Sachdeva Associates

Advocates & Legal Consultants

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E-mail : sachdevaassociates@gmail.com

Ref. No. ..... *Dated* .....

Dated: 1st June, 2021

TITLE SEARCH CERTIFICATE

Certified that we have carried out the due diligence in respect of the Immovable Property, brief particulars whereof are given in Schedule `I' hereunder and owned by Aum Shri Hotels And Resorts Private Limited, a Company registered under the Companies Act, 1956 with registered office at E-3/6, Model Town, New Delhi.

We have examined the records of the Sub Registrar/s office and Revenue Records at Tehsil Sohna, District Gurgaon (Gurugram), Haryana, in respect of the Schedule Property (Schedule 'I') and found that Aum Shri Hotels And Resorts Private Limited, has a clear, valid and marketable title in respect of the Schedule Property (Schedule 'I').

We have also inspected the records of the concerned Sub Registrar Office at Gurgaon and Sohna, Haryana, and found the Sale Deeds (Title Documents) as mentioned in Schedule II hereunder in respect of the Schedule Property (Schedule 'I') have been validly executed and registered.

We have also examined the records of the Sub Registrar/Tehsildar Sohna, Haryana, and found that the Development Agreement dated 22nd September, 2017 (duly registered in the office of the Sub Registrar, Sohna on 22nd September, 2017 as Vasika (Document) No. 2224 in Book No. I Jild (Volume) No. 2108 on Page 96 and Pasted in Additional Book

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No. I Jild (Volume) No. 1160 on Page 67 to 69) executed between Aum Shri Hotels And Resorts Private Limited, a Company registered under the Companies Act, 1956 with registered office at E-3/6, Model Town, New Delhi and Godrej Highview LLP, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008 with registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079 is validly executed and registered.

We have also examined the records of the Sub Registrar/Tehsildar Sohna, Haryana, and found that the General Power of Attorney dated 22nd September, 2017 (duly registered in the office of the Sub Registrar, Sohna on 22nd September, 2017 as Vasika (Document) No. 71 in Book No. 4 Jild (Volume) No. 126 on Page 69 and Pasted in Additional Book No. 4 Jild (Volume) No. 35 on Page 46 to 48) executed between Aum Shri Hotels And Resorts Private Limited, a Company registered under the Companies Act, 1956 with registered office at E-3/6, Model Town, New Delhi and Godrej Highview LLP, a Limited Liability Partnership registered under the provisions of the Limited Liability Partnership Act, 2008, with registered office at Godrej One, 5th Floor, Pirojshanagar, Eastern Express Highway, Vikhroli (East), Mumbai – 400 079, is validly executed and registered.

We have also inspected the revenue records and found that the Schedule Property stands mutated in the name of Aum Shri Hotels And Resorts

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Private Limited, in the manner as mentioned in Schedule III. However, vide Award No. 01/2018-19 dated 08-11-2018, 5 Marla out of 4 Kanal 11 Marla in Rectangle No. 48, Killa No. 7, and 2 Marla out of 1 Kanal 9 Marla in Rectangle No. 48, Killa No. 4/2 of Village Dhuenala, Haryana has been acquired by the Competent Authority for National Highway No. 248 A under Section 3-A of NH Act, 1956.

We have also inspected the MCA Records and found that there is charge of ICICI Bank created on 11th June, 2018 qua the Schedule Property.

GAURAV SACHDEVA
ADVOCATE

(For Sachdeva Associates
Advocates & Legal Consultants)

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SCHEDULE I

Land admeasuring 18.744 acres in the revenue estate of village Dhunela and Sohna situated at Sector 33, Sohna, State of Haryana and comprised in the Revenue Numbers stated in the table below:-

