Ashok Sharma
Advocate (D/1774/06)
1659, First Floor, Sector-46, Gurugram-122003 (Haryana) Mob:9212798200

TITLE SEARCH REPORT

IN RESPECT OF LAND ADMEASURING 20.625 ACRES (83466.41 SQ. MTRS.) SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE SHIKOHPUR, TEHSIL MANESAR, DISTRICT GURUGRAM (HARYANA)

BY:

Ashok Sharma
Advocate

RESI-CUM-OFFICE: **1659, FF, SECTOR-46,**
GURUGRAM, HARYANA – 122002
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TITLE SEARCH REPORT

1. DESCRIPTION OF THE LAND /PROPERTY:

(i) Land comprised in Khewat No. 205 Khata No. 205 Khasra No. 954 (68 biswa 0 biswansi) 955 (23 biswa 0 biswansi) 957 (38 biswa 0 biswansi) 959 (80 biswa 0 biswansi), Khewat No. 329 Khata No 329 Khasra No. 964 (133 biswa 0 biswansi) 965 (44 biswa 0 biswansi) 1314 (34 biswa 0 biswansi) and Khewat No. 340 Khata No. 340 Khasra No. 2499/972/2 (22 biswa 0 biswansi) 1313 (133 biswa 0 biswansi) admeasuring **17.96875 acres**, situated within the vicinity of revenue estate of Village Shikohpur, Tehsil Manesar, District Gurugram, Haryana (hereinafter referred to as "**Land Parcel-1**").

(ii) Land comprised in Khewat no. 168 Khata no. 168 Khasra no. 568 / 1 (14-0), 960 / 1 (34-0), 2489 / 569 (12-0), admeasuring **1.875 acre** situated within revenue estate of Village Shikohpur, Tehsil Manesar, District Gurugram, Haryana. (hereinafter referred to as "**Land Parcel-2**").

(iii) Land comprised in Khewat No. 190 Khata No. 190, Khasra No. 570(6-0), 2488/569(3-0) admeasuring **0.28125 acres**, situated within the vicinity of revenue estate of Village Shikohpur, Tehsil Manesar, District Gurugram, Haryana (hereinafter referred to as "**Land Parcel-3**").

(iv) Land comprised in Khewat no. 229/2, Khata no. 229/2, Khasra no. 1315 (0-16), admeasuring **0.50 acre** situated within the vicinity of revenue estate of Village Shikohpur, Tehsil Manesar, District Gurugram, Haryana (hereinafter referred to as "**Land Parcel-4**").

Land Parcel-1, Land Parcel-2, Land Parcel-3, Land Parcel-4 total land admeasuring 20.625 acres, located within the revenue estate of Village Shikohpur, Tehsil Manesar, District Gurugram, Haryana (hereinafter collectively referred to as the "**Said Land**").

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2. DOCUMENTS PERUSED /INSPECTED:

Land Parcel-1:

(i) Sale Deed bearing document no. 145, registered on 05.04.2024 before Sub-Registrar, Manesar, Gurugram,

(ii) Revenue Record / Jamabandi for the year 1995 to 2025

Land Parcel-2:

(i) Sale Deed bearing document no. 3158 registered on 14.06.2024 before Sub-Registrar, Manesar, Gurugram

(ii) Revenue Record / Jamabandi for the year 1995 to 2025

Land Parcel-3:

(i) Sale Deed bearing document no. 10183 registered on 05.11.2024 before Sub-Registrar, Manesar, Gurugram

(ii) Revenue Record / Jamabandi for the year 1995 to 2025

Land Parcel-4:

(i) Sale Deed bearing document no. 16336 registered on 10.03.2025 before Sub-Registrar, Manesar, Gurugram

(iii) Sale Deed bearing document no. 19399 registered on 07.03.2024 before Sub-Registrar, Manesar, Gurugram

(iv) Sale Deed bearing document no. 841 registered on 24.04.2024 before Sub-Registrar, Manesar, Gurugram

(v) Sale Deed bearing document no. 7330 registered on 20.08.2024 before Sub-Registrar, Manesar, Gurugram

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(vi) Sale Deed bearing document no. 9088 registered on 27.09.2024 before Sub-Registrar, Manesar, Gurugram

(vii) Revenue Record / Jamabandi for the year 1995 to 2025

3. TRACING OF THE TITLE:

M/s Dvok Buildcon LLP, (LLPIN: ABB-0915, PAN No. AATFD8239K) a firm incorporated under the Limited Liability Partnership Act, 2008 having its registered office at Unit No. 224, Suncity Business Tower, Second Floor, Sector 54, Golf Course Road, Gurugram, Haryana had purchased / acquired Said Land by virtue of four different sale deeds in the following manner:

Land Parcel-1:

By way of Sale Deed bearing document No. 145 dated 05.04.2024 duly registered before with Sub-Registrar, Manesar, Gurugram, the Land Parcel-1 was purchased by M/s Dvok Buildcon LLP from its recorded owners to the extent of their respective shares, as under:

