Date: December 6, 2024

ADVANCE INDIA PROJECTS LIMITED

KNM and Partners, Law Offices has carried out Title Search Report for land total admeasuring 10.4375 Acres, situated in the revenue estate of Village Hayatpur, Tehsil- Harsaru, District- Gurugram (earlier Gurgaon), Haryana (hereinafter referred to as the "**Project Land**"), being presently owned and developed by AMB Infrabuild Private Limited ("**Land Owner**" / "**Company**") and our report is as under:-

1.	**Name and address of the title holder(s)**	:	AMB Infrabuild Private Limited, having its registered office at B-76, First Floor, Defence Colony, South Delhi, Delhi.
2.	**Constitution**	:	Private Limited Company
3.	**Details of the property along with boundary details.**	:	Land total admeasuring 10.4375 Acres, situated in Sector 88, in the revenue estate of Village Hayatpur, Tehsil- Harsaru, District- Gurugram (earlier Gurgaon), Haryana (**"Project Land"**) more fully described herein below.

SCHEDULE

S. No.	Sale Deed No.	Village	Rect. No.	Khasra No.	Project Land K	Project Land M
1.	Sale Deed dated 27.11.2012, bearing No. 20371	Hayatpur	62	19	8	0
				21/2	1	12
				22	8	0
				23	7	15
			67	1/2	4	0
				2	8	0
				3/1	4	4
				9	8	0
				10	8	0
				11	8	0
				12/1	3	2
				13/1/1	1	19
				20/2/1	5	6
			68	15/2	2	0
				16/1/1	2	4
			67	8/2	3	8
				Total	**83**	**10**
					10.4375 Acres	

1st Floor, The Great Eastern Centre, 70 Nehru Place, Behind IFCI Tower, New Delhi-110019, India
Tel.:+91 11 4311 5000, E-mail : knm@knm.in

4.	**Nature of Property** a. Whether name mutated in Revenue Record in the name of present Land Owner. b. Whether the Sale Deed/ conveyance Deed is executed in favour of Land Owner.	:	(a) Yes (b) Yes, Sale Deed of the Project Land is executed in the name of AMB Infrabuild Private Limited.
5.	**List of title deeds / documents perused** (The list should be inclusive of include approved plan and the Occupation/Completion certificate issued by respective Municipal Authorities for building and Possession Receipt in the name of present owner)	:	**As detailed below.**

S. No.	Details of Documents
1)	Certified Copy of Jamabandi for the years 1989-90 till 2019-20 (applicable till date), village Hayatpur, Tehsil-Harsaru, District Gurugram (earlier known as Gurgaon), Haryana.
2)	Copy of Mutations bearing Nos. 840, 965, 966, 2040, 2041, 2248, 2278, 2279, 2301, 2484, 2918, 2920, and 3047 of village Hayatpur, Tehsil-Harsaru, District Gurugram (earlier known as Gurgaon), Haryana.
3)	Copy of Sale Deed dated 27.11.2012, bearing document No. 20371.
4)	Copy of Rectification Deed dated 04.12.2012, bearing document No. 20805.
5)	Copy of Collaboration Agreement dated 29.09.2023 bearing document No. 6244 registered in the office of Sub Registrar, Harsaru, Gurgaon on 29.09.2023, executed between the Land Owner and Advance India Projects Limited.

6. Tracing of title and investigation of title: The devolution of Title of the Project Land:

1. **<u>Land admeasuring 80 Kanal 02 Marlas comprised in Rectangle No. 62 Kila Nos. 19 (8-0), 21/2 (1-12), 22 (8-0), 23 (7-15), Rectangle No. 67 Killa Nos. 1/2 (4-0), 2 (8-0), 3/1 (4-4), 9 (8-0), 10 (8-0), 11 (8-0), 12/1 (3-2), 13/1/1 (1-19), 20/2/1 (5-6) Rectangle No. 68 Kila Nos. 15/2 (2-0), 16/1/1 (2-4):</u>**

