

Ref

Date

Date: 19th March, 2026

NON-ENCUMBRANCE & 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 the person/entity named in Schedule 'II' hereunder.

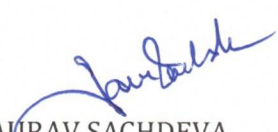
We have examined the records of the Sub-Registrar/s office at Wazirabad and Revenue Records at Teshil Wazirabad, Gurugram Haryana, in respect of the Schedule Property (Schedule 'I') and found that the name of the owner mentioned in Schedule 'II' hereunder, have a clear, valid and marketable title in respect of the Schedule Property (Schedule 'I').

We have also inspected the title deeds/documents mentioned in Schedule II hereunder and found them to be validly executed/registered.

We have also inspected the revenue records at Teshil Wazirabad, Haryana and found that the Schedule Land/Property (Schedule I) stands mutated in the name of the Person mentioned in Schedule II hereunder.

Certificate

It is certified that no registered encumbrance have been found in respect of the Schedule Property, in the records of the Sub Registrar Office, Wazirabad (Gurugram) and in the Revenue Records at Tehsil Wazirabad, District Gurugram, Haryana. In my considered opinion the Schedule Property appears to be free from registered encumbrance.


GAURAV SACHDEVA
ADVOCATE

(For Sachdeva Associates
Advocates & Legal Consultants)

GAURAV SACHDEVA
ADVOCATE
ENRL. No.-D/566/06
C-21, Malviya Nagar,
New Delhi-110017

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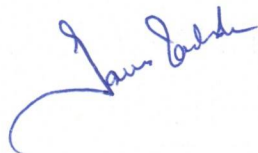
Date

SCHEDULE I

DESCRIPTION OF SCHEDULE PROPERTY

All that piece and parcel of land admeasuring 90 Kanal 17 Marla (approximately 11.35 acres), situated in Village Ullawas, Tehsil Wazirabad, Sector 63A, District Gurugram, Haryana as detailed in the table below:

Village	Rectangle No.	Killa No.	Kanal	Marla
Ullawas	38	6/2/1	2	0
		6/2/2	3	2
		15	6	1
		16/1	6	16
		3/2	5	8
		7/1/1	3	19
		8/1	7	10
	39	9/1/1	0	6
		9/2/1	3	13
		10/1	2	0
		10/2	5	4
		11	8	0
		19/2	7	4
		20/1	4	0
		20/2	4	0



Ref		21	8	0	Date
		22/1	1	15	
		1/2	4	12	
		2/1	6	13	
		9/1/2	0	14	
		Total	90	17	
			11.35625 Acres		

Amal

SCHEDULE II

Ref

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OWNERSHIP PATTERN AND MUTATION DETAILS

Ownership pattern of the Land, sale deed under which the lands was acquired by the Land Owner Godrej Properties Limited and the mutation recorded in the Jamabandi (Records of Rights):

Rectangle Number	Killa Number	Area (Kanal)	Area (Marla)	Ownership	Details of Sale Deeds		Mutation in Jamabandi (Records of Rights)
					Registration/ Kramank No.	Registration Date	
38	6/2/1	2	0	Godrej Properties Limited	20518	02.03.2026	Enclosed
	6/2/2	3	2				
	15	6	1				
	16/1	6	16				
	3/2	5	8				
	7/1/1	3	19				
	8/1	7	10				
39	9/1/1	0	6				
	9/2/1	3	13				
	10/1	2	0				
	10/2	5	4				
	11	8	0				
	19/2	7	4				
	20/1	4	0				
	20/2	4	0				
	21	8	0				
	22/1	1	15				
	1/2	4	12				
	2/1	6	13				
	9/1/2	0	14				

[Signature]

Ref

Date

SCHEDULE III

LIST OF TITLE DOCUMENTS INSPECTED

Sr.No.	Document
1.	Sale Deed dated 2 nd March, 2026 duly registered in the office of the Sub Registrar, Wazirabad, Gurugram, Haryana on 2 nd March, 2026 as Registration No. 20518 in Bahi (Book) No.1 Jild (Volume) No. 786 on Page 137.25 and pasted in Additional Bahi (Book) No.1 Jild (Volume) No. 522 in favour of Godrej Properties Limited.


GAURAV SACHDEVA
ADVOCATE

Enclosed:

Inspection Receipt No. 10028 dated 18th March, 2026

For Sachdeva Associates

Advocates & Legal Consultants

GAURAV SACHDEVA
ADVOCATE
ENRL. No.-D/566/06
C-21, Malviya Nagar,
New Delhi-110017

(Office copy)

B Book Receipt for Non Registration Purpose

18-03-2026

No:10028

Sub Register Office :वजीराबाद

Date :18-03-2026

Received with Thanks from **GAURAV SACHDEVA ADV 2017 TO 2026** resident of **DELHI** sum of Rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

(First party copy)

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18-03-2026

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Rs.15

(Incharge)

Sub Register
Wazirabad (Gurtigram)