

Rajneesh Aggarwal
Advocate
District Courts Gurgaon
P/506/2001

Office-cum-Residence
Ward No. 2, Rajoria Estate,
Sohna, District Gurgaon
Mobile : 9215684951

Date: 02.06.2026

TO WHOM IT MAY CONCERN

Sub:- Legal opinion/search report on the title of land bearing Khewat Khatoni No 22/23 & 854/949, Rect. No. 22, Killa No. 3/2/1(1-10), 3/2/2/2(2-1), Total Measuring 3 Kanal 11 Marla & rect. no. 22 Killa No. 3/1/1(2-19), situated within the revenue estate of Village Chauma, Tehsil & District Gurugram.

(A) NAME OF THE OWNERS:

M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi.

(B) Description of the documents scrutinized


RAJNEESH AGGARWAL
RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

Sr. No.	Date of Document	Name of Document	Whether original/No. Certified/Attested
1.	21.05.2026	Jamabandi for the year 1995-96 to 2020-21	Certified
2.		Mutation No. 13863	Certified
3.		Mutation No. 13864	Certified
4.		Mutation No. 14716	

(C) Description of the Land

Khewat /Khatoni No. 22/23 & 854/949, Rect. No. 22, Killa No. 3/2/1(1-10), 3/2/2/2(2-1), Total Measuring 3 Kanal 11 Marla & rect. no. 22 Killa No. 3/1/1(2-19), situated within the revenue estate of Village Chauma, Tehsil & District Gurugram.

(D) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the record of registration regarding the above mentioned property from 1995-96 up to till date and I found as under :-

That previously as per Jamabandi for the year 1995-96, the above said land was part and parcel of Khewat/Khata No. 518/614 Rect No. 22 Killa No. 3(8-0), Total Measuring 8 kanal and said land is owned by Raj Singh, Ishwar Singh, Ram Singh sons Sh. Pyare Lal to the extent of 1/3 share Each.

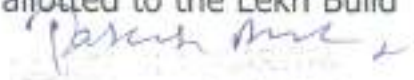
Thereafter as per the Jamabandi for the year 2000-2001 the said mutation No. 9965,9966,9967 have taken effect and Sammer Bharghav and Ajeej Banergi and Sunil Bajaj have become owner of the said land in equal Share.


RAJNEESH AGGARWAL
 Advocate
 District Courts Gurgaon
 P/506/2001

As per the Jamabandi for the year 2005-06 the said purchasers have become the owner of the property and sold the same to M/s Shara Township Pvt. Ltd., M/S Shara Complex Pvt. Ltd. and M/s Shara Arts Pvt. Ltd. and mutation No. 10677, 10678, 10686 have been entered and sanction in the revenue record

As per the Jamabandi for the year 2010-2011 the above said land have become the part and parcel of Khewat No. 716 Khata No. 814 and above said companies have become the owner of the above said property and their names are duly reflected in the Jamabandi. Thereafter the said company has sold 1/50 share and 49/50 share to M3M India Pvt. Ltd. and M/s Union Build Mark Pvt. Ltd. Respectively out of Rect. No. 22 Killa No. 3/2(3-11), total measuring 3 Kanal 11 Marla and mutation No. 13672 has been entered and sanction in the revenue record and Remaining share has sold to M3M India Pvt. Ltd. to the extent of 1/50 share and M/ Lekh Buildmark Pvt. Ltd. to the, extent of 49/50 share out of Rect. No. 22 Killa No. 3/1(4-9), and mutation No. 13673 has been sanction in the revenue record.

As per the Jamabandi for the year 2015-16 the name of the above said company has been incorporated in the said Jamabandi and M/s union Build Mark Pvt. Ltd. has transfer 15162/36392 share to M/s Bribrate Infractech Pvt. Ltd. and then a suit for partition was filed Rect. No. 22 Killa No. 3/2(3-11), has allotted to M/s Build Mart Pvt. Ltd. but the said number is not reflected at Khewat No. 22 and Rect. No. 22 Kila No. 3/1(4-9) has allotted to the Lekh Build


ADVOCATE
RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

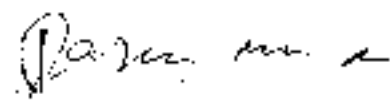
Tech Pvt. Ltd. and mutation No. 14716 has been entered and sanction in the revenue record.