   i. As per Jamabandi for the years 1989-90, land admeasuring 84 Kanal 1 Marla comprised in Rectangle No. 62 Kila Nos. 19 (8-0), 21/2 (1-12), 22 (8-0), 23 (7-15), Rectangle No. 67 Killa Nos. 1/2 (4-0), 2 (8-0), 3/1 (4-4), 9 (8-0), 10 (8-0), 11 (8-0), 12/1 (3-2), 13/1 (2-0), 20/2 (7-8) Rectangle No. 68 Kila Nos. 15/2 (2-0), and 16/1 (4-0) were owned by Mathura, Hariya, Hukumi all sons of Madu (3/8 share), Lali (wife), Rajkumar, Satish Kumar (sons), Pushpa, Sona (daughters) all legal heirs of Chander (1/8 share), Kishan S/o Tirkha (1/2 Share). (Khewat No. 105 Khata No. 136).

   As recorded in this Jamabandi,

   a. Vide order dated 08.04.1988 passed by the Court of Senior Sub Judge Gurgaon in case No. 284, Kishan's share in the land i.e. 1/2nd share was transferred and recorded in the names of Balbir Singh and Phool Singh both sons of Kishan. (Mutation No. 965).

b. Phool Singh expired. His share in the land was recorded of his legal heirs i.e. Ramrati (wife), Anil Kumar (son), and Aksh Kumari (daughter). (Mutation No. 966).

ii. As per Jamabandi for the years 1994-95 and 2004-05, land admeasuring 84 Kanal 1 Marla comprised in Rectangle No. 62 Kila Nos. 19 (8-0), 21/2 (1-12), 22 (8-0), 23 (7-15), Rectangle No. 67 Killa Nos. 1/2 (4-0), 2 (8-0), 3/1 (4-4), 9 (8-0), 10 (8-0), 11 (8-0), 12/1 (3-2), 13/1 (2-0), 20/2 (7-8) Rectangle No. 68 Kila Nos. 15/2 (2-0), 16/1 (4-0) was owned by Mathura, Hariya, Hukumi all sons of Madu (3/8 share), Lali (wife), Rajkumar, Satish Kumar (sons), Pushpa, Sona (daughters) all legal heirs of Chander (1/8 share), Balbir Singh S/o Kishan (1/4 Share), Ramrati (wife), Anil Kumar (son), Aksh Kumari (daughter) all legal heirs of Phool Singh (1/4 share). (Khewat No. 178 Khata No. 204).

As recorded in this Jamabandi,

a. Mathura expired. On the basis of his Will dated 09.09.2005 bearing no. 443 and report dated 07.03.2007 bearing no. 582, his share in the land was recorded in the name of Sanjeev and Manoj both sons of Rohtas S/o Mathura. (Mutation No. 2040).

b. Ramrati W/o Phool Singh expired. Vide report dated 07.03.2007 bearing no. 583 her share in the land was recorded in the name of her legal heirs i.e. Anil Kumar (son), Aksh Kumari (daughter). (Mutation no. 2041).

c. Aksh Kumari relinquished her share in the land i.e. 1/8 share in favour of her brother i.e. Anil Kumar S/o Phool Singh vide release deed dated 12.02.2008 bearing no. 26088. (Mutation No. 2279).

d. Lali (wife), Pushpa, Sona (daughters) all legal heirs of Chander relinquished their share i.e. 3/40 share in favour of Rajkumar, Satish Kumar both sons of Chander vide release deed dated 13.02.2008 bearing no. 26152. (Mutation No. 2301)

e. Vide order dated 10.02.2009 passed by the Court of Presiding Judge, Lok Adalat, Gurgaon in case No. 57/02.02.2009 and document dated 25.02.2009 bearing no. 24023, Hukumi's share was transferred and recorded in the name of Jitender Singh S/o Mahender. (Mutation No. 2484)

iii. As per Jamabandi for the years 2009-10, land admeasuring 84 Kanal 1 Marla comprised in Rectangle No. 62 Kila Nos. 19 (8-0), 21/2 (1-12), 22 (8-0), 23 (7-15), Rectangle No. 67 Killa Nos. 1/2 (4-0), 2 (8-0), 3/1 (4-4), 9 (8-0), 10 (8-0), 11 (8-0), 12/1 (3-2), 13/1 (2-0), 20/2 (7-8) Rectangle No. 68 Kila Nos. 15/2 (2-0), and 16/1 (4-0) were owned by Sanjeev, and Manoj both sons of Rohtas (1/8 share), Jitender Singh S/o Mahender (1/8 share), Hariya S/o Madu (1/8 share), Rajkumar, Satish Kumar both sons of Chander (1/8 share), Balbir Singh S/o Kishan (1/4 Share), Anil Kumar S/o Phool Singh (1/4 share). (Khewat No. 288 Khata No. 313).