(i) Smt. Santra, W/o Dhani Ram (Aadhaar No.2766 8084 5739);
(ii) Smt. Sunita Devi, W/o Sonu Yadav (Aadhaar No.5086 5534 0585);
(iii) Pardeep Yadav, S/o Rangraj Yadav (Aadhaar No.6288 1845 3992);
(iv) Sandeep, S/o Rangraj Yadav (Aadhaar No.9239-7358-6369);
(v) Devinder Singh S/o Dhani Ram Yadav (Aadhaar No.5577 5671 7397);
(vi) Vikram S/o Dhaniram (Aadhaar No. 4071 1396 3313);
(vii) Hitesh S/o Narender Yadav (Aadhaar No.7901 7066 2098);
(viii) Lokesh S/o Narender Yadav (Aadhaar No.3513 3553 0341);

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(ix) Anita Yadav D/o Narender Yadav (Aadhaar No.3109 4214 0394);

(x) Suresh Devi W/o Narender Yadav (Aadhaar No. 2124 0534 7269);

(xi)Satish Kumar S/o Sh. Udey Singh (Aadhaar No. 8991 1279 8274);

(xii) Naresh Kumar S/o Sh. Udey Singh (Aadhaar No. 7612 5721 7222);

(xiii) Hari Om S/o Sh. Udey Singh (Aadhaar No. 4349 3029 1774);

(xiv) Virender Singh S/o Rati Ram (Aadhaar No.5878 1198 7196);

(xv) Jai Pal S/o Rati Ram (Aadhaar No. 3821 4687 4519);

(xvi) Roshan Lal S/o Rati Ram (Aadhaar No. 6786 7994 9915);

(xvii) Mahavir Singh S/o Rati Ram (Aadhaar No. 7639 7112 8271);

(xviii) Vinod Kumar S/o Rati Ram (Aadhaar No.2873 8525 1379);

(xix) Ajit Singh S/o Ramphal (Aadhaar No. 6672 8117 0924);

(xx) Rajender Singh S/o Ramphal (Aadhaar No.2609 3847 6058);

(xxi) Ishwar Singh S/o Ramphal (Aadhaar No.7474 8348 9728)

Land Parcel-2:

(i) By way of Sale Deed bearing document No. 3158 dated 14.06.2024 duly registered before with Sub-Registrar, Manesar, Gurugram, the Land Parcel-2 was purchased by M/s Dvok Buildcon LLP from its owners (a)Mr. Tarun Vadehra (Aadhar No. 8160 4468 8110) (b)Mrs. Neelam Vadehra (Aadhar No. 5923 6230 0330)

(ii) Mr. Tarun Vadehra (Aadhar No. 8160 4468 8110) had purchased the Land Parcel-2 to the extent of 1/2 share from M/s. Sunrise Transmission Ltd. by virtue of Sale Deed bearing document no. 6531 dated 25.08.1994

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(iii) Mrs. Neelam Vadehra (Aadhar No. 5923 6230 0330) had purchased the Land Parcel-2 to the extent of 1/2 share from M/s. Sunrise Transmission Ltd. by virtue of Sale Deed bearing document no. 6529 dated 25.08.1994

Land Parcel-3:

By way of Sale Deed bearing document No.10183 dated 05.11.2024 duly registered before with Sub-Registrar, Manesar, Gurugram, the Land Parcel-3 was purchased by M/s Dvok Buildcon LLP from its recorded owners to the extent of their respective shares, as under:

(i) Shiv Narayan (Aadhar No. 6298 0227 9696)

(ii) Laxmi Narayan (Aadhar No.3443 7502 2850)

(iii) Mamchand (Aadhar No.7071 6892 8276)

(iv) Devender Singh (Aadhar No. 8266 0661 7744)

(v) Satbir Singh (Aadhar No.8391 9090 4991)

(vi) Sukhbir @ Sukhbir Singh (Aadhar No.9807 0959 3614)

(vii) Rajesh Yadav @ Rajesh (Aadhar No.9997 7556 9518)

Land Parcel-4:

(i) By way of Sale Deed bearing document No. 16336 dated 10.03.2025 duly registered before with Sub-Registrar, Manesar, Gurugram, the Land Parcel-2 was purchased by M/s Dvok Buildcon LLP from its owner M/s Polyritz Infrastructure Pvt. Ltd. (PAN-AALCP2900L), having its office at P-86, First Floor, Sector-44, Gurugram (Haryana).

