13 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 7/1/2(3-11), 14/1(2-3), total land measuring 5 Kanal 14 Marla.

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After registration of above mentioned sale deeds and sanction of respective Mutation bearing no. 4710, Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 7/1/2(3-11), 14/1(2-3), total land measuring 5 Kanal 14 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 456/482:

Priya Mehta D/o of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57, Killa No. 7(8-0), 14(8-0), total measuring 16 Kanal 0 Marla. However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 7/1/2(3-11), 14/1(2-3), total land measuring 5 Kanal 14 Marla vide sanctioned Mutation bearing no. 4710.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 469/497:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 7/1/2(3-11), 14/1(2-3), total land measuring 5 Kanal 14 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

Thereafter, Next Generation Projects Private Limited sold said land bearing Rect. No. 57, Killa No. 7/1/2(3-11), 14/1(2-3), total land measuring 5 Kanal 14 Marla in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned vide mutation no. 5559 in favour of Experion Developers Pvt. Ltd.

Thereafter, Experion Developers Pvt. Ltd. donated the part of land bearing Rect. No. 57, Killa no. 7/1/2, to the extent of 1 Kanal 0 Marla and Killa no. 14/1 to the extent of 0 Kanal

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7 Marla, total area measuring 1 Kanal 7 Marla in favour of the Governor State of Haryana, acting through Director General Town and Country Planning Haryana, vide Gift Deed bearing registration no. 12826 dated 28.01.2026 registered at the office of Sub-Registrar-Harsaru, Distt. Gurugram, Mutation no. 5777 was sanctioned in this regard, said killa no. was given new number after carving out the Tatima of said Killa number, after sanction of said Mutation no. 5777 Experion Developers Pvt. Ltd. remains owner of new Killa no. **57//** 7/1/2/2(2-11), 14/1/1(1-16) and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana became owner of Killa no. **57//** 7/1/2/1(1-0) and 14/1/2(0-7).

CONCLUSION: **Experion Developers Private Limited is absolute owner of land bearing Rect. No. 57, Killa No. 7/1/2/2(2-11), 14/1/1(1-16), total land measuring 4 Kanal 7 Marla and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana is owner of land bearing Rect. no. 57, Killa no. 7/1/2/1(1-0) and 14/1/2(0-7) total land measuring 1 Kanal 7 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana.**

LAND-6	Rectangle No. 57, Killa No. 7/2/2(1-1), 7/2/1(0-12), total measuring 1 Kanal 13 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 397/431:

Priya Mehta D/o Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57, Killa No. 7(8-0), total measuring 8 Kanal 0 Marla.

Thereafter, Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia and D/o Pran Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 7 Min(1-13), in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 7/1(6-7) and 7/2(1-13) were given to said land. After sale of part of said land Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 7/1(6-7), total

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measuring 6 Kanal 7 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 7/2(1-13), total measuring 1 Kanal 13 Marla.

After registration of above mentioned sale deed and sanction of respective Mutation bearing no. 4708, Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 7/2(1-13), total measuring 1 Kanal 13 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 456/482:

Priya Mehta D/o of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57, Killa No. 7(8-0), total measuring 8 Kanal 0 Marla. However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 7/2(1-13), total measuring 1 Kanal 13 Marla, vide sanctioned Mutation bearing no. 4708.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 469/497:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 7/2(1-13), total measuring 1 Kanal 13 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

Thereafter, Next Generation Projects Private Limited sold said land bearing Rect. No. 57, Killa No. 7/2(1-13), total land measuring 1 Kanal 13 Marla in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned vide mutation no. 5559 in favour of Experion Developers Pvt. Ltd.

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Thereafter, Experion Developers Pvt. Ltd. donated the part of land bearing Rect. No. 57, Killa no. 7/2, to the extent of 0 Kanal 12 Marla in favour of the Governor State of Haryana, acting through Director General Town and Country Planning Haryana, vide Gift Deed bearing registration no. 12826 dated 28.01.2026 registered at the office of Sub-Registrar-Harsaru, Distt. Gurugram, Mutation no. 5777 was sanctioned in this regard, said killa no. was given new number after carving out the Tatima of said Killa number, after sanction of said Mutation no. 5777 Experion Developers Pvt. Ltd. remains owner of new Killa no. **57//** 7/2/2(1-1) and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana became owner of Killa no. **57//** 7/2/1(0-12).

CONCLUSION: Experion Developers Private Limited is absolute owner of land bearing Rect. No. 57, Killa No. 7/2/2(1-1), total land measuring 1 Kanal 1 Marla, and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana is owner of land bearing Rect. no. 57, Killa no. 7/2/1(0-12) total land measuring 0 Kanal 12 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).

LAND-7	Rectangle No. 57, Killa No. 8/2(5-10), total measuring 5 Kanal 10 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 398/432:

Naina Mehta D/o Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57, Killa No. 8(8-0), total measuring 8 Kanal 0 Marla.

Thereafter, Naina Mehta sold part of said land i.e. Rect. 57, Killa No. 3 Min(5-2), 4 Min(5-4), 8 Min(2-10) total land measuring 12 Kanal 16 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 4/1(5-4), 4/2(2-16), 8/1(2-10), 8/2(5-10), Killa No. 3/1(5-2) remain same as it was assigned on Mutation no. 4703, were given to said land. After sale of part of said land Naina Mehta

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remained owner of land bearing Rect. No. 57, Killa no. 4/2(2-16), 8/2(5-10), total measuring 8 Kanal 6 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 3/1(5-2), 4/1(5-4), 8/1(2-10).