Village	Khewat/ Khatauni No.	Rectangle No.	Killa No.	Area	
				Kanal	Marla
Dhunela	81/81	47	1	8	0
			2	8	0
			3	8	0
			8	8	0
			9	8	0
			10/2	1	7
			11/1	7	7
			Kitta (7)	**48**	**14**
Dhunela	85/85	48	15/2/1	3	16
			15/2/2	3	16
			Kitta (2)	**7**	**12**
Dhunela	164/165	47	4	8	0
			7	8	0
			Kitta (2)	**16**	**0**
Dhunela	225/229	48	6/2	5	7
			7	4	11
			14	1	8
			15/1	0	8
			Kitta (4)	**11**	**14**
Dhunela	238/242	47	10/1	6	10
			11/2	0	13
			12	8	0

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Village	Khewat/ Khatauni No.	Rectangle No.	Killa No.	Area	
				Kanal	Marla
			13	8	0
			18	6	10
			19	6	2
			20	5	7
		48	4/2	1	9
			5/1/1	1	19
			5/1/2	2	1
			5/2	4	0
			6/1	2	13
			16	4	4
			17	1	10
			Kitta (14)	**58**	**18**
Sohna	1091/1329	13	16	3	15
			25	3	6
			Kitta (2)	**7**	**1**
Total				**149**	**19**
				18.74375 Acres	

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SCHEDULE II

LIST OF TITLE DOCUMENTS

(1) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana, on 25th June, 2010 as Vasika No. 1265 in Book No. I Jild (Volume) No. 1908 on Page 142 and Pasted in Additional Book No. I Jild (Volume) No. 172 on Pages from 96 to 98.

(2) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana on 21st April, 2011 as Vasika No. 309 in Book No. I Jild (Volume) No. 2026 on Page 123 and Pasted in Additional Book No. I Jild (Volume) No. 152 on Pages from 7 to 9.

(3) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana, on 21st April, 2011 as Vasika No. 310 in Book No. I Jild (Volume) No. 2026 on Page 123 and Pasted in Additional Book No. I Jild (Volume) No. 152 on Pages from 10 to 12.

(4) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana, on 4th May, 2011 as Vasika No. 495 in Book No. I Jild (Volume) No. 2026 on Page 169 and Pasted in Additional Book No. I Jild (Volume) No. 157 on Pages from 53 to 55.

(5) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana, on 4th May, 2011 as Vasika No. 496 in Book No. I Jild (Volume) No. 2026 on Page 170 and Pasted in Additional Book No. I Jild (Volume) No. 157 on Pages from 56 to 58.

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SCHEDULE III

OWNERSHIP PATTERN AND MUTATIONS DETAILS

Khewat / Khatauni No.	Rect. No.	Killa No.	Area		Ownership Pattern	Title documents	Mutation in the Record of Rights (Jamabandi)
			Kanal	Marla			
81	47	1(8-0), 2(8-0), 3(8-0), 8(8-0), 9(8-0), 10/2(1-7), 11/1(7-7)	48	14	Aum Shri Hotels and Resorts Pvt. Ltd.	- Vasika No.1265 dated 25 June 2010	1587
85	48	15/2/1(3-16), 15/2/2(3-16)	7	12	Aum Shri Hotels and Resorts Pvt. Ltd.	- Vasika No. 310 dated 21 April 2011. - vasika No. 496 dated 4 May 2011	1608 1609
164/165	47	4(8-0), 7(8-0)	16	0	Aum Shri Hotels and Resorts Pvt. Ltd.	- Vasika No.1265 dated 25 June 2010	1587