(ii) M/s Polyritz Infrastructure Pvt. Ltd. (PAN-AALCP2900L), having its office at Unit No. A/ GF-03, Ground Floor, Kh. No. 369-379, 371/1, Village Sultanpur, MG Centrum, Gadaipur, South West Delhi, New Delhi, Delhi, India- 110030 had purchased the Land Parcel-4 from its recorded owners to the

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extent of their respective shares by virtue of 4 different Sale Deeds, as under:

(a) Sale Deed bearing document no. 19399 registered on 07.03.2024 before Sub-Registrar, Manesar, Gurugram,
(b) Sale Deed bearing document no. 841 registered on 24.04.2024 before Sub-Registrar, Manesar, Gurugram,
(c) Sale Deed bearing document no. 7330 registered on 20.08.2024 before Sub-Registrar, Manesar, Gurugram,
(d) Sale Deed bearing document no. 9088 registered on 27.09.2024 before Sub-Registrar, Manesar, Gurugram

4. SEARCH IN THE OFFICE OF SUB-REGISTRAR, GURUGRAM AND SUB-REGISTRAR, MANESAR GURUGRAM:

An inspection was conducted in the office of Sub- Registrar, Gurugram on 06.11.2025 for examination and inspection of the registration record for the year 1994-1996 and in the office of Sub-Registrar, Manesar, Gurugram on 07.11.2025 and 26.08.2026 for examination and inspection of the registration record for the year 2024, 2025 and 2026.

From the examination and inspection of the abovementioned records the title flow in respect to the Said Land, as detailed above, was duly verified, confirmed and corroborated. Copy of receipts dated 06.11.2025, 07.11.2025 and original receipt dated 26.08.2026 for inspection made in the office of Sub-Registrar Gurugram and Sub–Registrar, Manesar, Gurugram are enclosed herewith.

5. INSPECTION IN THE OFFICE OF MUNICIPAL CORPORATION, GURUGRAM (MCG):

A visit was made in the office of Municipal Corporation, Gurugram and on contacting dealing clerk, it revealed that property tax in respect of the Said Land till date is Nil.

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6. OBSERVATIONS:

In view of the above, I observe as under:

(i) Said Land is owned and possessed by **M/s Dvok Bildcon LLP**.

(ii) No litigation is found pending against Said Land.

(iii) Said Land is free from all kind of encumbrances.

(iv) Title of Said Land is clear and marketable.

Disclaimer: This Title Search Report has been prepared on the basis of documents / records available in the office of Sub-Registrar, Gurugram and Sub-Registrar, Manesar, Gurugram.

ASHOK SHARMA Advocate

Place: Gurugram
Date: 26.08.2026

Ashok Sharma
Advocate

फार्म संख्या 3 रजिस्ट्री No.

सब रजिस्ट्रार विभाग 9028 जिला .....

फुटकर भाल्क अदायगी की रसीद
(रसीद पुस्तक ख)

.....

तारीख और महीना

6-12-25

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

Ashok Sharma

प्राप्त हुई रकम का जोड और विवरण

For Registrar, Gurugram

वसीका नं 19947926 पुस्तक नं .....

रजिस्ट्री होने के तिथी ..... रजिस्ट्री

तथा इबारत जोरी के भाब्दो की संख्या .....

फीस	फीस	फीस	फीस	फीस
नकल	हिफाजत	तला ।	अंनुवाद	कमी ान
	102			

(Office copy) **B Book Receipt for Non Registration Purpose** **07-11-2025**

No:3010 **Sub Register Office :Manesar** **Date :07-11-2025**

Received with Thanks from **ASHOK KUMAR SHARMA ADV 2024 TO TILL DATE** resident of **GGN**
sum of Rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

(First party copy) **B Book Receipt for Non Registration Purpose** **07-11-2025**

No:3010 **Sub Register Office :Manesar** **Date :07-11-2025**

Received with Thanks from **ASHOK KUMAR SHARMA ADV 2024 TO TILL DATE** resident of **GGN**
sum of rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

(Second party copy) **B Book Receipt for Non Registration Purpose** **07-11-2025**

No:3010 **Sub Register Office :Manesar** **Date :07-11-2025**

Received with Thanks from **ASHOK KUMAR SHARMA ADV 2024 TO TILL DATE** resident of **GGN**
sum of rs **fifteen**
on account of **Inspection** charges.

Rs.15

Sub Registrar
(Incharge)
Manesar (Gurgaon)

(Office copy) **B Book Receipt for Non Registration Purpose** **26-08-2026**

No:2810 **Sub Register Office :Manesar** **Date :26-08-2026**

Received with Thanks from **ASHOK SHARMA ADV 2025 TO TILL DATE** resident of **GGM** sum of Rs **fifteen**
on account of **Inspection** charges.

Rs.15 **(Incharge)**

(First party copy) **B Book Receipt for Non Registration Purpose** **26-08-2026**

No:2810 **Sub Register Office :Manesar** **Date :26-08-2026**

Received with Thanks from **ASHOK SHARMA ADV 2025 TO TILL DATE** resident of **GGM** sum of rs **fifteen**
on account of **Inspection** charges.

Rs.15 **(Incharge)**

(Second party copy) **B Book Receipt for Non Registration Purpose** **26-08-2026**

No:2810 **Sub Register Office :Manesar** **Date :26-08-2026**

Received with Thanks from **ASHOK SHARMA ADV 2025 TO TILL DATE** resident of **GGM** sum of rs **fifteen**
on account of **Inspection** charges.

Rs.15 **(Incharge)**