Thereafter, Naina Mehta sold part of said land i.e. Rect. 57, Killa No. 8 Min(5-10) total measuring 5 Kanal 10 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29993 dated 26 February 2016, mutation of said sale deed was sanctioned vide mutation no. 4710 sanctioned on 16.05.2017.

After registration of above mentioned sale deeds and sanction of respective Mutations bearing no. 4708, 4710, Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 8/2(5-10), total land measuring 5 Kanal 10 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 457/483:

Naina Mehta D/o of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57, Killa No. 8(8-0) total land measuring 8 Kanal 0 Marla. However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 8/2(5-10), total land measuring 5 Kanal 10 Marla vide sanctioned Mutation bearing no. 4710.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 474/502:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 8/2(5-10), total land measuring 5 Kanal 10 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

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Thereafter, Next Generation Projects Private Limited sold said land bearing Rect. No. 57, Killa No. 8/2(5-10), total land measuring 5 Kanal 10 Marla in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned vide mutation no. 5559 in favour of Experion Developers Pvt. Ltd.

CONCLUSION: **Experion Developers Private Limited is absolute owner of Land-7 (i.e. land bearing Rect. No. 57, Killa No. 8/2(5-10), total land measuring 5 Kanal 10 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).**

LAND-8	Rectangle No. 57, Killa No. 12/1/2(2-4), 13/1(3-7), 9/1/2/1(3-13), total measuring 9 Kanal 4 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana;

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 399/433:

Kamini Mehta wife of Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57 Killa No. 9(8-0), 12(8-0), 13(8-0) total measuring 24 Kanal 0 Marla.

Thereafter, Kamini Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 9 Min North West(1-5) in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 98, dated 27 April 2017, further mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4703 and new killa number bearing Rect. No. 57, Killa no. 9/1(6-15), 9/2(1-5) were given to said land. After sale of part of said land Kamini Mehta remained owner of land bearing Rect. No. 57, Killa no. 9/1(6-15) total measuring 6 Kanal 15 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 9/2(1-5), total land measuring 1 Kanal 5 Marla.

Thereafter, Kamini Mehta sold part of said land i.e. Rect. 57, Killa No. 9 Min(2-15), total measuring 2 Kanal 15 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 9/1/1(2-15) and 9/1/2(4-0) were given

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to said land. After sale of part of said land Kamini Mehta remained owner of land bearing Rect. No. 57, Killa no. 9/1/2(4-0) total measuring 4 Kanal 0 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 9/1/1(2-15), total measuring 3 Kanal 6 Marla.

Thereafter, Kamini Mehta sold part of said land i.e. Rect. 57, Killa No. 9 Min(4-0), 12 Min(3-7), 13 Min (3-7), total measuring 10 Kanal 14 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29993 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4710 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 9/1/2(4-0), 12/1(3-7), 12/2(4-13), 13/1(3-7), 13/2(4-13) were given to said land. After sale of part of said land Kamini Mehta remained owner of land bearing Rect. No. 57, Killa no. 12/2(4-13), 13/2(4-13), total measuring 9 Kanal 6 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 9/1/2(4-0), 12/1(3-7), 13/1(3-7), total measuring 10 Kanal 14 Marla.

After registration of above mentioned sale deeds and sanction of respective Mutations bearing no. 4703, 4708, 4710, Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 9/1/2(4-0), 12/1(3-7), 13/1(3-7), total measuring 10 Kanal 14 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 458/484:

Kamini Mehta wife of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57 Killa No. 9(8-0), 12(8-0), 13(8-0). However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 9/1/2(4-0), 12/1(3-7), 13/1(3-7), total measuring 10 Kanal 14 Marla, vide sanctioned Mutations bearing no. 4703, 4708, 4710.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 477/505:

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Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 9/1/2(4-0), 12/1(3-7), 13/1(3-7), total measuring 10 Kanal 14 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

Thereafter, Next Generation Projects Private Limited sold part of said land i.e. Rect. 57, Killa No. 9/1/2 Min(3-13), 12/1 Min(2-4-4), 13/1(3-7), total measuring 9 Kanal 4 Marla 4 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out on 04 July 2024 vide mutation no. 5559, new Killa No. 12/1/2(2-4) and 9/1/2/1(3-13) was entered/sanctioned in favour of Experion Developers Pvt. Ltd.

CONCLUSION: **Experion Developers Private Limited is absolute owner of Land-8 (i.e. land bearing Rect. No. 57, Killa No. 12/1/2(2-4) 13/1(3-7), 9/1/2/1(3-13), total area measuring 9 Kanal 4 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).**

LAND-9	Rectangle No. 57, Killa No. 12/2/2(3-2), 13/2(4-13), total measuring 7 Kanal 15 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana;

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 399/433:

Kamini Mehta wife of Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57 Killa No. 12(8-0), 13(8-0) total measuring 16 Kanal 0 Marla.

Thereafter, Kamini Mehta sold part of said land i.e. Rect. 57, Killa No. 12 Min(3-7), 13 Min (3-7), total measuring 6 Kanal 14 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29993 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4710 sanctioned on

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16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 12/1(3-7), 12/2(4-13), 13/1(3-7), 13/2(4-13) were given to said land. After sale of part of said land Kamini Mehta remained owner of land bearing Rect. No. 57, Killa no. 12/2(4-13), 13/2(4-13), total measuring 9 Kanal 6 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 9/1/2(4-0), 12/1(3-7), 13/1(3-7), total measuring 10 Kanal 14 Marla.