As recorded in this Jamabandi,

a. Notification under Section 4 of The Land Acquisition Act, 1894, was passed for land

comprised in Rectangle no. 67, Killa Nos. 13/1 and 20/2 and Rectangle No. 68 Kills Nos. 16/1 (recorded vide report dated 08.02.2010 bearing no. 350).

b. Declaration under Section 6 of The Land Acquisition Act, 1894, was issued for land comprised in Rectangle no. 67, Killa Nos. 13/1 and 20/2 and Rectangle No. 68 Kills Nos. 16/1 (recorded vide report dated 25.02.2010 bearing no. 377).

c. Award bearing no. 7 of 2009-10 was passed (recorded vide report dated 14.06.2010 bearing no. 638), whereby land admeasuring 3 Kanal 19 Marlas comprised in Rectangle no. 67, Killa Nos. 13/1/2 (0-1) and 20/2/2 (2-2) and Rectangle No. 68 Kill Nos. 16/1/2 (1-16) was acquired by HUDA. (Mutation No. 2918).

d. Hariya released his share in the land i.e. 1/8 share in favour of his sons i.e. Mahender, Gajraj Singh, Ratan Singh, Shamsher Singh, Sanesh Kumar, Rakesh Kumar vide release deed dated 19.10.2011 bearing no. 21009. (Mutation No. 2920).

e. Sanjeev, Manoj both sons of Rohtas (1/8 share), Jitender Singh S/o Mahender (1/8 share), Mahender, Gajraj Singh, Ratan Singh, Shamsher Singh, Sanesh Kumar, Rakesh Kumar all sons of Hariya S/o Madu (1/8 share), Rajkumar, Satish Kumar both sons of Chander (1/8 share), Balbir Singh S/o Kishan (1/4 Share), Anil Kumar S/o Phool Singh (1/4 share) Collectively sold entire land admeasuring 80 Kanal 02 Marlas comprised in Rectangle No. 62 Kila Nos. 19 (8-0), 21/2 (1-12), 22 (8-0), 23 (7-15), Rectangle No. 67 Killa Nos. 1/2 (4-0), 2 (8-0), 3/1 (4-4), 9 (8-0), 10 (8-0), 11 (8-0), 12/1 (3-2), 13/1/1 (1-19), 20/2/1 (5-6) Rectangle No. 68 Kila Nos. 15/2 (2-0), 16/1/1 (2-4) to AMB Infrabuild Private Limited vide Sale Deed dated 27.11.2012 bearing no. 20371 and Rectification Deed dated 04.12.2012 bearing No. 20805. (Mutation No. 3047).

iv. As per Jamabandi for the years 2014-15 and 2019-20, land admeasuring 80 Kanal 02 Marlas comprised in Rectangle No. 62 Kila Nos. 19 (8-0), 21/2 (1-12), 22 (8-0), 23 (7-15), Rectangle No. 67 Killa Nos. 1/2 (4-0), 2 (8-0), 3/1 (4-4), 9 (8-0), 10 (8-0), 11 (8-0), 12/1 (3-2), 13/1/1 (1-19), 20/2/1 (5-6) Rectangle No. 68 Kila Nos. 15/2 (2-0), 16/1/1 (2-4) was owned by AMB Infrabuild Private Limited. (Khewat No. 373 Khata No. 387).

As recorded in this Jamabandi,

a. Gas pipeline is passing through land comprised in Rectangle no. 62 Killa No. 9. Under Section 3(1) and 6(1) of PMP Act, 1962, prohibition was imposed on construction of building, sowing of Trees, borewell etc. within 30 meters of the Gas pipeline. (recorded vide report dated 05.06.2018 bearing no. 787).

b. License has been issued to AMB Infrabuild Private Limited in relation to this entire land admeasuring 80 Kanal 2 Marlas (recorded vide report dated 24.07.2019 bearing no. 699).

c. The prohibition under Section 3(1) and 6(1) of PMP Act, 1962, imposed on construction of building, sowing of Trees, borewell etc. within 30 meters of the Gas pipeline on land comprised in Rectangle no. 62 Killa No. 9 was lifted. (recorded vide Report dated 19.03.2024

bearing No. 432).