As per the Jamabandi for the year 2020-21 the land Rect. No. 22 Killa No. 3/2(3-11), total measuring 3 Kanal 11 Marla have shown to be owned and possessed by M/s Union Build mark Pvt. Ltd. who gifted the land to Governor State of Haryana vide Gift deed out of Rect. No. 22 Killa No. 3/2/1(1-10)salam, and remaining land Rect No. 22 Killa No. 3/2/2(2-1), total measuring 2 Kanal 1 Marla is owed by the said company Union Build Mart Pvt. Ltd.

Similarly M/s Lekh Build Tech Pvt. Ltd. has become the owner Rect. No. 22 Killa No. 3/1(4-9), total measuring 4 Kanal 9 Marla and gifted the land rect. No. 22 killa NO. 3/1/2(1-10), to the Governor State of Haryana vide registered gift deed and mutation No. 15509 has been entered and sanction in the revenue record and company remain owner of the land 2 Kanal 19 Marla.

E. Evidence of Possession

That from the perusal of the above said documents it is quit evident that the above said company Namely **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi** are owner in possession of the



RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

said land as per record and entries in this regard has been incorporated in the Jamabandi for the year 2020 -21.

F. Encumbrance Certificate

That I have inspected the record of Sub Registrar Office Manesar regarding the above said property and found that the said companies have not created any charge by way of sale or any other mode till date as per the entries available in the records and said land has shown free from all sorts of encumbrances in the above said record.

G. Certificate of title

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi.** has valid, clear and marketable title of ownership in the above said land.

2. The **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh**

RAJNEESH AGGARWAL
RAJNEESH AGGARWAL
DISTT. COURTS GURGAON
Advocate
District Courts Gurgaon
P/506/2001

Taxer

Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi. can execute Sale Deed, Gift Deed, Mortgage deed, Lease Deed, Agreement etc.. and any type of deeds and can used the land in any manner as per his own wish and convenient.

3. The above said land is not subject to any minor or any other claim

G. Opinion of the lawyer

That in my opinion the above stated land of **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi** and **Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi** is free from all sorts of encumbrances, attachments and has marketable title over the said property and name of the company has duly entered in the Jamabandi for year 2019- 2020 issued by the Halqua Patwari on 11.11.2025.

Thanks & Regards
RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

Rajneesh Aggarwal

Rajneesh Aggarwal
Advocate
District Courts Gurgaon
P/506/2001

Office-cum-Residence
Ward No. 2, Rajoria Estate,
Sohna, District Gurgaon
Mobile : 9215684951

Date: 01.06.2026

TO WHOM IT MAY CONCERN

Sub:- Legal opinion/search report on the title of land bearing Khewat Khatoni No 3785/4095 & 22/23, Rect. No. 22, Killa No. 4/1(7-5), 7/2/1/2(2-0), Total Measuring 9 Kanal 9 Marla situated within the revenue estate of Village Chauma, Tehsil & District Gurugram.

(A) NAME OF THE OWNERS:

M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi.

(B) Description of the documents scrutinized

Sr. No.	Date of Document	Name of Document	Whether original/No. Certified/Attested
1.	21.05.2026	Jamabandi for the year 1995-96 to 2020-21	Certified
2.	28.02.2023	Mutation No. 15513	Certified
3.	07.02.2025	Mutation No. 15876	Certified

RAJNEESH AGGARWAL
RAJNEESH AGGARWAL
Advocate
DISTT. COURTS GURGAON
District Courts Gurgaon
P/506/2001

Rajneesh Aggarwal

(C) Description of the Land

Khewat /Khatoni No. 3785/4095 & 22/23, Rect. No. 22, Killa No. 4/1(7-5), 7/2/1/2(2-0), Total Measuring 9 Kanal 9 Marla situated within the revenue estate of Village Chauma, Tehsil & District Gurugram.

