# MAHESH TYAGI & ASSOCIATES

***Office:*** **Chamber No. 49, Shaheed Sukhdev Block, Gate No. –1, Distt. Courts Gurgaon, Haryana, Mob. 9990343416, Email: tyagimahesh1987@gmail.com**

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**Ref. No.** **Date: 17.12.2025**

**To,**
Metadesign Solutions Pvt. Ltd.
Plot No. 28-29, Electronic City, Sector – 18, Gurugram,
Haryana – 122001

**SUBJECT: - Title Search Report for :- Metadesign Solutions Pvt. Ltd.**

**REFERENCE: - Legal verification of documents relating to, Plot bearing no. GH1, Sector 23-23A, District -Gurugram, Haryana.**

Dear Sir,

As desired by you, the records of Sub-Registrar, Gurugram, Haryana have been verified for investigation of title in respect of property specified herein. On the basis of the documents provided to me of the following property as below mentioned: -

1. Plot bearing No GH1, measuring 3075.72 Sq. Mtrs. Situated in **Sector 23-23A, District -Gurugram, Haryana.** (Hereinafter Whole Property).

2. Whereas the above-named Land Owner is the lawful owner of Land located at GH -1, Sector 23-23A, Gurugram, Haryana.

3. The Land Owner obtained Allotment of the said Land vide Memo No. ZO002/EO004/UE007/GALOT/0000000357 dated 28.11.2023 from HSVP, Gurugram, Haryana.

4. The conveyance deed was executed on 30.01.2025 and registered in the office of Sub-Registrar, Gurugram vide document No. 13162 on 05.02.2025 by HSVP

5. The Building Plans of the said Complex were approved by the Building Plan Committee, GH Society, HSVP vide Memo No. HSVP/7268 dated 05-07-2024.

**GENERAL DETAILS:-**

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1. Name and address of the client:- M/S Metadesign Solutions Pvt. Ltd having registered office : Plot No. 28-29, Electronic City, Sector – 18, Gurugram, Haryana – 122001

2. Name and address of the transferor: - N.A.

3. Description of property: - Plot bearing No GH1, measuring 3075.72 Sq. Mtrs. Situated in **Sector 23-23A, District -Gurugram, Haryana** (Hereinafter called the said property) developed by HSVP.

**DOCUMENT SCRUTINIZED:**

| Sr. No | Nature of Document | Date/ Registered | Parties to the document | Document details | land (Sq. Mtrs.) |
|---|---|---|---|---|---|
| a) | Photocopy of SALE Deed | 05.02.2025 | Executed by HSVP in favour of Metadesign Solutions Pvt. Ltd. | Vasika no. 13162, | 3075.72 |
| b) | Allotment Letter | 28.11.2023 | Issued by HSVP vide Memo No. ZO002/EO004/UE007/GALOT/0000000357 dated 28.11.2023 | | 3075.72 |

**PERMITTED LAND USED:-**

The said land/Plot is a part of the development of the sector by HSVP.

**NATURE OF THE PROPERTY: -**

The said property is permitted for a group housing residential project.

**PURPOSE OF TITLE SEARCH REPORT: -** Personal.

**WHETHER THE PROPERTY IS FREEHOLD OR LEASEHOLD:**

Yes, the above-said property is freehold.

**SOURCE OF PROPERTY:** The said property is a self-acquired property.

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**WHETHER THE PROPERTY IS MUTATED IN MUNICIPAL / REVENUE RECORDS:**

NO

**ENCUMBRANCE CERTIFICATE**

I/we have conducted the inspection & search, on the basis of title documents, as made available, in the office of the concerned sub-registrar and have verified that the said property is free hold in nature and Metadesign Solutions Pvt. Ltd. is the recorded and registered owner of the above said property is having a clear & marketable title thereof.

**OPINION/ CERTIFICATE:**

On the basis of Revenue Record inspection and documents supplied to me, I, certify that Metadesign Solutions Pvt. Ltd. has sufficient title/ownership of the above said property, has a clear & marketable title thereof.

**INSPECTION**

Inspection date; 17.12.2025, before the office of Sub-Registrar, Gurgaon, from year 2024 to 2025.

**Notes/Disclaimer:**

The report is based on the document furnished to us & information received during our investigation as well as clarification received during the process of perusal of documents; any pendency of litigation against the subject is beyond the scope of this report.

For

**Mahesh Tyagi (Advocate)**
Enrolment No. P/979/2012