

Chander Parkash Batheja

Advocate

Chamber No. 4, Block-A
District Courts Gurgaon
Haryana
Mobile : 9312726193



Tehsil Compound Sohna
District Gurgaon
Haryana
E-Mail : cpbatheja@yahoo.com

Date : 20.11.2023

NON ENCUMBRANCE-CUM-SEARCH REPORT

Sub:-Non Encumbrance-cum-search report on the title to the property/land of M/s D.S.S. Infrastructure Private Limited having its registered office at 509, Guru Hari Shankar Nagar, Paschim Vihar, New Delhi.

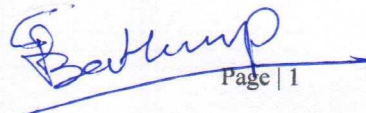
Sir,

(A) Description of the documents scrutinized

Sr. No.	Name of Document	Whether original/No. Certified/Attested
1.	Jamabandi for the year 2020-21	Photocopy
2	License No. 60 of 2010 dated 11.09.2010	Photocopy

(B) Description of the Land

Khewat No.82, Khatoni No. 82, Rect. No. 102, Killa No. 22/1(5-4), total field 1 and land measuring 5 Kanal 4 Marla, Khewat No. 101, Khatoni No. 106, Rect. No. 102, Killa No. 24/1(1-7) total field 1 and land measuring 1 Kanal 7 Marla, Khewat No. 142, Khatoni No. 147, Rect. No. 102, Killa No. 12/1(2-13), 12/2(5-7), total field 2 and land measuring 8 Kanal 0 Marla, Khewat No. 145, Khatoni No. 150, Rect. No. 102, Killa No. 11/3(2-11), 11/4(1-9), 13(8-0), 18(8-0), 23/1(7-7), total fields 5 and land measuring 27 Kanal 7 Marla, Khewat No. 152, Khatoni No. 157, Rect. No. 102, Killa No. 19/1(5-2), 19/2(2-18), total field 2 and land measuring 8 Kanal 0 Marla, Khewat No. 160, Khatoni No. 165, Rect. No. 103, Killa No. 16/3(2-8), 16/4(1-12), total fields 2 and land measuring 4 Kanal 0 Marla, Khewat No. 171, Khatoni No. 176, Rect. No. 103, Killa No. 25/3(2-10), 25/4(0-14), total fields 2 and land measuring 3 Kanal 4 Marla Khewat No. 220, Khatoni No. 225, Rect. No. 125, Killa No. 4(8-0), 5(8-0), total fields 2 and land measuring 16 Kanal 0 Marla, Khewat No. 239, Khatoni No. 244, Rect. No. 102, Killa No. 20/1(2-9), 20/2(1-2), total fields 2 and land measuring 3 Kanal 11 Marla, Khewat No. 635, Khatoni No. 645, Rect. No. 102, Killa No. 22/2


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(2-16), total fields 1 and land measuring 2 Kanal 16 Marla and Khewat No. 713, Khatoni No. 723, Rect. No. 102, Killa No. 24/2 (6-13) total field 1 and land measuring 6 Kanal 13 Marla total admeasuring 90 Kanal 2 Marla situated within the revenue estate of Village Badshahpur, Sub-Tehsil Badshahpur, District Gurugram.

(C) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the revenue record regarding the above mentioned property and I found as under:-

That as per Jamabandi for the year 2015-16 & 2020-21, M/s D.S.S. Infrastructure Private Limited having its registered office at 509, Guru Hari Shankar Nagar, Paschim Vihar, New Delhi is coming as owner in possession of the above said land situated within the revenue estate of Village Badshahpur, Sub Tehsil Badshahpur, District Gurugram.

Director, Town and Country Planning Haryana, Chandigarh, issued a License 69 of 2010 regarding the above land measuring 90 Kanal 2 Marla.

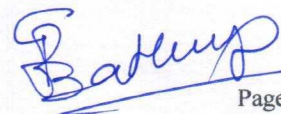
(E) Encumbrance Certificate

That I have inspected the record for the last 12 years in the office of Sub Registrar Office Sohna as well as the office of Halqua Patwari regarding the above said land and found that the applicant as well as previous land owners are absolute owner in possession of the above said land and the above land is not belongs to Any Gram Panchayat or any other Govt. Department and the above land is free from sorts of encumbrances.

(F) Certificate of title

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That the applicants have valid, clear and marketable title of ownership in the above said land.
2. The above said land is not subject to any minor or any other claim.



(G) Opinion of the lawyer

That in my opinion the above stated land of the applicant is not belongs to any Gram Panchayat or any other Govt. Department and same is free from all sorts of encumbrances, attachments and the above said applicant has absolute and clear marketable title in the above said property given in schedule B of this search report.

Yours Sincerely



**Chander Parkash Batheja
Advocate**