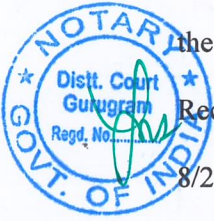


# Mr. Yogeshwari Advocate

District Court Gurugram, Haryana

## LAND TITLE SEARCH REPORT

1. We certify that we have examined the land records in respect of the land measuring 13.3375 acres situated at Village Dhunela, tehsil Sohna, Distt. Gurugram (herein "Said Land") in respect whereof a Licence bearing No. 20 of 2014 Dated 11.06.2014, is granted by Director – General Town and Country Planning, Haryana, Chandigarh (herein "DGTCP") for setting up of group housing colony on the same, the details whereof is as under:-



Rect. No. 26, Kila No. 9/2(1-11), 9/3(0-13), 12(8-0), 8/1 min (2-5), 7/2 min (2-5), 8/2 (3-15), 13(8-0), 14/1(4-0), 14/2(4-0), 17/1(0-2), 7/1/2 min (3-10), 9/1 min (3-16), 10 min (6-0), 15(8-0), 16 (6-13), 25(8-0), 28(1-7), Rect. No. 25, Kila No. 7 min (6-0), 8 min (1-3), 6/1 min (6-0), Rect. No. 27, Kila No. 11/1(5-10), 20(8-4), 21(8-0), total admeasuring 13.3375 acres situated at Village Dhunela, Sector 33, Tehsil Sohna Distt. Gurugram, Haryana

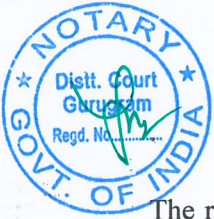
## 2. **SEARCH IN THE OFFICE OF PATWARI, SOHNA**

An inspection was carried out on 08.04.2021 and 12.04.2021 in the office of concerned Patwari, and scrutinized and verified Jamabandi for the year 1989-1990, 1994-1995, 1999-2000, 2004-2005, 2009-2010, 2019-2020 and mutations recorded thereunder, and on the basis of the same, M/s Universe Heights (India) Private Limited is the recorded owner. That fact of execution and registration of development agreement, as referred in para 3 (i) below is not found recorded in the current Jamabandi for the year 2009-10 & 2019-20.

### 3. SEARCH/INSPECTION IN THE OFFICE OF SUB REGISTRAR, SOHNA:

An inspection was carried out on 13.04.2021 in the office of Joint Sub registrar Sohna in respect of the Said Land and the following observations are made:-

- (i) A development agreement dated 24.07.2014 is found registered in respect of the Said Land between Universe Heights (India) Private Limited (describe therein as Land Owner) and Ashiana Housing Limited (describe therein as Developer) and registered on the same date at Sr. No. 2328 Bahi No. 1, Jild No. 2087 and a copy whereof is pasted in additional Bahi No. 1, Jild No. 743, at page no. 94 to 96 in the office of Joint Sub Registrar, Sohna.
- (ii) No Document suggesting any mortgage charge or lien is found registered in respect of the said land.



The receipt Sr. No. 39, Dated 13.04.2021, in original, as issued by the office of Joint Sub Registrar, Sohna, for inspection of the record is enclosed herewith as **"APPENDIX - 1"**

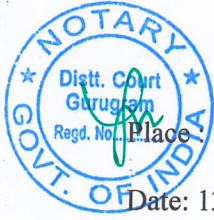
### 4. VIEW INDEX OF CHARGES AS PER MCA PORTAL:

As per report dated 12.04.2021 of **Mr. Yogeshwari Advocate**, Company Secretary, there is no charge registered in the office of Registrar of Companies in respect of the company, namely, M/s Universe Heights (India) Private Limited.

In view of the above, we confirm that:

- (i) We have reviewed the original and/or certified copies of the relevant documents, which are in possession of the company.
- (ii) The said land will not be affected by any of the agriculture land laws.
- (iii) The Said land is under development for setting group housing colony in terms of development agreement dated 24.07.2014 executed between M/s Universe Heights (India) Private Limited and Ashiana Housing Limited in accordance with the licence No. 20 of 2014 dated 06.11.2014.
- (iv) The said land is not under acquisition.

- (v) No adverse entry as to any mortgage, charge or lien is found recoded in the revenue record.
- (vi) No document suggesting any mortgage, charge or lien is found registered in the office of Joint Sub Registrar, Sohna.
- (vii) The said land has clear marketable title and is without any encumbrances.



Date: 13.04.2021

**Mr. Yogeshwari Advocate**

**Distt. Court Gurugram**

**ATTESTED**  
**Yogeshwari**  
**Advocate & Notary Public**  
**Distt. Courts, Gurugram**

To,