

MAHENDER SINGH ADVOCATE & NOTARY, GURGAON, HARYANA

Office No. 20, Panchayat Bhawan, Old Tehsil Compound, Opp.

S.C.E.R.T, Gurugram, Haryana

Enrollment No. P/1485/1995

Mob:- 9811142130

Dated.....

DATE: 16.02.2024

Clients: Ambience Infrastructure Developers Pvt. Ltd., now known as Elan  
Imperial Private Limited

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Title Search Report

in respect of

Land admeasuring 61 KANAL 04 MARLA OR 7.65 ACRES (schedule of land  
attached herewith), situated in the revenue estate of Village Nakhrola, Tehsil  
Manesar & District Gurugram, Sector-82, Gurugram, Haryana. (hereinafter  
referred as 'the Property')

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Submitted by:



MAHENDER SINGH  
ADVOCATE, GURUGRAM

Mahender Singh

Advocate, & Notary , Enrollment No. P/1485/1995

Office No. 20, Panchayat Bhawan, Old Tehsil Compound, Opp. S.C.E.R.T,  
Gurugram, Haryana, Mob:- 9811142130

## GLOSSARY

Term	Meaning
Client	Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited, office at 15 <sup>th</sup> Floor, Two Horizon Centre, Sector-53, DLF Phase-V, Golf Course Road, Gurugram, Haryana.
Jamabandhi	Records of rights/ownership
Mutation/ Intqal	Revenue records evidencing transactions / change of ownerships by way of succession, sale, exchange etc.
Rectangle/Killa	Identification number of every block as per revenue records.
Property	Land admeasuring 61 KANAL 04 MARLA OR 7.65 ACRES(schedule of land attached herewith), situated in the revenue estate of Village Nakhrola, Tehsil Manesar & District Gurugram, Sector-82, Gurugram, Haryana. (hereinafter referred as 'the Property')
Owner/s	Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited
Proposed Transaction	The property owned by the land owing company is being offered as security to the client.
Patwari	Government employee who keeps all the records in respect of land under his area.
ROC	Registrar of Companies
SNG	SNG & Partners, Advocates & Solicitors.
Scope of Works	Means legal due diligence in respect of title of the Property mentioned above in the concerned Office of the Sub Registrar at Gurugram, Haryana, and Office of Land Acquisition Authority at Gurugram, the Revenue Department at Village Nakhrola, Tehsil Manesar & District Gurugram, Haryana for a period of 30 (Thirty) years.

## INTRODUCTION

### 2.0 BACKGROUND AND SCOPE OF WORK

Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited (Hereinafter referred to as 'Client') has instructed to conduct title search with respect to Land admeasuring 61 KANAL 04 MARLA OR 7.65 ACRES(schedule of land attached herewith), situated in the revenue estate of Village Nakhrola, Tehsil Manesar & District Gurugram, Sector-82, Gurugram, Haryana. (hereinafter referred as 'the Property'). The Client, has assigned SNG & Partners, Advocates & Solicitors having its corporate office at 1 Bazar Lane, Bengali Market, New Delhi 110001 (Hereinafter referred as 'SNG') to carry out legal due diligence in respect of title of the Property mentioned above in the concerned Office of the Sub Registrar at Gurugram, Haryana, Land Acquisition Authority and office of concerned Revenue Department at Village Nakhrola, Tehsil Manesar & District Gurugram, Haryana. (Herein after referred to as "Scope of Work") and to submit a report in respect of the Property (Hereinafter referred to as 'Report').

### 3.0 METHODOLOGY

Based upon the aforementioned scope of work, we have discussed the matter with the client's representatives and perused various documents and caused searches to be carried out at various offices as hereinafter appearing.

### 4.0 STRUCTURE OF THE REPORT

This Report is divided into various sections. It is recommended that specific advice be sought from SNG for any clarification.

While preparing our report we have assumed the following:

- a) We have assumed that the copies of the documents perused by us are exact copies of original documents.
- b) To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report.



Where such documents/ records were not available for review, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.

- c) SNG has taken due and reasonable care for preparation of the Report which is also based on the information provided by the Patwari and other government officials of the revenue and registration authority etc. However, SNG shall not be responsible or in any way held liable, in the event of any loss and/ or damage suffered by Company on account of this Report.
- d) The decision of proceeding with or consummating the Proposed Transaction lies solely with the Company and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Company should (or should not) consummate the Proposed Transaction.
- e) The Report is solely for the benefit of the Company, our client and no person (s) shall except with the consent of SNG rely on the Report or any part thereof and as such, be treated as confidential.

#### 5.0 LIST OF DOCUMENTS SUBMITTED AND PERUSED

1. Photocopy of Sale Deed dated 29/02/2008 executed by Ashutosh Villas Pvt. Ltd. in favour of Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited in respect of Total land admeasuring 61 Kanal 04 Marla (7.65 Acres) which comes to comprised in Khewat/Khata No. 7/7, Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa Nos. 16-17(8-6), 18/1(5-0), 24(8-0), 25(7-12), land admeasuring 58 Kanal 07 Marla AND Khewat/Khata No. 320/376, Rect. No. 10, Killa No. 13-14/3(2-0), land admeasuring 02 Kanal 00 Marla, AND Khewat/Khata No. 320/376, Rect. No. 10, Killa Nos. 8/1(0-4), 13-14/2(0-4), land admeasuring 00 Kanal 08 Marla, AND Khewat/Khata No. 305/356, Rect. No. 10, Killa No. 9/1(0-9), land admeasuring 00 Kanal 09 Marla, thus total land admeasuring 61 Kanal 04 Marla, situated in the revenue estate of Village Nakhrola, Tehsil Manesar & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 27869, in Addl. Book No.1, Volume No. 9753/832, Pages 141/54 to 55 on 29/02/2008.

