

Satya Veer Sharma

Advocate, Gurgaon

Res cum off:

H No 110 ,Sector -5 ,Part-III

Gurgaon -122001

Ph No 9311135552-M,

Dated: 31 July , 2017

SUB: SEARCH REPORT-CUM-NON ENCUMBRANCE CERTIFICATE

Sir,

Having been engaged by (i) Ms Green Gem Estates Pvt. Ltd, having its regd office B-4/43,2nd Floor ,Safdarjung Enclave , New Delhi ,(ii). M/s North Star Towers Pvt Ltd having its regd office B-4/43,2nd Floor ,Safdarjung Enclave , New Delhi ,and M/s Matrix Buildwell Pvt Ltd having its regd office B-4/43,2nd Floor ,Safdarjung Enclave , New Delhi (hereinafter called the companies) ,through M/s SS Group Pvt Ltd ,SS House ,Plot No 77,Sector - 44 Gurgaon ,through its authorized person to search and examine the registration and revenue record, for the last 12 years for ascertaining the absence of any defect in the title of land bearing :-

(i) Khewat/khata No 13/13 min rect No 38 kila No 2 min (6-8),10/1(3-16) kita 2 area **10 kanals 4 maralas** SALAM situated within the revenue estate of vill : Badha , Tehsil :Manesar,Distt: Gurgaon owned and possessed by the company Ms Green Gem Estates Pvt. Ltd and

(ii). Khewat/khata No 13/13 min rect No 38 kila 1 (8-0),9(8-0) 8/2 min (1-10) kita 3 area **17 kanals 10 maralas** SALAM situated within the revenue estate of vill :



Badha , Tehsil :Manesar,Distt: Gurgaon owned and possessed by the company M/s North Star Towers Pvt Ltd and

(iii). Khewat/khata No 13/13 min rect No 38 kila No 10/2(4-4) kita 1 area **4 kanals 4 maralas** SALAM and Khewat/khata No 24/26 rect No 37 kila 5/2(6-2), rect No 38 kila No 6/2 min (2-7) ,15 min (5-12) ,16 min (4-10) kita 4 area **18 kanals 11 maralas** to the extent of $\frac{1}{4}$ share i.e. **4 kanals 12.75 maralas** totaling of both the khewats **8 kanals 16.75 maralas**, situated within the revenue estate of vill : Badha , Tehsil :Manesar,Distt: Gurgaon owned and possessed by the company M/s Matrix Buildwell Pvt Ltd .

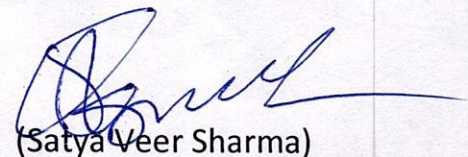
That the companies abovesaid through M/s SS Group Pvt Ltd ,SS House ,Plot No 77,Sector - 44 Gurgaon , intends to know the legal position of the title and encumbrances if any for the last 12 years of the above said land I, Satya Veer Sharma Advocate, state as under :

1. That I have thoroughly searched and examined the registration records commencing from 2005 to till date at the office of Sub Registrar Gurgaon appointed under the Indian Registration Act and the fee paid by me is attached with this report. The search and examination conducted by me reveals that there is no registered alienation, transfer, encumbrances or charge of any kind in respect of the property mentioned above. That the company (i).Ms Green Gem Estates Pvt. Ltd, became owner in possession as per sale deed Vasika No 1620 dated 06.12.2010 of the area mentioned above and (ii). M/s North Star Towers Pvt Ltd became owner in possession as per sale deed Vasika No 1621 dated 06.12.2010 of the area mentioned



above and 9iii). M/s Matrix Buildwell Pvt Ltd became owner in possession as per sale deed Vasika No 1619 dated 06.12.2010 and since then are continuing as owner in possession of this property.

2. That the mutation of the sale is also entered and sanctioned vide mutation Nos 2641,2640 and 2639 are duly entered and sanctioned on 18.6.2011.
3. That the registration & revenue records searched and examined by me reveals that the above said land has a good marketable title in the favour of the company (ies) above said without any charge, encumbrances, lien and dispute of any kind. That the title of the land is clear in the name of the present owners above said in all respects and there is no encumbrance(s) of any kind .
4. That I have no interest direct or indirect in respect of the land for which I have made the search and examination of registration and revenue record, to ascertain any encumbrance(s) if any nor I have any relationship or association with the present owner(s) which may affect the value of my report as that an independent legal advisor in the present case.



(Satya Veer Sharma)

Advocate P/834/93