

MAHESH TYAGI

ADVOCATE

CHAMBER NO. 49, SHAHEED SUKHDEV SINGH BLOCK, DISTRICT COURTS,
GURGAON-122001, MOBILE +91-9990343416

Ref. No.: MT/SR/1/2026-27

Dated: 20.04.2026

TO WHOMSOEVER IT MAY CONCERN **TITLE DUE DILIGENCE REPORT/LEGAL OPINION**

1. Name of the title Holder of the Property:

M/s. Sun International Limited Registered office at:- 75, Park Street, 3rd Floor, Kolkata- 700016, West Bengal &

Floralessence Projects Private Limited Registered office at:- AIPL Business Club, 5th Floor, Golf Course extension Road, Gurugram-122101 &

Babbler Projects Private Limited Registered office at:- AIPL Business Club, 5th Floor, Golf Course extension Road, Gurugram-122101 (Hereinafter referred to as the "**Holder/s**")

2. Type of Transaction:

Legal Opinion for the purpose of due diligence of the clear marketable title of the property, under review along with the ownership of the land as a "**Project land**".

3. Description of the Property:

Total land admeasuring 40 Kanal 17 Marla 0 Sarsai (5.10625 Acers) comprise in Khewat no. 531//489, Khatauni no. 584, Rectangle no. 41 Killa no. 14(2-15), 16(6-5), 17(8-0); Khewat no. 603//550, Khatauni no. 680, Rectangle no. 41 Killa no. 25(7-11), Rectangle no. 42 Killa no. 21(8-8), 22/1(1-1); Khewat no. 765//701, Khatauni no. 856, Rectangle no. 51 Killa no. 1/1(4-0); Khewat no. 941//853, Khatauni no. 1053, Rectangle no. 41 Killa no. 24/2(2-17); Situated in the revenue estate of Village- Daultabad, Sub- Tehsil- Kadipur, District Gurugram, Haryana. (Hereinafter referred to as the "**Property**")

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4. Scope of Search Report:

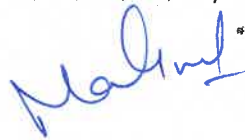
The scope of the Search Report is to review the status of the Property particularly with reference to its clear ownership and right of the title holder.

The Title Search due diligence of the Property is carried out by **Mahesh Tyagi, Advocate** on the basis of the documents (*with respect to the Property*), provided by the title holder and available at the concerned authorities.

5. Particulars of all Documents provided and perused in respect of the Property:

The Search Report checklist, on the basis of which due diligence was carried out are as follows:

- I. Record inspection before the Halka Patwari for the revenue records of the rectangle no. 41,42 & 51 of village- Daultabad, Sub-Tehsil- Kadipur, Gurugram.
 - a) As per the records mutation no. 4082 got registered in the name of M/s. Babbler Projects Private Limited as per the sale deed bearing Vasika no. 7474 dated 30.08.2024 where M/s Nuray Realtech Private Limited sold the land share in favour of M/s. Babbler Projects Private Limited of the land comprise in Rectangle no. 51 Killa no. 1/1, 3/1, 3/2, 4, 7, 8, 14/1, 24 & Rectangle no. 52 Killa no. 4, 5, 6, 7/1, 14 accordingly as per the land share.