Thus, as per the present Jamabandi records, land admeasuring 80 Kanal 02 Marlas comprised in Rectangle No. 62 Kila Nos. 19 (8-0), 21/2 (1-12), 22 (8-0), 23 (7-15), Rectangle No. 67 Killa Nos. 1/2 (4-0), 2 (8-0), 3/1 (4-4), 9 (8-0), 10 (8-0), 11 (8-0), 12/1 (3-2), 13/1/1 (1-19), 20/2/1 (5-6) Rectangle No. 68 Kila Nos. 15/2 (2-0), 16/1/1 (2-4) is owned by AMB Infrabuild Private Limited.

2. **Land admeasuring 3 Kanal 08 Marlas comprised in Rectangle No. 67 Kila No. 8/2 (3-8):**

i. As per Jamabandi for the years 1989-90 till 2004-05, the above mentioned land was owned by Mathura, Hariya, Hukumi, Chander all sons of Madu (1/2 share), Kishan S/o Tirkha (1/2 Share). (Khewat No. 128 Khata No. 176).
As recorded in this Jamabandi,

a. Mathura expired. On the basis of his Will 09.09.2005 bearing no. 443 and report dated 07.03.2007 bearing no. 582, his share in the land was recorded in the name of Sanjeev and Manoj both sons of Rohtas S/o Mathura. (Mutation No. 2040).

b. Vide Rectification Entry (Fard Badr) bearing No. 1, it was clarified and rectified that Chander S/o Madu had already expired and the same was recorded vide Mutation No. 840. However, his name was reflecting in the Jamabandi. Thus, names of his legal heirs i.e. Lali (wife), Rajkumar, Satish Kumar (sons), Pushpa, Sona (daughters) all legal heirs of Chander were recorded as owners of his share in the land.

c. Kishan expired. Vide Report dated 18.01.2008 bearing No. 398, his share in the land was recorded in the names of his legal heirs i.e. Balbir (son), Ramgiri, Kasturi (daughters) ($3/8^{th}$ share), Anil Kumar (son), Aksh Kumari (daughter) both legal heirs of Phool Singh S/o Kishan ($1/8^{th}$ share) (Mutation No. 2248).

d. Ramgiri, Kasturi both daughters of Kishan relinquished their share in the land i.e. $1/4^{th}$ share in favour of Balbir (son), Anil Kumar S/o Phool Singh vide Release Deed dated 12.02.2008 bearing No. 26084. (Mutation No. 2278).

e. Aksh Kumari relinquished her share in the land i.e. 1/16 share in favour of her brother i.e. Anil Kumar S/o Phool Singh vide release deed dated 12.02.2008 bearing no. 26088. (Mutation No. 2279).

f. Lali (wife), Pushpa, Sona (daughters) all legal heirs of Chander relinquished their share i.e. 3/40 share in favour of Rajkumar, Satish Kumar both sons of Chander vide release deed dated 13.02.2008 bearing no. 26152. (Mutation No. 2301).

g. Vide order dated 10.02.2009 passed by the Court of Presiding Judge, Lok Adalat, Gurgaon in case No. 57/02.02.2009 and document dated 25.02.2009 bearing no. 24023, Hukumi's share was transferred and recorded in the name of Jitender Singh S/o Mahender. (Mutation No. 2484)

ii. As per Jamabandi for the years 2009-10, land admeasuring 3 Kanal 8 Marla comprised in Rectangle No. 67 Kila No. 8/2 (3-8) was owned by Sanjeev, Manoj both sons of Rohtas (1/8 share), Jitender Singh S/o Mahender (1/8 share), Hariya S/o Madu (1/8 share), Rajkumar, Satish Kumar both sons of Chander (1/8 share), Balbir Singh S/o Kishan (1/4 Share), Anil Kumar S/o Phool Singh (1/4 share). (Khewat No. 326 Khata No. 368).