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225/229	48	6/2(5-7), 7(4-11), 14(1-8), 15/1(0-8)	11	14	Aum Shri Hotels and Resorts Pvt. Ltd.	- Vasika No. 310 dated 21 April 2011. - Vasika No. 496 dated 4 May 2011.	1608 1609 Vide Award No. 01/2018-19 dated 08-11-2018, 5 Marla out of 4 Kanal 11 Marla in Rectangle No. 48, Killa No. 7, has been acquired by the Competent Authority for National Highway No. 248 A under Section 3-A of NH Act, 1956.
238/242	47	10/1(6-10), 11/2(0-13), 12(8-0), 13(8-0), 18(6-10), 19(6-2), 20(57),	58	18	Aum Shri Hotels and Resorts Pvt. Ltd.	- Sale Deed - Vasika No. 1265 dated 25 June 2010.	- 1587 Vide Award No. 01/2018-19 dated 08-11-2018, 2 Marla out of 1 Kanal 9 Marla in Rectangle No. 48, Killa No. 4/2, has been acquired by the Competent Authority for National Highway No. 248 A under Section 3-A of NH Act, 1956.
	48	4/2(1-9), 5/1/1(1-19), 5/1/2(2-1), 5/2(4-0), 6/1(2-13), 16(4-4), 17(110)					
1091/1329	13	16(3-15) 25(3-6)	7	1	Aum Shri Hotels and Resorts Pvt. Ltd.	- Sale Deed- Vasika No. 309 dated 21 April 2011	- 19474 - 19473
Total 149 Kanal – 19 Marla or 18.74375 Acres							

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LIST OF TITLE DOCUMENTS INSPECTED

(1) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana, on 25th June, 2010 as Vasika No. 1265 in Book No. I Jild (Volume) No. 1908 on Page 142 and Pasted in Additional Book No. I Jild (Volume) No. 172 on Pages from 96 to 98.

(2) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana on 21st April, 2011 as Vasika No. 309 in Book No. I Jild (Volume) No. 2026 on Page 123 and Pasted in Additional Book No. I Jild (Volume) No. 152 on Pages from 7 to 9.

(3) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana, on 21st April, 2011 as Vasika No. 310 in Book No. I Jild (Volume) No. 2026 on Page 123 and Pasted in Additional Book No. I Jild (Volume) No. 152 on Pages from 10 to 12.

(4) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana, on 4th May, 2011 as Vasika No. 495 in Book No. I Jild (Volume) No. 2026 on Page 169 and Pasted in Additional Book No. I Jild (Volume) No. 157 on Pages from 53 to 55.

(5) Sale Deed duly registered in the office of the Sub Registrar, Sohna, Haryana, on 4th May, 2011 as Vasika No. 496 in Book No. I Jild (Volume) No. 2026 on Page 170 and Pasted in Additional Book No. I Jild (Volume) No. 157 on Pages from 56 to 58.

(6) General Power of Attorney duly registered in the office of the Sub Registrar, as Vasika No. 62 dated 7th November, 2014.

(7) Special Power of Attorney duly registered in the office of the Sub Registrar, as Vasika No. 63 dated 7th November, 2014.

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(8) Cancellation Deed of Development Agreement dated 22nd September, 2017 duly registered in the office of the Sub Registrar, Sohna, Haryana, on 22nd September, 2017 as Vasika (Document) No. 68 in Book No. 4 Jild (Volume) No. 126 on Page 68 and pasted in Additional Book No. 4 Volume (Jild) No. 35 on Pages from 37 to 39.

(9) Deed of Cancellation of General Power of Attorney 22nd September, 2017 duly registered in the office of the Sub Registrar, Sohna, Haryana, on 22nd September, 2017 as Vasika (Document) No. 69 in Book No. 4 Jild (Volume) No. 126 on Page 68 and pasted in Additional Book No. 4 Volume (Jild) No. 35 on Pages from 40 to 42.

(10) Deed of Cancellation of Special Power of Attorney 22nd September, 2017 duly registered in the office of the Sub Registrar, Sohna, Haryana, on 22nd September, 2017 as Vasika (Document) No. 70 in Book No. 4 Jild (Volume) No. 126 on Page 69 and pasted in Additional Book No. 4 Volume (Jild) No. 35 on Pages from 43 to 45.

GAURAV SACHDEVA
ADVOCATE

For Sachdeva Associates
Advocates & Legal Consultants

GAURAV SACHDEVA
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ENRL. No.-D/566/06
C-21, Malviya Nagar
New Delhi-110 017

Enclosed:

Inspection Receipts
Revenue Records