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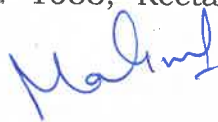
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- b) As per the records mutation no. 4120 got registered in the name of M/s. Floralessence Projects Private Limited as per the sale deed bearing Vasika no. 13351 dated 20.12.2024 where M/s Dore Realtors Private Limited sold the land share in favour of M/s. Floralessence Projects Private Limited of the land comprise in Rectangle no. 42 Killa no. 21, 22/1 accordingly as per the land share.
- c) As per the records mutation no. 4125 got registered in the name of M/s. Sun International Limited as per the sale deed bearing Vasika no. 13593 dated 24.12.2024 where M/s Dore Realtors Private Limited sold the land share in favour of M/s. Sun International Limited of the land comprise in Rectangle no. 41 Killa no. 14, 16, 17, 24/2, 25 and Rectangle no. 42 Killa no. 21 accordingly as per the land share. Whereas M/s Dore Realtors Private Limited and other co sharers partitioned the land in rectangle no. 41 (Killa no. 24/2, 25) and 42 (Killa no. 18, 21, 22, 23, 24/1/1/) and M/s Dore Realtors Private Limited become owner in possession of the land share in Rectangle no. 41(Killa no. 24/2 , 25) & Rectangle no. 42(Killa no. 21, 22/1) vide mutation no. 4079 and then execute the sale deed as mentioned above in favour of M/s Sun International Limited.
- II.** As per the present records of the Jamabandi year 2020-21 M/s. Sun International Limited & Floralessence Projects Private Limited & Babbler Projects Private Limited are recorded as owner in possession of the land vide above mentioned mutation bearing no. 4082, 4120, 4125 which are dully mentioned in Jamabandi of land comprise in Khewat no. 531//489, Khatauni no. 584, Rectangle no. 41 Killa no. 14(2-15), 16(6-5), 17(8-0); Khewat no. 603//550, Khatauni no. 680, Rectangle no. 41 Killa no. 25(7-11), Rectangle no. 42 Killa no. 21(8-8), 22/1(1-1); Khewat no. 765//701, Khatauni no. 856, Rectangle no. 51 Killa no. 1/1(4-0); Khewat no. 941//853, Khatauni no. 1053, Rectangle no. 41 Killa no. 24/2(2-17);



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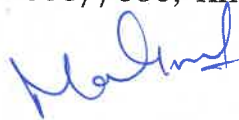
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Situated in the revenue estate of Village- Daultabad, Sub- Tehsil- Kadipur,
District Gurugram.

- a) That as per the Vasika no. 14554 dated 17.01.2025 a collaboration agreement has been executed between M/s. Sun International Limited & Floralessence Projects Private Limited & M/s Advance India Projects Limited of land comprise in Khewat no. 531//489, Khatauni no. 584, Rectangle no. 41 Killa no. 14(2-15), 16(6-5), 17(8-0); Khewat no. 603//550, Khatauni no. 680, Rectangle no. 41 Killa no. 25(7-11), Rectangle no. 42 Killa no. 21(4-12) & Khewat no. 941//853, Khatauni no. 1053, Rectangle no. 41 Killa no. 24/2(2-17);
- b) That as per the Vasika no. 14554 dated 17.01.2025 a collaboration agreement has been executed between M/s. Babbler Projects Private Limited & Floralessence Projects Private Limited of land comprise in Khewat no. 765//701, Khatauni no. 856, Rectangle no. 51 Killa no. 1/1(4-0);
- c) That as per the Vasika no. 253 dated 07.04.2025 a Addendum collaboration agreement has been executed between M/s. Babbler Projects Private Limited & Floralessence Projects Private Limited of land comprise in Khewat no. 765//701, Khatauni no. 856, Rectangle no. 51 Killa no. 1/1(4-0);
- d) That as per the Vasika no. 263 dated 07.04.2025 a Addendum collaboration agreement has been executed between M/s. Sun International Limited & Floralessence Projects Private Limited & M/s Advance India Projects Limited of land comprise in Khewat no. 531//489, Khatauni no. 584, Rectangle no. 41 Killa no. 14(2-15), 16(6-5), 17(8-0); Khewat no. 603//550, Khatauni no. 680, Rectangle no. 41



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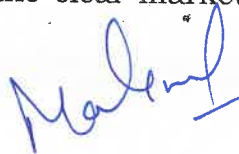
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Killa no. 25(7-11), Rectangle no. 42 Killa no. 21(4-12) & Khewat no. 941//853, Khatauni no. 1053, Rectangle no. 41 Killa no. 24/2(2-17)

