KkL Partners
advocates & solicitors

P-3, Upper Ground Floor,
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CERTIFICATE OF TITLE

September 21, 2026

International Green Scapes Ltd
C/o L&T Realty Properties Ltd
B-16, 1st Floor, South Extension-I, New Delhi – 110024, India
Attn: Board of Directors

Dear Sir,

Greetings from KkL Partners!

1. On the instructions of L&T Realty Properties Ltd, we carried out the title due diligence of the following parcels of land:

   (i) Rectangle Nos. 28// 6/2 (3-4), 7 (8-0), 8/1 (4-0), 8/2/1 (2-17), 8/2/2 (0-2), 9 (7-15), 10/1 (6-15), 11 (2-18), 12 (8-0), 13/1 (4-0), 13/2 (4-0), 14/1 (4-0), 15/2/1 (2-12), 16/1 (7-0), 17/1 (3-12), 17/2/1 (0-16), 17/2/2 (3-12), 18/1 (4-0), 18/2 (4-0), 19 (6-16), 22 (2-2), 23/1 (4-0), 23/2 (4-0), 24/1 (4-8), 24/2 (3-12), 25/1 (7-0), 26 (1-5), 33// 3 (6-4), 4/1 (4-0), 5/1/1 (6-0), 6/2/2 (2-10), 7/4 (4-0), 8 (2-8), 14/2 (5-9), 15/1 (7-0), 16/1/1 (1-7), 17 (0-18), situated within the revenue estate of Village Nawada Fathepur, Tehsil and District Gurugram, Haryana.

   (ii) Rectangle Nos. 3// 4/4 (1-11), 5 (0-14), 6/1 (2-0), 6/2/1 (1-19) situated within the revenue estate of Village Naharpur Kesan, Tehsil Manesar, District Gurugram, Haryana.

   (collectively "**Property**").

2. For the purposes of our due diligence of the Property, we reviewed the following Property Documents:

   (i) Revenue records including Jamabandhi's, and mutations for the last 30 years pertaining to the Property as maintained in the office of the concerned sub-registrar of assurances and tehsil;

   (ii) Copies of the following sale deeds executed from time to time in relation to the Property:

   (a) Sale Deed Vasika No. 8127 dated 14.07.2004;
   (b) Sale Deed Vasika No. 24998 dated 01.03.2007;
   (c) Sale Deed Vasika No. 1476 dated 26.08.2011;
   (d) Sale Deed Vasika No. 1477 dated 26.08.2011;
   (e) Sale Deed Vasika No. 1478 dated 26.08.2011;
   (f) Sale Deed Vasika No. 1479 dated 26.08.2011;
   (g) Sale Deed Vasika No. 1504 dated 30.08.2011;
   (h) Sale Deed Vasika No. 1986 dated 17.10.2011;
   (i) Sale Deed Vasika No. 5161 dated 17.05.2013; and
   (j) Sale Deed Vasika No. 1764 dated 15.11.2013.

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3. Based on the review of documents for the Property, we state as follows:

(i) That the Property is owned by M/s International Green Scapes Limited (formerly known as M/s International Diapers Limited).

(ii) That M/s International Green Scapes Limited has a clear and marketable title to the Property.

(iii) That no part of the Property is owned by any minor or HUF.

(iv) That there are no Registered Mortgage recorded with respect to the Property in the relevant revenue records.

(v) That we issued public notices for the said Property on January 5, 2026 and have not received any objections or claims from any person in relation to the Property.

For KkL Partners

Aashish Vats
Advocate (D/1865/2008)

KkL PARTNERS ★ ADVOCATES & SOLICITORS ★