

Ref

Date

Date: 2nd July, 2026

Non Encumbrance Certificate-cum Search Report

Sub:- Non Encumbrance Certificate-cum-Search Report in respect of Commercial Plot of Land admeasuring 4843.03 Square Meters, situated in Survey No.305/2, Sector 28, Urban Estate Gurugram, Haryana.

(A) Description of the Documents Scrutinized

Sr. No.	Execution Date of Document	Name of Document	Whether original/certified/ Attested
1.	09.12.2025	Deed of Conveyance	photocopy
2.	17.12.2025	Joint Development Agreement	photocopy

(B) Description of the Property

Item No.	Property No.	Extent	Area (Sq. Meters)
1.	Plot of Land admeasuring 4843.03 Square Meters, situated in Survey No.305/2, Sector 28, Urban Estate Gurugram, Haryana.	Full share (Entire)	4843.03

(C) Derivation of the title

I have scrutinized the above mentioned documents and have also inspected the registration records of the Sub Registrar Office, Wazirabad, Gurugram, Haryana, and found that :-

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As per the record, **THE HARYANA SHEHRI VIKAS PRADHIKARAN** sold and conveyed the above said plot of land (Schedule Property) in favour of **ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED**, having its Registered Office at 9th Floor, IREO Grand View Tower, Golf Course Extension Road, Sector 58, Bhondsi, Gurugram 122102 by way of Deed of Conveyance dated 09th December 2025 duly registered in the office of the Sub Registrar, Wazirabad, Gurugram, Haryana on 12th December, 2025 as Kramank (Document) No. 16177 in Bahi (Book) No.1, Jild (Volume) No. 1312473 on Page 52.

Further, the said **ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED** have entered into a Joint Development Agreement dated 17th December, 2025 duly registered in the office of the Sub Registrar, Wazirabad, Gurugram, Haryana on 17th December, 2025 as Kramank (Document) No.16365 in Bahi (Book) No.I, Jild (Volume) No.1312473 on Page 99 with **LODHA DEVELOPERS LIMITED**, on the terms and conditions as mentioned therein. In pursuance to the said Joint Development Agreement, the said **ACQUISITIVE INFRADEVELOPERS PRIVATE LIMITED** have also executed a General Power of Attorney duly registered in the office of the Sub Registrar, Wazirabad, Gurugram, Haryana on 17th December, 2025 as Kramank (Document) No. 1022 in Bahi (Book) No.4, Jild (Volume) No.1312464 on Page 3, in favour of **LODHADEVELOPERS LIMITED**.

(D) Certificate

I have inspected the record of Sub Registrar Office, Wazirabad, Gurugram, Haryana and found that the aforesaid documents mentioned in **Column A**, have been validly executed and registered.

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It is certified that I have not come across any registered encumbrance(s) in respect of the Schedule Property.

(E) Opinion of the Lawyer

In my considered opinion the schedule property is free from registered encumbrances. Thus, Lodha Developers Limited is entitled to, pursuant to Joint Development dated 17th December, 2025 duly registered in the office of the Sub Registrar, Wazirabad, Gurugram, Haryana on 17th December, 2025 as Kramank (Document) No.16365 in Bahi (Book) No.I, Jild (Volume) No.1312473 on Page 99 in favour of Lodha Developers Limited read with General Power of Attorney duly registered in the office of the Sub Registrar, Wazirabad, Gurugram, Haryana on 17th December, 2025 as Kramank (Document) No. 1022 in Bahi (Book) No.4, Jild (Volume) No.1312464 on Page 3, in favour of **LODHA DEVELOPERS LIMITED**, the development rights thereof and as such entitled to carryout development of the Schedule Property.

Schedule Property

Commercial Plot of Land admeasuring 4843.03 Square Meters, situated in Survey No.305/2, Sector 28, Urban Estate Gurugram, Haryana.

Encl:

Inspection Receipt

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

Gaurav Sachdeva
Advocate

DDO Code: 0367	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 09-07-2026 (Cash)	*0154771827*		
03-07-2026 (Chq/DD)			
GRN No.: 0154771827	Date: 02 Jul 2026 16:47:48		
Office Name: 0367-NAIB TEHSILDAR WAZIRABAD			
Treasury: Gurgaon			
Period: (2026-27) One Time			
Head of Account		Amount	₹
0030-03-104-98-51 Fees for searching re		15	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		15	
₹ Fifteen Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actl. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Gaurav Sachdeva			
Address: Distt Courts Gurgaon - 122001			
Particulars: Inspection fees from 2017 to 2026			
Cheque-DD- Detail:			
Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		DKT5GNL10JRBFW	
Payment Date:		02/07/2026	
Bank:		IDBI Aggregator	
Status:		Success	

DDO Code: 0367	E - CHALLAN		AG/ Dept Copy
Government of Haryana			
Valid Upto: 09-07-2026 (Cash)	*0154771827*		
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Total/Net Amount: ₹		15	
₹ Fifteen only			
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Particulars: Inspection fees from 2017 to 2026			
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Depositor's Signature			
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		DKT5GNL10JRBFW	
Payment Date:		02/07/2026	
Bank:		IDBI Aggregator	
Status:		Success	

Sub Regional
Wazirabad (Gurgaon)

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared
This status become available after 24 hrs of deposit of
(one of this challan at 'Verify Challan' on e-Gras website.