Thereafter, Kamini Mehta sold part of said land i.e. Rect. 57, Killa No. 12 Min(4-13), 13 Min(4-13), total measuring 9 Kanal 6 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 30001 dated 26 February 2016, mutation of said sale deed was sanctioned vide mutation no. 4709 on 16.05.2017 and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa no. 12/2(4-13), 13/2(4-13), total measuring 9 Kanal 6 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 458/484:

Kamini Mehta wife of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57 Killa No. 12(8-0), 13(8-0). However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 12/2(4-13), 13/2(4-13), total measuring 9 Kanal 6 Marla, vide sanctioned Mutations bearing no. 4709.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 478/506:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 12/2(4-13), 13/2(4-13), total measuring 9 Kanal 6 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

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Thereafter, Next Generation Projects Private Limited sold part of said land i.e. Rect. 57, Killa No. 12/2 Min(3-1-5), 13/2(4-13), total measuring 7 Kanal 14 Marla 5 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out on 04 July 2024 vide mutation no. 5559, new Killa No. 12/2/2(3-2) and 13/2(4-13) was entered/sanctioned in favour of Experion Developers Pvt. Ltd.

CONCLUSION: Experion Developers Private Limited is absolute owner of Land-9 (i.e. land bearing Rect. No. 57, Killa No. 12/2/2(3-2) 13/2(4-13), total area measuring 7 Kanal 15 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).

LAND-10	Rectangle No. 57, Killa No. 14/2/1/1(2-18), 14/2/1/2(0-3), total measuring 3 Kanal 1 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 397/431:

Priya Mehta D/o Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57, Killa No. 14(8-0), total measuring 8 Kanal 0 Marla.

Thereafter, Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia and D/o Pran Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 7 Min(3-11), 14 Min (2-3), total land measuring 5 Kanal 14 Marla, in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29993 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4710 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 7/1/1(2-16), 7/1/2(3-11), 14/1(2-3), 14/2(5-17) were given to said land. After sale of part of said land Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 7/1/1(2-16), 14/2(5-17) total land measuring 8 Kanal 13 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 7/1/2(3-11), 14/1(2-3), total land measuring 5 Kanal 14 Marla.

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Thereafter, Priya Mehta sold part of said land i.e. Rect. 57, Killa No. 14 Min(3-1), total measuring 3 Kanal 1 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 30001 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4709 on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no.14/2/1(3-1), 14/2/2(2-16) were given to said land. After sale of part of said land Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 14/2/2(2-16) total land measuring 2 Kanal 16 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 14/2/1(3-1) total land measuring 3 Kanal 1 Marla.

After registration of above mentioned sale deed and sanction of respective Mutation bearing no. 4709, Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 14/2/1(3-1) total land measuring 3 Kanal 1 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 456/482:

Priya Mehta D/o of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57, Killa No. 14(8-0), total measuring 8 Kanal 0 Marla. However, as per details provided hereabove Raheja Towers Pvt. Ltd. became owner of said land bearing Rect. No. 57, Killa No. 14/2/1(3-1) total land measuring 3 Kanal 1 Marla Marla vide sanctioned Mutation bearing no. 4709.

Mutation No. 4958 sanctioned on 12 December 2018 recording that the name of the company Raheja Towers Private Limited has been changed to Riyasat Towers Private Limited.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 470/498:

Riyasat Towers Private Limited is recorded as owner in possession of land bearing Rect. No. 57, Killa No. 14/2/1(3-1) total land measuring 3 Kanal 1 Marla.

Mutation No. 5350 sanctioned on 5 July 2022 recording that the name of the company Riyasat Towers Private Limited has been changed to Next Generation Projects Private Limited.

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Thereafter, Next Generation Projects Private Limited sold said land bearing Rect. No. 57, Killa No. 14/2/1(3-1) total land measuring 3 Kanal 1 Marla in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned vide mutation no. 5559 in favour of Experion Developers Pvt. Ltd.

Thereafter, Experion Developers Pvt. Ltd. donated the part of land bearing Rect. No. 57, Killa no. 14/2/1, to the extent of 0 Kanal 3 Marla in favour of the Governor State of Haryana, acting through Director General Town and Country Planning Haryana, vide Gift Deed bearing registration no. 12826 dated 28.01.2026 registered at the office of Sub-Registrar-Harsaru, Distt. Gurugram, Mutation no. 5777 was sanctioned in this regard, said killa no. was given new number after carving out the Tatima of said Killa number, after sanction of said Mutation no. 5777 Experion Developers Pvt. Ltd. remains owner of new Killa no. 14/2/1/1(2-18) and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana became owner of Killa no. **57// 14/2/1/2(0-3).**

CONCLUSION: Experion Developers Private Limited is absolute owner of Land-10 (i.e. land bearing Rect. No. 57, Killa No. 14/2/1/1(2-18) total land measuring 2 Kanal 18 Marla and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana is owner of land bearing Rect. no. 57, Killa no. 14/2/1/2(0-3) total land measuring 0 Kanal 3 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).

LAND-11	Rectangle No. 58, Killa No. 11/2/2(0-18), total measuring 0 Kanal 18 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 149/155:

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Amolak Singh S/o Maktul Singh 1/3 share, **Super Fine Realtors Pvt. Ltd.** 1/3 share, **Gabino Developers Pvt. Ltd.** 1/3 share (presently known as Brock Developers Pvt. Ltd.), were recorded owner of land bearing Rectangle No. 58, Killa No. 11/2(2-18), total measuring 2 Kanal 18 Marla.