(D) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the record of registration regarding the above mentioned property from 1995-96 up to till date and I found as under :-

That previously as per Jamabandi for the year 1995-96, the above said land was part and parcel of Khewat No. 2471 Khata No. 2726 Rect No. 22 Killa No. 4(8-0),7/7(7-0), Total Measuring 15 kanal and said land is owned by Raj Singh, Ishwar Singh Ram Singh sons Sh. Pyare Lal to the extent of 1/3 share Each.

Thereafter as per the Jamabandi for the year 2000-2001 the said mutation No. 9965,9966,9967 have taken effect and Sammer Bharghav and Ajeej Banergi and Sunil Bajaj have become owner of the said land in equal Share.

As per the Jamabandi for the year 2005-06 the said purchasers have become the owner of the property and sold the same to M/s Shara Township Pvt. Ltd., M/S Shara Complex Pvt. Ltd. and M/s Shara Arts Pvt. Ltd. and mutation No. 10677, 10678, 10686 have been entered and sanction in the revenue record

RAJNEESH AGGARWAL
DISTT. COURTS GURGAON
Advocate
District Courts Gurgaon
P/506/2001

Rajneesh Aggarwal

As per the Jamabandi for the year 2010-2011 the above said land have become the part and parcel of Khewat No. 3920 Khata No. 4262 and above said companies have become the owner of the above said property and their names are duly reflected in the Jamabandi. Thereafter the said company has sold 1/50 share and 49/50 share to M3M India Pvt. Ltd. and M/s Union Build Mark Pvt. Ltd. Respectively out of Rect. N. 22 Killa No. 4(8-0), 7/2/1(5-10), total measuring 13 Kanal 10 Marla and mutation No. 13672 has been entered and sanction in the revenue record and Remaining share has sold to M3M India Pvt. Ltd. to the extent of 1/50 share and M/ Lekh Buildmark Pvt. Ltd. to the, extent of 49/50 share out of Rect. No. 22 Killa No. 7/2/2(1-10), and mutation No. 13673 has been sanction in the revenue record.

As per the Jamabandi for the year 2015-16 the name of the above said company has been incorporated in the said Jamabandi and M/s union Build Mark Pvt. Ltd. has transfer 15162/36392 share to M/s Bribrate Infractech Pvt. Ltd. and then a suit for partition was filed Rect. No. 22 Killa No. 4(8-0), 7/2/1(13-10), have allotted to M/s Build Mart Pvt. Ltd. and Rect. No. 22 Kila No. 7/2/2(1-10) has allotted to the Lekh Build Tech Pvt. Ltd. and mutation No. 14716 has been entered and sanction in the revenue record.

As per the Jamabandi for the year 2020-21 the land Rect. No. 22 Killa No. 4(8-0), 7/2/1(5-10), and Rect. NO. 22 Killa No. 3/2(3-11), total measuring 17 Kanal 11 Marla have shown to be owner and possessed by M/s Union Build mark Pvt. Ltd. who gifted the land to Governor State of Haryana vide Gift deed out of

RAJNEESH AGGARWAL
RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

Rajneesh Aggarwal

Rect. No. 22 Killa No. 4/1/2(0-4)salam, and 4/2(0-11), 7/2/1/1(4-1), salam and remaining land Rect NO. 22 Killa No. 4/1 (7-5), and 7/2/1/2(2-0), total measuring 9 Kanal 7 Marla is owed by the said company Union Build Mart Pvt. Ltd.

Similarly M/s Lekh Build Tech Pvt. Ltd. has become the owner Rect. No. 22 Killa No. 7/2/2(1-10), 3/2(4-9), total measuring 5 Kanal 10 Marla and gifted the land rect. No. 22 killa NO. 7/2/2(1-10), 3/1/2(1-10), to the Governor State of Haryana vide registered gift deed and mutation N. 15509 has been entered and sanction in the revenue record and company remain owner of the land 2 Kanal 19 Marla.

