

VASHIST & ASSOCIATES

OFFICE AT:

**198, JOR BAGH,
NEW DELHI-110003**

CONTACT NO. 9654423507/9819770518

EMAIL : SAVIY.SHARMA@GMAIL.COM/ASHISH.ADVOCATE789@GMAIL.COM

To,

Date 04.11.2023

M/s. SEDULOUS REALTECH PVT. LTD.

(Presently known as M/s. TATHASTU REALTY PVT. LTD.)

HOUSE NO. 48/3-A, SHOP NO 2,

1ST FLOOR BLK-C, LAWRENCE ROAD,

INDUSTRIAL AREA KESHAVPURAM

New Delhi-110035

Title Search Report

Sub :- Title Search Report in respect of total Land measuring 74 Kanal 7 Marla bearing Rect. No. 23 Killa no. 10 (8-0), 22 (7-16), 11 (8-0), 20 (8-0) 21 (8-0), 12 (7-6), 13min (2-15), 18 (3-8), 19 (8-0), 23 (0-13), 26 (0-16) & Rect. No. 24 Killa no. 1 (6-9), 2 (4-12), 9 (0-12) situated at Village Mohammadpur Gujjar, Tehsil Sohna District-Gurgaon, Haryana (hereinafter referred as the “said Land”) owned by M/s. Sedulous Realtech Pvt. Ltd. (Presently known as M/s. TATHASTU REALTY PVT. LTD.)

Dear Sir,

As per your instruction, I **Savita Vashist**, Advocate have investigated the title of the said Land and conducted a detailed investigation of title since inception and conducted the search of available records from **2007 till 2023 (last 16 Years)** in **Sub Registrar office, Sohna** vide **receipt no. 1063 dated 03.11.2023** and submit my report as under:

Findings:

I, do hereby certify in my capacity as an Advocate that the title of Land measuring 74 Kanal 7 Marla bearing Rect. No. 23 Killa no. 10 (8-0), 22 (7-16), 11 (8-0), 20 (8-0) 21

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Details of Land measuring 74 Kanal 7 Marla situated at Village Mohammadpur Gujjar, Tehsil Sohna District-Gurgaon, Haryana:

Rect. No.	Killa Number	Area (K-M)
23	10	8-0
	22	7-16
	11	8-0
	20	8-0
	21	8-0
	12	7-6
	13min	2-15
	18	3-8
	19	8-0
	23	0-13
	26	0-16
24	1	6-9
	2	4-12
	9	0-12
	Total	74-7

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SALE DEEDS:-

The Sale Deeds duly registered in sub Registrar office Sohna of the above said land measuring 74 Kanal 7 Marla situated at Village Mohammadpur Gujjar, Tehsil Sohna District-Gurgaon, Haryana, have been seen and pursued. The said Sale deeds have been duly executed by the Sellers in favour of M/s. Sedulous Realtech Pvt. Ltd. (Presently known as M/s. TATHASTU REALTY PVT. LTD.). The details of the sale deed as follows:

- i) Sale Deed dated 14.11.2022 document no. 8337
- ii) Sale Deed dated 14.11.2022 document no. 8339
- iii) Sale Deed dated 14.11.2022 document no. 8340
- iv) Sale Deed dated 14.11.2022 document no. 8341
- v) Sale Deed dated 17.10.2022 document no. 7512

REVENUE RECORDS:-

After purchasing the land, owner M/s. Sedulous Realtech Pvt. Ltd. (Presently known as M/s. TATHASTU REALTY PVT. LTD.) presented the said Sale Deeds before the Revenue Officials for sanctioning of the Mutation in its favour. As a consequence thereof the mutation of land/property at Village and Tehsil Sohna District-Gurgaon, Haryana, were duly sanctioned in favour of its name and as such, its name is duly reflected in the Revenue Records of Village Mohammadpur Gujjar, Tehsil Sohna District-Gurgaon, Haryana, as the owner in possession of the said land measuring 74 Kanal 7 Marla.

The Revenue Records maintained by the Revenue Officials have been scrutinized verified. As per verification the mutation of sale deeds have been duly entered and sanctioned in favour of M/s. Sedulous Realtech Pvt. Ltd. (Presently known as M/s. TATHASTU REALTY PVT. LTD.). The said Observations are being made on the basis of verifications of Record of the Revenue Officials.

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REFERENCE OF ENCUMBRANCE REGISTERED IF ANY

The records of the office of the Sub-Registrar and the revenue officials have been inspected. Besides that the documents that have been supplied by your office have also been scrutinized and perused. As per said documents and records there is no reference of any registered Encumbrance over the property in question.

CONCLUSION:-

Further on perusal of the above-mentioned documents relating to title of the said Land, we are of the opinion that the title documents relating to title of the said land is clear, marketable and without any encumbrances save and except the encumbrance which is not represented and has not come to our notice.

This opinion sets out our response in relation to the specific queries set out hereinabove. The views expressed in this opinion are based on our understanding and interpretation of the laws specifically referred to in this opinion. We have not analysed any other legal or regulatory aspects and only refer the specific documents i.e due diligence report issued by firm and information provided by the Company.

For the purposes of this opinion, We have assumed:

- (i) all statements as to matters of fact are true, accurate and complete;
- (ii) the genuineness and completeness of all of the information provided by the Company.
- (v) There is no change in the status of ownership after year 2022.
- (vi) We express no opinion other than that as stated immediately above, and our comments contained in this opinion are not intended to imply or to be an opinion on any other matter.

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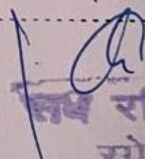
SAVITA VASHIST

ADVOCATE

(Savita Vashist)

Advocate

En.No. D/2680/1999

No:1063	Sub Register Office :सोहना	Date :03-11-2023
Received with Thanks from SAVITA VASHIST ADV. resident of Gurgaon 2007 to 2023 sum of rs twenty-five on account of Inspection charges.		
Rs.25		(Incharge)
		 सिव रजिस्ट्रार सोहना