Thereafter, Takseem/Partition of said Khewat was sanctioned vide Mutation no. 4056 and Killa No. 58// 11/2(2-18) came into exclusive ownership of Superfine Realtors Pvt. Ltd.

Thereafter, Superfine Realtors Pvt. Ltd. sold said land i.e. Rect. 58, Killa No. 11/2(2-18), total land measuring 2 Kanal 18 Marla in favour of N A Buildwell Pvt. Ltd. vide sale deed bearing Vasika no. 11259 dated 03 August 2012, mutation of said sale deed was sanctioned vide mutation no. 4263 sanctioned on 01 July 2013. After sale of said land N A Buildwell Pvt. Ltd. became owner of land bearing Rect. No. 58, Killa No. 11/2(2-18), total land measuring 2 Kanal 18 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 182/186:

N A Buildwell Pvt. Ltd. is recorded as owner of land bearing Rect. No. 58, Killa No. 11/2(2-18), total land measuring 2 Kanal 18 Marla.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 183/189:

N A Buildwell Pvt. Ltd. is recorded as owner of land bearing Rect. No. 58, Killa No. 11/2(2-18), total land measuring 2 Kanal 18 Marla.

Thereafter, N A Buildwell Pvt. Ltd. sold part of said land bearing Rect. No. 58, Killa No. 11/2 Min(0-17-7), total land measuring 0 Kanal 17 Marla 7 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 5559, new killa no. bearing Rect. No. 58, Killa No. 11/2/1(2-0) and 11/2/2(0-18) were given to said land, Killa No. 58// 11/2/2(0-18) was sanctioned in favour of Experion Developers Pvt. Ltd.

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CONCLUSION: **Experion Developers Private Limited is absolute owner of Land-11 (i.e. land bearing Rect. No. 58, Killa No. 11/2/2(0-18), total land measuring 0 Kanal 18 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).**

LAND-12	Rectangle No. 58, Killa No. 12/1/2(0-16), total measuring 0 Kanal 16 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana;

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 2/2:

Superfine Realtors Pvt. Ltd. was recorded owner of land bearing Rectangle No. 58 Killa No. 12/1(7-0), total measuring 7 Kanal 0 Marla.

Thereafter, Superfine Realtors Pvt. Ltd. sold said land i.e. Rect. 58, Killa No. 12/1(7-0), total land measuring 7 Kanal 0 Marla in favour of N A Buildwell Pvt. Ltd. vide sale deed bearing Vasika no. 11259 dated 03 August 2012, mutation of said sale deed was sanctioned vide mutation no. 4263 sanctioned on 01 July 2013. After sale of said land N A Buildwell Pvt. Ltd. became owner of land bearing Rect. No. 58, Killa No. 12/1(7-0), total land measuring 7 Kanal 0 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 2/2:

N A Buildwell Pvt. Ltd. was recorded owner of land bearing Rectangle No. 58 Killa No. 12/1(7-0), total land measuring 7 Kanal 0 Marla.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 2/2:

N A Buildwell Pvt. Ltd. was recorded owner of land bearing Rectangle No. 58 Killa No. 12/1(7-0), total land measuring 7 Kanal 0 Marla.

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Thereafter, N A Buildwell Pvt. Ltd. sold part of said land i.e. Rect. 58, Killa No. 12/1 Min(0-15-5), total land measuring 0 Kanal 15 Marla 5 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out on 04 July 2024 vide mutation no. 5559, new Killa No. 58// 12/1/2(0-16) was entered/sanctioned in favour of Experion Developers Pvt. Ltd.

CONCLUSION: **Experion Developers Private Limited is absolute owner of Land-12 (i.e. land bearing Rect. No. 58, Killa No. 12/1/2(0-16), total area measuring 0 Kanal 16 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).**

LAND-13	Rectangle No. 58, Killa No. 12/2/2(0-2), 13/1/1/2(0-8), total measuring 0 Kanal 10 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana;

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 924/1010:

Superfine Realtors Pvt. Ltd. was recorded owner of land bearing Rectangle No. 58 Killa No. 12/2(1-0), 13/1(3-6), total measuring 4 Kanal 6.

Thereafter, Superfine Realtors Pvt. Ltd. sold said land i.e. Rect. 58, Killa No. 12/2(1-0), 13/1 Min West South(3-4), total measuring 4 Kanal 4 Marla in favour of N A Buildwell Pvt. Ltd. vide sale deed bearing Vasika no. 11259 dated 03 August 2012, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4263 sanctioned on 01 July 2013, new Killa no. 13/1/1(3-4) and 13/1/2(0-2) were given to said land. After sale of said land N A Buildwell Pvt. Ltd. became owner of land bearing Rect. No. 58, Killa No. 12/2(1-0), 13/1/1(3-4), total land measuring 4 Kanal 4 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 1030/1110:

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N A Buildwell Pvt. Ltd. was recorded owner of land bearing Rectangle No. 58 Killa No. 12/2(1-0), 13/1/1(3-4), total land measuring 4 Kanal 4 Marla.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 1065/1139:

N A Buildwell Pvt. Ltd. was recorded owner of land bearing Rectangle No. 58 Killa No. 12/2(1-0), 13/1/1(3-4), total land measuring 4 Kanal 4 Marla.