E. Evidence of Possession

That from the perusal of the above said documents it is quit evident that the above said company Namely **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi** are owner in possession of the said land as per record and entries in this regard has been incorporated in the Jamabandi for the year 2020 -21.

RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

Rajneesh Aggarwal

F. Encumbrance Certificate

That I have inspected the record of Sub Registrar Office Manesar regarding the above said property and found that the said companies have not created any charge by way of sale or any other mode till date as per the entries available in the records and said land has shown free from all sorts of encumbrances in the above said record.

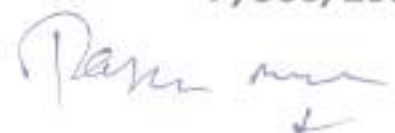
G. Certificate of title

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi.** has valid, clear and marketable title of ownership in the above said land.

2. The **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower**

RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001



12th floor Nehru Place New Delhi. can execute Sale Deed, Gift Deed, Mortgage deed, Lease Deed, Agreement etc. and any type of deeds and can used the land in any manner as per his own wish and convenient.

3. The above said land is not subject to any minor or any other claim

G. Opinion of the lawyer

That in my opinion the above stated land of **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor and Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi** is free from all sorts of encumbrances, attachments and has marketable title over the said property and name of the company has duly entered in the Jamabandi for year 2019- 2020 issued by the Halqua Patwari on 11.11.2025.


Thanks & Regards
RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

Rajneesh Aggarwal
Advocate
District Courts Gurgaon
P/506/2001

Office-cum-Residence
Ward No. 2, Rajoria Estate,
Sohna, District Gurgaon
Mobile : 9215684951

Date 08/05/2026

TO WHOM IT MAY CONCERN

Sub:- Legal opinion/search report on the title of land bearing Khewat Khatoni No 4118/4435, 854/949, 4420/4266 Rect. No. 22, Killa No. 8/1/1(0-4), 8/2/2(5-1), 9/1/1(3-18), Total Measuring 9 Kanal 3 Marla, situated within the revenue estate of Village Chauma, Tehsil & District Gurugram.

(A) NAME OF THE OWNERS:

M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi

(B) Description of the documents scrutinized

Sr. No.	Date of Document	Name of Document	Whether original/No. Certified/Attested
1.	21.05.2026	Jamabandi for the year 1995-96 to 2020-21 with mutation	Certified


RAJNEESH AGGARWAL
ADVOCATE
DIST. COURTS GURGAON
RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

(C) Description of the Land

Khewat /Khatoni No. 4118/4435, 854/949, 4420/4266 Rect. No. 22, Killa No. 8/1/1(0-4), 8/2/2(5-1), 9/1/1(3-18), Total Measuring 9 Kanal 3 Marla, situated within the revenue estate of Village Chauma, Tehsil & District Gurugram.

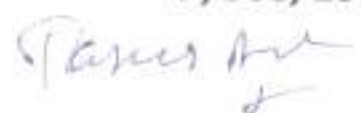
(D) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the record of registration regarding the above mentioned property from 1995-96 up to till date and I found as under :-

That previously as per Jamabandi for the year 1995-96, the above said land was part and parcel of Khewat/Khata No. 2731/2999 Rect No. 22 Killa No. 8(8-0), 9/1/1(3-18), 14/4(2-3), 15/1(2-0), Total Measuring 16 kanal 1 Marla and said land is owned by Khajan Singh to the extent of 3/16, Jeet Singh to the extent of 3/16, Het Singh to the extent of 1/8 sons Sh. Neki and Dharamraj, Prem Singh Sons Sh. Khajan Singh to the extent of 1/4 share Each. The Co-owner Het Ram Sold his 1/8 share to Gautam Sarkar S/o Kasunishi Sarkar and Dharamraj co-owner sold 19/64 share to Supriyo Mukherji S/o Sh. Sawjeet Sanker Mukherji and co-owner Jeet Singh sold 30/321 share each to Sunil Bajaj S/o Sh. Ram Avtar Bajaj and Sameer Bargav S/o Sh. R.S. Bargav. After the death of co-owner Khajan Singh his property has been inherited by Dharamraj Prem Singh Sons, Sakuntla Devi D/o, Shanti Devi Widow OF Sh. Khajan Singh and Shanti Devi Widow, and Shakuntla Devi D/o SH. Khajan Singh Has sold 3/32 share to Shajan K Lal S/o M.S. Lal and muataion No. 8768, 9323, 9351, 9352, 9002, 9327, have been entered and sanction in the revenue record.