- III.** As per the document provided it is verified that Director Town and Country Planning Haryana issued a License no. 61 of 2025 dated 01.05.2025 for the land as mentioned in the license comprise in Rectangle no. 41 Killa no. 14(2-15), 16(6-5), 17(8-0); Rectangle no. 41 Killa no. 25(7-11), Rectangle no. 42 Killa no. 21(8-8), 22/1(1-1); Rectangle no. 51 Killa no. 1/1(4-0); Rectangle no. 41 Killa no. 24/2(2-17), situated in the revenue estate of Village- Daultabad, sub-Tehsil- Kadipur, Gurugram vide memo no. LC-5547/JE(AK)/2025/15989 dated 02.05.2025 for the development of Residential Group Housing Colony on the land admeasuring 5.10625 Acre to M/s. Sun International Limited & Floraessence Projects Private Limited & Babbler Projects Private Limited in collaboration of Floraessence Projects Private Limited Regd. Office- AIPL Business Club, 5th Floor, Golf Course extension Road, Gurugram-122101.
- IV.** As per the records there are litigation pending on the land involved under the above mentioned license land as detailed below:-
- a. Case title: - Glorii Education Technology Private Limited Vs. Commissioner Gurugram Division Gurugram & Ors. having Case No. CWP No.21372 of 2025, pending before the Hon'ble High Court of Punjab & Haryana at Chandigarh.
- V.** Inspection of the records of Sub-Registrar, Kadipur vides receipt no. 51 dated 07.04.2026 to obtain the clear marketable status vide owners name and address of the property.



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6. Tracing of Title:

1. So, it is observed that M/s. Sun International Limited Registered office at:- 75, Park Street, 3rd Floor, Kolkata- 700016, West Bengal & Floralessence Projects Private Limited Registered office at:- AIPL Business Club, 5th Floor, Golf Course extension Road, Gurugram-122101 & Babbler Projects Private Limited Registered office at:- AIPL Business Club, 5th Floor, Golf Course extension Road, Gurugram-122101 accordingly as per the revenue records and by way of the latest Jamabandi for the year 2020-21 having the clear title of the above mentioned property.

7. Liabilities or encumbrances (if any):

Based on the Documents and records it is emerge out that the land admeasuring 40 Kanal 17 Marla 0 Sarsai (5.10625 Acers) comprise in Rectangle no. 41 Killa no. 14(2-15), 16(6-5), 17(8-0); Rectangle no. 41 Killa no. 25(7-11), Rectangle no. 42 Killa no. 21(8-8), 22/1(1-1); Rectangle no. 51 Killa no. 1/1(4-0); Rectangle no. 41 Killa no. 24/2(2-17); Situated in the revenue estate of Village- Daultabad, Sub- Tehsil- Kadipur, District Gurugram, Haryana, **is free from any encumbrance** and the same is dully verified through the report by the concerned Halqua Patwari and cross verified the said report by the Concerned Tehsildar.

8. Opinion:

I am of the opinion that M/s. Sun International Limited & Floralessence Projects Private Limited & Babbler Projects Private Limited in collaboration of Floralessence Projects Private Limited are having a **valid and legal ownership**, of the land admeasuring 40 Kanal 17 Marla 0 Sarsai (5.10625 Acers) comprise in Khewat no. 531//489, Khatauni no. 584, Rectangle no.

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Further the report is subject of modify or alter on the basis of documentation, if any in addition provide in relation to the above mentioned property.

"The Holder M/s. Sun International Limited & Floralessence Projects Private Limited & Babbler Projects Private Limited can execute the Agreement to Sell, Sale Deed any other document as per law with respect to the Property described hereinabove accordingly the terms of existing collaboration agreement.

Mahesh Tyagi

Advocate


MAHESH TYAGI, Advocate

Enroll. No. P/979/2012

Mob. 9990343416

Chamber No. 49, Shaheed Sukhdev Singh Block,
Near Gate No.1, Distt. Court, Gurugram (Hr.)

No:51

Sub Register Office :कादीपुर

Date :07-04-2026

Received with Thanks from **MAHESH KUMAR ADV GURUGRAM** resident of **2017 TO 2026** sum of rs
fifteen
on account of **Inspection** charges.

Rs.15

Joint Sub Registrar
Kadi (In Charge)