Thereafter, N A Buildwell Pvt. Ltd. sold part of said land i.e. Rect. 58, Killa No. 12/2 Min(0-2-2), 13/1/1 Min(0-7-5), total land measuring 0 Kanal 9 Marla 7 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out on 04 July 2024 vide mutation no. 5559, new Killa No. 12/2/1(0-17-7), 12/2/2(0-2-2), 13/1/1(2-16-4), 13/1/1/2(0-7-5). After sanction of said Mutation Experion Developers Pvt. Ltd. has been allotted Killa no. 58// 12/2/2(0-2), 13/1/1/2(0-8), total land measuring 0 Kanal 10 Marla.

CONCLUSION: Experion Developers Private Limited is absolute owner of Land-13 (i.e. land bearing Rect. No. 58, Killa No. 12/2/2(0-2), 13/1/1/2(0-8), total area measuring 0 Kanal 10 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).

LAND-14	Rectangle No. 58, Killa No. 13/2/1/2(0-1), total measuring 0 Kanal 1 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana;

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 923/1009:

Ashok Kumar S/o Dharam Singh was recorded owner of land bearing Rectangle No. 58 Killa No. 13/2(4-14), total land measuring 4 Kanal 14.

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Thereafter, Ashok Kumar sold part of said land i.e. Rect. 58, Killa No. 13/2 Min West South(0-3), total measuring 0 Kanal 3 Marla in favour of N A Buildwell Pvt. Ltd. vide sale deed bearing Vasika no. 11259 dated 03 August 2012, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4263 sanctioned on 01 July 2013, new Killa no. 13/2/1(0-2) and 13/2/2(4-12) were given to said land. After sale of said land N A Buildwell Pvt. Ltd. became owner of land bearing Rect. No. 58, Killa No. 13/2/1(0-2), total land measuring 0 Kanal 2 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 1028/1108:

N A Buildwell Pvt. Ltd. was recorded owner of land bearing Rectangle No. 58 Killa No. 13/2/1(0-2), total land measuring 0 Kanal 2 Marla.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 1064/1138:

N A Buildwell Pvt. Ltd. was recorded owner of land bearing Rectangle No. 58 Killa No. 13/2/1(0-2), total land measuring 0 Kanal 2 Marla.

Thereafter, N A Buildwell Pvt. Ltd. sold part of said land i.e. Rect. 58, Killa No. 13/2/1 Min(0-0-8), total land measuring 0 Kanal 0 Marla 8 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out on 04 July 2024 vide mutation no. 5559, new Killa No. 13/2/1/1(0-2), 13/2/1/2(0-1). After sanction of said Mutation Experion Developers Pvt. Ltd. has been allotted Killa no. 58// 13/2/1/2(0-1), total land measuring 0 Kanal 1 Marla.

COMMENT-OBSERVATION:

It is to be noted that N. A. Buildwell Pvt. Ltd. purchased land i.e. Rect. 58, Killa No. 13/2 Min West South(0-3), total measuring 0 Kanal 3 Marla from previous owner Ashok Kumar through sale deed bearing Vasika no. 11259 dated 03 August 2012, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4263 sanctioned on 01 July 2013, new Killa no. 13/2/1(0-2) and 13/2/2(4-12) were given to said land. After sanction of said mutation no. 4263 N A Buildwell Pvt. Ltd. was allotted 2 Marla land instead of 3 marla as it had purchased, however in the process of carving

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out the Tatima it was done and 1 Marla less land was mutated in favour of N A Buildwell Pvt. Ltd. Now, N A Buildwell Pvt. Ltd. has sold land bearing Rect. 58, Killa No. 13/2/1 Min(0-0-8), total land measuring 0 Kanal 0 Marla 8 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, Mutation no. 5559 was sanctioned and during the process of carving out the Tatima of new killa number i.e. 58// 13/2/1/1(0-2), 13/2/1/2(0-1) area of said land again became 0 Kanal 3 Marla and out of that Experion Developers Pvt. Ltd. has been allotted Killa no. 58// 13/2/1/2(0-1), it has done due to process of carving out Tatima of said land and there is no legal dispute/issue in sanction of the mutation no. 5559, title of land 58// 13/2/1/2(0-1) transferred in favour of Experion Developers Pvt. Ltd. is clear and marketable.

CONCLUSION: Experion Developers Private Limited is absolute owner of Land-14 (i.e. land bearing Rect. No. 58, Killa No. 13/2/1/2(0-1), total area measuring 0 Kanal 1 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana).

LAND-15	Rectangle No. 57, Killa No. 14/2/2/2(2-7), 7/1/1/2(1-6), 15/2/2(0-17), 15/2/1(0-1), total measuring 4 Kanal 11 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 397/431:

Priya Mehta D/o Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57, Killa No. 7(8-0), 14(8-0), 15(8-0), total land measuring 24 Kanal 0 Marla.

Thereafter, Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia and D/o Pran Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 7 Min(1-13), in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 7/1(6-7) and 7/2(1-13) were given to said land. After sale of part of said land in this Khewat Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 7/1(6-

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7), 14(8-0), 15(8-0) total measuring 22 Kanal 7 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 7/2(1-13), total measuring 1 Kanal 13 Marla.

Thereafter, Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia and D/o Pran Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 7 Min(3-11), 14 Min (2-3), total land measuring 5 Kanal 14 Marla, in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29993 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4710 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 7/1/1(2-16), 7/1/2(3-11), 14/1(2-3), 14/2(5-17) were given to said land. After sale of part of said land in this Khewat Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 7/1/1(2-16), 14/2(5-17), 15(8-0), total land measuring 16 Kanal 13 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 7/1/2(3-11), 7/2(1-13), 14/1(2-3), total land measuring 7 Kanal 7 Marla.