RAJNEESH AGGARWAL

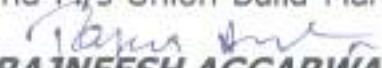
Advocate
RAJNEESH AGGARWAL
District Courts Gurgaon
DISTT. COURT GURGAON
P/506/2001



Thereafter as per the Jamabandi for the year 2000-2001 the entries of mutation has take effect and Prem Singh and Suprio Mukherji has become co-owner to the extent of 19/64 share each and Gautam Sarkar has become co-owner to the 1/8 share and Rajan K Lal, Sameer Bhargav, Sunil Bajaj Sons of Sh. Ram Avtar has become co-owner to the extent of 3/32 share each. The co-owner Prem Singh has Sold his 19/64 share to Sunil Bajaj and mutation No. 10560 has been entered and sanction in the revenue record.

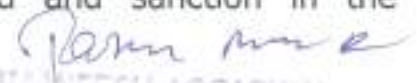
As per the Jamabandi for the year 2005-06 the said purchasers have become the owner of the property and Supriya Mukherji sold 19/64 share to M/s Shara Construction Pvt. Ltd. and mutation No. 10676 has been entered and sanction in the revenue record. Sunil Bajaj also Sold his 25/64 share to M/S Shara Township Pvt. Ltd. and mutation No. 10677 has been entered and sanction in this regard. The co-owner Sameer Bhargav has sold 3/32 share to M/s Shara Complex Pvt. Ltd. and mutation No. 10678, has been entered and sanction in the revenue record. The co-owner Rajan K Lal has sold 3/32 share to M/s Shara Build Well Pvt. Ltd. and mutation No. 10679, has been entered and sanction in the revenue record.

As per the Jamabandi for the year 2010-2011 the above said land have become the part and parcel of Khewat No. 4249, Khata No. 4596 and above said companies have become the owner of the above said property and their names are duly reflected in the Jamabandi. Thereafter the said company has sold 1/50 share and 49/50 share to M3M India Pvt. Ltd. and M/s Union Build Mark


RAJNEESH AGGARWAL
RAJNEESH AG **Advocate**
District Courts Gurgaon
DISTT. COURT GURGAON
P/506/2001

Pvt. Ltd. Respectively out of Rect. No. 22 Killa No. 8/1(1-10), total measuring 1 Kanal 10 Marla and mutation No. 13672 has been entered and sanction in the revenue record and Remaining share has sold to M3M India Pvt. Ltd. to the extent of 1/50 share and M/s Lekh Build Tech Pvt. Ltd. to the, extent of 49/50 share out of Rect. No. 22 Killa No. 8/2(6-10), 9/1/1(3-18), Total Measuring 10 Kanal 18 Marla and mutation No. 13673 has been sanction in the revenue record.