As recorded in this Jamabandi,

a. Hariya released his share in the land i.e. 1/8 share in favour of his sons i.e. Mahender, Gajraj Singh, Ratan Singh, Shamsher Singh, Sanesh Kumar, Rakesh Kumar vide release deed dated 19.10.2011 bearing no. 21009. (Mutation No. 2920).

b. Sanjeev, Manoj both sons of Rohtas (1/8 share), Jitender Singh S/o Mahender (1/8 share), Mahender, Gajraj Singh, Ratan Singh, Shamsher Singh, Sanesh Kumar, Rakesh Kumar all sons of Hariya S/o Madu (1/8 share), Rajkumar, Satish Kumar both sons of Chander (1/8 share), Balbir Singh S/o Kishan (1/4 Share), Anil Kumar S/o Phool Singh (1/4 share) collectively sold land admeasuring 3 Kanal 08 Marlas comprised in Rectangle No. 67 Killa No. 8/2 (3-8) to AMB Infrabuild Private Limited vide Sale Deed dated 27.11.2012 bearing no. 20371 and Rectification Deed dated 04.12.2012 bearing No. 20805. (Mutation No. 3047).

iii. As per Jamabandi for the years 2014-15 and 2019-20, land admeasuring 3 Kanal 8 Marla comprised in Rectangle No. 67 Kila No. 8/2 (3-8) is owned by AMB Infrabuild Private Limited. (Khewat No. 433 Khata No. 460).

As recorded in this Jamabandi, License has been issued to AMB Infrabuild Private Limited in relation to this entire land admeasuring 3 Kanal 8 Marlas (recorded vide report dated 24.07.2019 bearing no. 699).

Thus, as per the present Jamabandi records, land admeasuring 3 Kanal 8 Marla comprised in Rectangle No. 67 Kila No. 8/2 (3-8) is owned by AMB Infrabuild Private Limited.

7.	**Inspection carried out in the office(s) of Sub-Registrar.**	**:**	We have carried out inspection of the Title Deed in the Office of Sub-Registrar, Harsaru vide Receipt dated 04.12.2024 bearing No. 1629 and in the Office of Sub-Registrar, Gurgaon vide Receipt dated 06.12.2024 bearing No. 22449.
8.	**a. Particulars of any charges/ encumbrances found to be recorded / registered on the property.**	**:**	No encumbrances have been created by AMB Infrabuild Private Limited (the Land Owner) or Advance India Projects Limited (the Developer) as per the records maintained with the Registrar of Companies (ROC) concerning the said Project Land. No Encumbrance is recorded in revenue records

			on the said Project Land.
9.	**Current Status of the Property**	:	AMB Infrabuild Private Limited is the absolute and lawful owner of Project Land.
10.	**Developer**	:	AMB Infrabuild Private Limited has entered upon a Collaboration Agreement dated 29.09.2023 bearing document No. 6244 registered in the office of Sub Registrar, Harsaru, Gurgaon on 29.09.2023, with Advance India Projects Limited ("**AIPL**") for development of a commercial colony on the Project Land.
11.	**Custody of Original Title Documents**	:	We have carried out physical inspection of title documents of the Project Land and it was found that AIPL is in custody of the following title documents in originals: - Sale Deed dated 27.11.2012 bearing document No. 20371; - Rectification Deed dated 04.12.2012, bearing document No. 20805; and - Collaboration Agreement dated 29.09.2023 bearing document No. 6244.

12. <u>Final Certificate:</u>

In view of the foregoing, we certify that: -

a) AMB Infrabuild Private Limited has clear, marketable and free from encumbrances, title to the said Project Land, described hereinabove;

b) AIPL is the developer of the commercial colony being established on the Project Land; and

c) This Report has been prepared on the basis of documents provided to us. No independent searches, physical verifications, inspections and investigations have been carried out at the relevant offices to determine/ verify amongst other, sanctions, approvals, clearances, permissions, including those relating to environmental clearances and forest department in relation to the Project Land or any part thereof.

KNM & Partners

KNM & Partners
Law Offices
Rakesh Gupta / Rohit Yadav Advocates
Bar Enrl. no.:- D-1255/2011
D-1129/2003