Thereafter, Priya Ahluwalia (Mehta) W/o Meharjit Singh Ahluwalia and D/o Pran Mehta sold some part of said land i.e. Rect. No. 57, Killa No. 14 Min (3-1), total land measuring 3 Kanal 1 Marla, in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 30001 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4709 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 14/2/1(3-1), 14/2/2(2-16) were given to said land. After sale of part of said land in this Khewat Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 7/1/1(2-16), 14/2/2(2-16), 15(8-0), total land measuring 13 Kanal 12 Marla and Raheja Towers Private Limited became owner of land bearing Rect. No. 57, Killa no. 7/1/2(3-11), 7/2(1-13), 14/1(2-3), 14/2/1(3-1), total land measuring 10 Kanal 8 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 456/482:

Priya Mehta D/o of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57, Killa No. 7(8-0), 14(8-0), 15(8-0), total measuring 24 Kanal 0 Marla. However, as per details provided hereabove after sale of certain parcels of said land Priya Mehta remained owner of land bearing Rect. No. 57, Killa no. 7/1/1(2-16), 14/2/2(2-16), 15(8-0), total land measuring 13 Kanal 12 Marla only.

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AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 467/495:

Priya Mehta D/o of Pran Nath Mehta is recorded as owners of land being Rectangle No. 57, Killa No. 57, Killa no. 7/1/1(2-16), 14/2/2(2-16), 15(8-0), total land measuring 13 Kanal 12 Marla.

Thereafter, Priya Mehta sold part of said land bearing Rect. No. 57, Killa No. 7/1/1 Min(1-5-7), 14/2/2 Min(2-7-2), 15 Min(0-17-7), total land measuring 4 Kanal 10 Marla 7 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 5559 and new killa numbers bearing Rect. No. 57, Killa no. 7/1/1/1(1-10), 7/1/1/2(1-6), 14/2/2/1(0-9), 14/2/2/2(2-7), 15/1(7-2-2), 15/2(0-17-7) were given to said land, Rect. No. 57, Killa No. 7/1/1/2(1-6), 14/2/2/2(2-7), 15/2(0-18), total area measuring 4 Kanal 11 Marla was entered/sanctioned in favour of Experion Developers Pvt. Ltd.

Thereafter, Experion Developers Pvt. Ltd. donated the land bearing Rect. No. 57, Killa no. 14/2/2/2(2-7), 7/1/1/2(1-6) total share and 15/2 to the extent of 0 Kanal 1 Marla, total area measuring 3 Kanal 14 Marla in favour of the Governor State of Haryana, acting through Director General Town and Country Planning Haryana, vide Gift Deed bearing registration no. 12826 dated 28.01.2026 registered at the office of Sub-Registrar-Harsaru, Distt. Gurugram, Mutation no. 5777 was sanctioned in this regard, said killa no. was given new number after carving out the Tatima of said Killa number, after sanction of said Mutation no. 5777 Experion Developers Pvt. Ltd. remains owner of new Killa no. 15/2/2(0-17) and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana became owner of Killa no. **57//** 14/2/2/2(2-7), 7/1/1/2(1-6), 15/2/1(0-1).

CONCLUSION: **Experion Developers Private Limited is absolute owner of land bearing Rect. No. 57, Killa No. 15/2/2(0-17), total land measuring 0 Kanal 17 Marla and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana is owner of land bearing Rect. no. 57, Killa no. 14/2/2/2(2-7), 7/1/1/2(1-6), 15/2/1(0-1), total land measuring 3 Kanal 14 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana.**

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LAND-16	Rectangle No. 57, Killa No. 4/2/2(0-5), total measuring 0 Kanal 5 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District, Gurugram, Haryana

AS PER JAMABANDI FOR THE YEAR 2010-11, BEARING KHEWAT/KHATA NO. 398/432:

Naina Mehta D/o Pran Nath Mehta was recorded owner of land bearing Rectangle No. 57, Killa No. 4(8-0), total measuring 8 Kanal 0 Marla.

Thereafter, Naina Mehta sold part of said land i.e. Rect. 57, Killa No. 3 Min(5-2), 4 Min(5-4), 8 Min(2-10) total land measuring 12 Kanal 16 Marla in favour of Raheja Towers Pvt. Ltd. vide sale deed bearing Vasika no. 29982 dated 26 February 2016, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 4708 sanctioned on 16.05.2017 and new killa numbers bearing Rect. No. 57, Killa no. 4/1(5-4), 4/2(2-16), 8/1(2-10), 8/2(5-10), Killa No. 3/1(5-2) remain same as it was assigned on Mutation no. 4703, were given to said land. After sale of part of said land Naina Mehta remained owner of land bearing Rect. No. 57, Killa no. 4/2(2-16), 8/2(5-10), total measuring 8 Kanal 6 Marla and Raheja Towers Pvt. Ltd. became owner of land bearing Rect. No. 57, Killa No. 3/1(5-2), 4/1(5-4), 8/1(2-10), total measuring 12 Kanal 16 Marla.

AS PER JAMABANDI FOR THE YEAR 2015-16, BEARING KHEWAT/KHATA NO. 457/483:

Naina Mehta D/o of Pran Nath Mehta was recorded as owner of land being Rectangle No. 57, Killa No. 4(8-0), total land measuring 8 Kanal 0 Marla. However, as per details provided hereabove after sale of certain parcels of said land Naina Mehta remained owner of land bearing Rect. No. 57, Killa no. 4/2(2-16), total land measuring 2 Kanal 16 Marla only.

