

RAHUL DAGAR AND NIPUN RAO

ADVOCATES, DISTRICT AND SESSIONS COURT, GURUGRAM.

Mobile No. 9899999622, 9999988075

SEARCH REPORT

Having been engaged by M/s Evfyme Technologies Private Limited through its authorized representative/director Mr. Yashpal Yadav to search and examine the title of land admeasuring 22 Kanal 12 Marla Salam comprising in Khewat No. 316 Khata No. 351 Rect. No. 38 Killa No. 12(8-0), 13/2/1(2-16), 18/2(3-6), 19(7-11), 20/1(0-19), total fields 5 Land measuring 22 Kanal 12 Marla Salam, situated in the revenue estate of Village-Begampur Khatola, Sector-73, Sub-Tehsil Kadipur, District Gurugram, Haryana, owned by Mr. Ratti Ram son of Shish Ram resident of Begampur Khatola, Gurugram, Haryana by virtue of Jamabandi for the year 2018-19.

(Hereinafter called the said property).

We, RAHUL DAGAR & NIPUN RAO, Advocates states as under: -

1. That, I have thoroughly searched and examine the provided registration records of last 05 years maintained at the office of Sub/Joint Sub-registrar Manesar, Distt. Gurugram

appointed under Indian Registration Act and the inspection fee paid by me vide **Receipt No. 1563** dated **27.07.2022** in the office of the Sub/Joint Sub-registrar Manesar, Distt. Gurugram is attached with this report.

2. That, **Mr. Ratti Ram** son of **Shish Ram** resident of **Begampur Khatola, Gurugram, Haryana** is owner of land measuring total of **33 Kanal 18 Marla** in **Khewat No. 316 Khata No. 351 Rect. No. 38 Killa No. 12(8-0), 13/2(4-4), 18(7-11), 19(7-11), 20/1(0-19), 23/1(5-13)** and **10 Kanal 02 Marla** in **Khewat No. 317 Khata No. 352 Rect. No. 23 Killa No. 9(2-2), 10(8-0)** situated in the revenue estate of **Village-Begampur Khatola, Sector-73, Sub-Tehsil Kadipur, District Gurugram, Haryana** by virtue of **Jamabandi** for the year **2018-2019**.
3. That, on dated **17.05.2021** **Mr. Ratti Ram** entered into a **collaboration agreement** with **M/s Evfyme Technologies Pvt. Ltd.** through its representative/Director **Mr. Yashpal Yadav** of land admeasuring **22 Kanal 12 Marla Salam** comprising in **Khewat No. 316 Khata No. 351 Rect. No. 38 Killa No. 12(8-0), 13/2/1(2-16), 18/2(3-6), 19(7-11), 20/1(0-19)**, total fields **5 Land** measuring **22 Kanal 12 Marla**

Salam, situated in the revenue estate of Village-Begampur Khatola, Sector-73, Sub-Tehsil Kadipur, District Gurugram, Haryana, vide registered agreement No. 719 dated 17.05.2021/31.03.2022 registered in Sub/Joint Sub-registrar Kadipur, Distt. Gurugram, Haryana.

4. That, on dated 31.03.2022 **Mr. Ratti Ram** executed a **General Power of Attorney** of land admeasuring 22 Kanal 12 Marla Salam comprising in Khewat No. 316 Khata No. 351 Rect. No. 38 Killa No. 12(8-0), 13/2/1(2-16), 18/2(3-6), 19(7-11), 20/1(0-19), total fields 5 Land measuring 22 Kanal 12 Marla Salam, situated in the revenue estate of Village-Begampur Khatola, Sector-73, Sub-Tehsil Kadipur, District Gurugram, Haryana, in favor of **M/s Evfyme Technologies Pvt. Ltd.**, a private limited company incorporated under provisions of the Companies Act, 1956, having its corporate office at 151P, Sector-52, Gurugram through its representative/Director **Mr. Yashpal Yadav** vide GPA No. 229 dated 31.03.2022 registered in Sub/Joint Sub-registrar Manesar, Distt. Gurugram, Haryana.
5. That, the search and examination conducted by us has not revealed any other alienation, lien or encumbrances of any

kind in the title in respect of the said property.

6. That as per the documents provided by you of the above-mentioned property, it reveals that above-mentioned property is registered in the name of Mr. Ratti Ram vide Jamabandi 2018-2019 as attached with this report as Annexure P1 and is registered in Sub/Joint Sub-registrar Manesar, Distt. Gurugram, Haryana.
7. That, on the basis of search and examination in the registrar offices, the title of the above said property is clear, marketable and without any dispute, lien or charge of any kind.
8. That, I am not related to the owner, nor I have any concern with the property in any manner which may affect the value of my report as that an independent legal advisor in the present case.

Report is submitted for your perusal.



Rahul Dagar & Nipun Rao, Advocates
District & Session Court, Gurugram.



ADR 30.07.2022
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