As per the Jamabandi for the year 2015-16 the name of the above said Land has become the part and parcel of Khewat No. 4266, 4267, 4268 and Gautam Sarkar to the extend of 1/8 share, M/s Sahara Buildwell Pvt. Ltd. to the extent of 3/32 share and M/s Sahara Town Ship Pvt. Ltd. to the extent of 25/64 share and M/s Sahara Complex Pvt. Ltd. to the extent of 3/32 share and M/s Sahara Construction Pvt. Ltd. to the extent of 19/64 share has shown to be co-owner in Rect. No. 22 Killa No. 14/4(2-3) 15/1(2-0), total Measuring 4 Kanal 3 Marla and same has been acquired and rapat No. 376 dated 23/12/2009 has been entered in the revenue record. In the said Jamabandi and M/s union Build Mark Pvt. Ltd. and M/s M3M India Pvt. Ltd. has shown to be co-owner to the extent of 49/50 and 1/50 share respectively in Rect. No. 22 Killa No. 8/1(1-10) and M/s M3M India Pvt. Ltd and M/s Lekh Buil Tech Pvt. Ltd. have shown to be co-owner to the extent of 1/50 and 49/50 share respectively in rect. No. 22 Killa No. 8/2(6-10), 9/1/1(3-18), and thereafter the said land Rect. No. 22 Killa No. 8/2(6-10), 9/1/1(3-18), has allotted to M/s Lekh Builtech Pvt. Ltd. in the partition and mutation No. 14716 has been entered and sanction in the revenue record.


RAJNEESH AGGARWAL
RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
P/506/2001

As per the Jamabandi for the year 2020-21 the land Rect. No. 22 Killa No. 14/4(2-3), 15/1(2-0) total measuring 4 Kanal 3 Marla has been acquired and Rapat No. 372 has been Sanction in the revenue record. The land 1 Kanal 6 Marla out of Rect. No. 22 killa No. 8/1/2 has been gifted to Town and country Planning Haryana and M/s Union Build Mart Pvt. Ltd. has become exclusive owner Rect. No. 22 Killa No. 8/1/1(0-4), and Lekh Build Tech Pvt. Ltd. gifted 1 Kanal 9 Marla land out of Rect. No. 22 killa No. 8/2/1(1-9), to the town and country planning Haryana and said company has become exclusive owner of the land Bearing Rect. No. 22 Killa No. 8/2/2(5-1) 9/1/1(3-18), Total Measuring 8 Kanal 19 Marla

E. Evidence of Possession

That from the perusal of the above said documents it is quit evident that the above said company Namely **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi** are owner in possession of the said land i.e Rect. No. 22 Killa No. 8/1/1(0-4), 8/2/2(5-1), 9/1/1(3-18), as per record and entries in this regard has been incorporated in the Jamabandi for the year 2020 -21.


RAJNEESH AGGARWAL
RAJNEESH AGGARWAL
DIST. COURTS GURGAON
Advocate
District Courts Gurgaon
P/506/2001

F. Encumbrance Certificate

That I have inspected the record of Sub Registrar Office GURUGRAM regarding the above said property and found that the said companies have not created any charge by way of sale or any other mode till date as per the entries available in the records and said land has shown free from all sorts of encumbrances in the above said record.

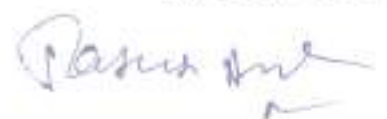
G. Certificate of title

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi.** has valid, clear and marketable title of ownership in the above said land.

2. The **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi.** can execute Sale Deed, Gift Deed,

RAJNEESH AGGARWAL
RAJNEESH AGGARWAL
DISTT. COURTS GURGAON
Advocate
District Courts Gurgaon
P/506/2001



Mortgage deed, Lease Deed, Agreement etc. and any type of deeds and can used the land in any manner as per his own wish and convenient.

3. The above said land is not subject to any minor or any other claim

G. Opinion of the lawyer

That in my opinion the above stated land of **M/s Union Build Mart Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi and Lekh Buildtech Private Limited, having its office at 1221 A Devika Tower 12th floor Nehru Place New Delhi** is free from all sorts of encumbrances, attachments and has marketable title over the said property and name of the company has duly entered in the Jamabandi for year 2020-21 issued by the Halqua Patwari.

Thanks & Regards
RAJNEESH AGGARWAL
RAJNEESH AGGARWAL
Advocate
District Courts Gurgaon
DIST. COURTS GURGAON
P/506/2001

Rajneesh Aggarwal