AS PER JAMABANDI FOR THE YEAR 2020-21, BEARING KHEWAT/KHATA NO. 471/499:

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Naina Mehta D/o of Pran Nath Mehta is recorded as owner of land being Rectangle No. 57, Killa no. 4/2(2-16), total land measuring 2 Kanal 16 Marla only.

Thereafter, Naina Sachdev W/o Paulastya Sachdev (Naina Mehta D/o Pran Nath Mehta) sold said land bearing Rect. No. 57, Killa No. 4/2 Min(0-4-8), total land measuring 0 Kanal 4 Marla 8 Sarsai in favour of Experion Developers Private Limited vide sale deed bearing Vasika no. 4895 dated 02 July 2024, mutation of said sale deed was sanctioned and Tatima of said land was carved out vide mutation no. 5559 and new killa numbers bearing Rect. No. 57, Killa no. 4/2/1(2-11), 4/2/2(0-5) were given to said land, Rect. No. 57, Killa No. 4/2/2(0-5), total area measuring 0 Kanal 5 Marla was entered/sanctioned in favour of Experion Developers Pvt. Ltd.

Thereafter, Experion Developers Pvt. Ltd. donated the land bearing Rect. No. 57, Killa No. 4/2/2(0-5), total area measuring 0 Kanal 5 Marla in favour of the Governor State of Haryana, acting through Director General Town and Country Planning Haryana, vide Gift Deed bearing registration no. 12826 dated 28.01.2026 registered at the office of Sub-Registrar-Harsaru, Distt. Gurugram, Mutation no. 5777 was sanctioned in this regard, after sanction of said Mutation no. 5777 the Governor State of Haryana, acting through Director General Town and Country Planning Haryana became owner of Killa no. **57//** 4/2/2(0-5).

CONCLUSION: **The Governor State of Haryana, acting through Director General Town and Country Planning Haryana is owner of land bearing Rect. no. 57, Killa no. 4/2/2(0-5), total land measuring 0 Kanal 5 Marla, situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana.**

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PART-5

OBSERVATIONS ON AGREEMENTS, POWER OF ATTORNEYS ETC. EXECUTED BY THE PREVIOUS LANDOWNERS

1. **Agreements/Power of Attorney and other documents executed between Previous Landowners and Raheja Developers Limited and Raheja Towers Pvt. Ltd.:**

   (i) Collaboration Agreement dated 20 July 2012 ("**Collaboration Agreement**") was executed by the previous owners of these lands (Kamini Mehta D/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) w/o Meharjit Singh Ahluwalia) ("**Previous Landowners**") with Raheja Developers Limited, in respect of land admeasuring 220 Kanal 9 Marla (27.55625 acres), including the Subject Land, situated at Village Harsaru, District Gurugram, Haryana ("Collaboration Land"), the said Collaboration Agreement was registered at Sub Registrar Office Gurugram vide Registration No. 10205 dated 23 July 2012.

   (ii) General Power of Attorney dated 20 July 2012 was executed by the Previous Landowners in favour of Raheja Developers Limited and the same was registered at Sub Registrar Office Gurugram vide Registration No. 398 dated 23 July 2012.

   (iii) General Power of Attorney dated 27 April 2017 was executed by the Previous Landowners in favour of Raheja Towers Pvt. Ltd. and the same was registered at Sub Registrar Office Gurugram vide Registration No. 1 dated 27 April 2017.

   (iv) Collaboration agreement was executed by some Previous Landowners of these lands (i.e. Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) w/o Meharjit Singh Ahluwalia) with Betterchoice Realtors Pvt. Ltd. in respect of land admeasuring 32 Kanal 8 Marla (4.05 acre), including the Subject Land, situated at Village Harsaru, District Guurgram, Haryana, the

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said collaboration agreement was registered at Sub Registrar Office Harsaru, vide Registration No. 4099 dated 09 September 2021.

2. **Agreements/Power of Attorney and other documents executed between Previous Landowners, Raheja Developers Limited and Vatika Limited.:**

(i) Collaboration Agreement dated 16 September 2013 ("**Vatika Collaboration Agreement**") was executed by Raheja Developers Limited for itself and on behalf of the Previous Landowners of these lands (Kamini Mehta D/o Pran Mehta, Naina Mehta D/o Pran Mehta and Priya Ahluwalia (Mehta) w/o Meharjit Singh Ahluwalia) with Vatika Limited, in respect of land admeasuring 220 Kanal 9 Marla (27.55625 acres), including the Subject Land, situated at Village Harsaru, District Guurgram, Haryana, the said Vatika Collaboration Agreement was registered at Sub Registrar Office Gurugram vide Registration No. 14508 dated 18 September 2013.

(ii) General Power of Attorney bearing registration no. 908 dated 22 October 2014 was executed by the Previous Landowners in favour of Raheja Developers Limited and Vatika Limited joined them as a Confirming Party to accept the terms of said power of attorney.

(iii) General Power of Attorney bearing registration no. 909 dated 22 October 2014 was executed by the Previous Landowners in favour of Vatika Limited, Raheja Developers Limited joined them as a party to accept the terms of said power of attorney.

(iv) Cancellation Deed bearing registration no. 5 dated 26 May 2017 was executed by the Previous Landowners through and along with Raheja Developers Limited, thereby cancelled/terminated the Vatika Collaboration Agreement, Supplementary Collaboration Agreement along with subsequent General Power of Attorneys executed in favour of Vatika Limited.

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3. **Dispute between the Parties and settlement of disputes through Arbitration Award:**

(i) The parties including Raheja Developers Limited and Vatika Limited failed to perform as per the terms of respective Collaboration Agreement(s) consequently several disputes arose between the Previous Landowners and Raheja Developers Limited, which led to litigation between the parties and initiation of arbitration proceedings before the Learned Sole Arbitrator, Hon'ble Justice Badar Durrez Ahmed. In the said dispute, a consent arbitration award dated 30 September 2021 has been passed by Learned Sole Arbitrator, in terms of Settlement Agreement dated 21 August 2021 ("**Settlement Agreement**").

The Previous Landowners settled all their disputes arose between them, Raheja Developers Limited and Vatika Limited in terms of Settlement Deed, Cancellation Deed and consent Arbitration Award, as detailed hereabove.

After perusal of the above-mentioned Collaboration Agreement(s), Power of Attorney(s), Settlement Agreement, Cancellation Deed, and consent Arbitration Award etc., I am of the confirmed opinion that the Previous Landowners have transferred clear and marketable title of the Subject Land in favour of Experion Developers Private Limited.



PART-6

REVENUE RECORD AND OTHER RELEVANT VERIFICATIONS

1. **REVENUE RECORD FROM THE YEAR 2010-11 TO TILL DATE:**
   I have inspected the revenue record of Subject Land from the year 2010-11 to till date along with relevant Mutations, Rapat entry and Farad Badar etc. In the process of inspection, I did not find any lien, charge, mortgage, encumbrance, hindrance etc. on title of Subject Land owned by Experion Developers Private Limited.

2. **VERIFICATION AT THE CONCERNED SUB-REGISTRAR OFFICE:**

   In respect of Subject Land, I have inspected the record of registration of deeds/documents at the concerned Sub-Registrar Office i.e. sub registrar office at Gurugram and Harsaru, for the period of 2010 to till date. In the process of inspection of the records, I do not find any encumbrance on the Subject Land by way of registered documents.

3. **VERIFICATION IN RESEPCT OF ENTRY OF MORTGAGE OF SUBJECT LAND ON THE WEBSITE OF THE MINISTRY OF CORPORATE AFFAIRS (MCA):**
   As per details available on MCA website, the landowner named Experion Developers Pvt. Ltd. has mortgaged the Subject Land with Experion Capital Private Limited and has entered into Memorandum of Entry dated 06.10.2025 and 25.02.2026 for obtaining Term Loan of Rs. 1,00,00,00,000/- (Rs. One Hundred Crore only). The Subject Land is mortgaged with Experion Capital Pvt. Ltd. by way of deposit of the original title deeds/documents.

4. **PENDING LITIGATION, AS PER AVAILABLE REVENUE RECORD:**
   As per available revenue record there is no pending litigation in respect of the Subject Land.

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PART-7
CONCLUSION

The relevant Revenue Record and copies of other deeds/documents/agreements/power of attorneys etc. have been verified in respect of Subject Land i.e. Rectangle No. 57, Killa No. 2/1/2/2(3-14), 2/1/2/1(1-1), 9/2/1(0-13), 2/2(0-11), 9/1/1/1(1-0), 3/1/2(3-10), 3/1/1(1-12), 4/1/2(2-2), 4/1/1(3-2), 8/1(2-10), 3/2(2-18), 7/1/2/2(2-11), 7/1/2/1(1-0), 14/1/1(1-16), 14/1/2(0-7), 7/2/2(1-1), 7/2/1(0-12), 8/2(5-10), 12/1/2(2-4), 13/1(3-7), 9/1/2/1(3-13), 12/2/2(3-2), 13/2(4-13), 14/2/1/1(2-18), 14/2/1/2(0-3), Rectangle No. 58, Killa No. 11/2/2(0-18), 12/1/2(0-16), 12/2/2(0-2), 13/1/1/2(0-8), 13/2/1/2(0-1), Rectangle No. 57, Killa No. 14/2/2/2(2-7), 15/2/2(0-17), 15/2/1(0-1), 7/1/1/2(1-6), 4/2/2(0-5), **total land measuring 62 Kanal 11 Marla (7.81875 Acre),** situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana, out of said Subject Land Experion Developers Pvt. Ltd. is owner of land bearing Rectangle No. 57, Killa No. 2/1/2/2(3-14), 9/2/1(0-13), 2/2(0-11), 9/1/1/1(1-0), 3/1/2(3-10), 4/1/2(2-2), 8/1(2-10), 3/2(2-18), 7/1/2/2(2-11), 14/1/1(1-16), 7/2/2(1-1), 8/2(5-10), 12/1/2(2-4), 13/1(3-7), 9/1/2/1(3-13), 12/2/2(3-2), 13/2(4-13), 14/2/1/1(2-18), Rectangle No. 58, Killa No. 11/2/2(0-18), 12/1/2(0-16), 12/2/2(0-2), 13/1/1/2(0-8), 13/2/1/2(0-1), Rectangle No. 57, Killa No. 15/2/2(0-17), total area measuring **50 Kanal 15 Marla (6.34375 Acre)** and the Governor State of Haryana, acting through Director General Town and Country Planning Haryana, is owner of land bearing Rect. No. 57, Killa no. 2/1/2/1(1-1), 3/1/1(1-12), 4/1/1(3-2), 7/2/1(0-12), 14/1/2(0-7), 7/1/2/1(1-0), 14/2/1/2(0-3), 14/2/2/2(2-7), 15/2/1(0-1), 7/1/1/2(1-6), 4/2/2(0-5), total area measuring **11 Kanal 16 Marla (1.475 acre),** situated in the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana.

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