2. Photocopy of Sale Deed dated 12/11/2007 executed by Sh. Mamchand and Sh. Naubatin favour of **M/s. Ashutosh Villas Pvt. Ltd.** in respect of Total land admeasuring **58Kanal 07 Marla** which comes to comprised in Khewat/Khata No. 7/7, Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa Nos. 16-17(8-6), 18/1(5-0), 24(8-0), 25(7-12), situated in the revenue estate of VillageNakhrola, Tehsil Manesar & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 16473, in Addl. Book No.1, Volume No. 9753/832, Pages 141/54 to 55 on 12/11/2007.

3. Photocopy of Sale Deed dated 12/11/2007 executed by Sh. Mamchand, Sh. Naubat, Smt. Mayawati, Smt. Ram Kali in favour of **M/s. Ashutosh Villas Pvt. Ltd.** in respect of Total land admeasuring **02 Kanal 0 Marla** which comes to comprised in Khewat/Khata No. 320/376, Rect. No. 10, Killa No. 13-14/3(2-0), situated in the revenue estate of VillageNakhrola, Tehsil Manesar & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 16475, in Addl. Book No.1, Volume No. 9753/832, Pages 141/54 to 55 on 12/11/2007.

4. Photocopy of Sale Deed dated 12/11/2007 executed by Sh. Mamchand, Sh. Naubat, Smt. Mayawati, Smt. Ram Kali in favour of **M/s. Ashutosh Villas Pvt. Ltd.** in respect of Total land admeasuring **0 Kanal 17 Marla** which comes to comprised in Khewat/Khata No. 320/376, Rect. No. 10, Killa Nos. 8/1(0-4), 13-14/2(0-4) land admeasuring **00 Kanal 08 Marla**, **AND** Khewat/Khata No. 305/356, Rect. No. 10, Killa No. 9/1(0-9), land admeasuring **00 Kanal 09 Marla**, situated in the revenue estate of VillageNakhrola, Tehsil Manesar & District Gurgaon, Haryana.

The said Deed is duly registered as Document No. 16476, in Addl. Book No.1, Volume No. 9753/832, Pages 141/54 to 55 on 12/11/2007.

5. Photocopy of Licence bearing No. 60 of 2013 dated 16/07/2013 issued by Director General, Town & Country Planning, Haryana, Chandigarh (DTCP) in favour of **Ambience Infrastructure Developers Pvt. Ltd.**, now known as **Elan Imperial Private Limited** in respect of land admeasuring **29 Kanal 05 Marla OR 3.6562 ACRES**, situated in the revenue estate of Village Nakhnoola, Sector-82, Gurgaon, Haryana for



setting up of a Commercial Colony. This Licence is valid upto 15/07/2017.

6. Photocopy of Application/Letter (relating to the renewal of Licence No. 60 of 2013 dated 16/07/2013) dated 06/06/2019 acknowledged by Director General, Town & Country Planning, Haryana, Chandigarh (on 07/06/2019) in favour of Ambience Infrastructure Developers Pvt. Ltd. in respect of Commercial Colony on land admeasuring 3.6562 Acres, in the revenue estate of Village Nakhnoola, Sector-82, Tehsil Manesar & District Gurugram, Haryana.
7. Photocopy of Letter (regarding refusal of request for renewal of licence under Rule 14(2) of Rules of 1976 of Licence No. 60 of 2013 dated 16/07/2013) bearing Memo No. LC-1930-Vol-II/Asstt(AK)/2019/2224 dated 24/01/2020 issued by Directorate of Town & Country Planning, Haryana, Chandigarh in favour of Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited in respect of total land admeasuring 3.6562 Acres in Village Nakhnoola, Sector-82, Gurugram, Haryana.
8. Photocopy of Letter (regarding request to review refusal for renewal of license under Rule 14(2) of Rules of 1976 of Licence No. 60 of 2013 dated 16/07/2013) dated 03/02/2020 acknowledged by Director General, Town & Country Planning, Haryana, Chandigarh (on 04/02/2020) in favour of Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited in respect of total land admeasuring 3.6562 Acres in Village Nakhnoola, Sector-82, Gurugram, Haryana.
9. Photocopy of Letter (regarding review of refusal of renewal of Licence No. 60 of 2013 dated 16/07/2013) bearing Memo No. LC-1930/Asstt.(AK)/2020/5649 dated 28/02/2020 issued by Directorate of Town & Country Planning, Haryana, Chandigarh in favour of Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited in respect of total land admeasuring 3.6562 Acres in Village Nakhnoola, Sector-82, Gurugram, Haryana.
10. Photocopy of Licence bearing No. 61 of 2013 dated 16/07/2013 issued by Director General, Town & Country Planning, Haryana, Chandigarh (DTCP) in favour of Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited in respect of land admeasuring 31 Kanal 19 Marla OR 3.9937 ACRES, situated in the

revenue estate of Village Nakhnola, Sector-82, Gurgaon, Haryana for setting up of a Commercial Colony. This Licence is valid upto 15/07/2017.

11. Photocopy of Application/Letter (relating to the renewal of Licence No. 61 of 2013 dated 16/07/2013) dated 06/06/2019 acknowledged by Director General, Town & Country Planning, Haryana, Chandigarh (on 07/06/2019) in favour of Ambience Infrastructure Developers Pvt. Ltd. in respect of Commercial Colony on land admeasuring 3.9937 Acres, in the revenue estate of Village Nakhnola, Sector-82, Tehsil Manesar & District Gurugram, Haryana.
12. Photocopy of Letter (regarding refusal of request for renewal of licence under Rule 14(2) of Rules of 1976 of Licence No. 61 of 2013 dated 16/07/2013) bearing Memo No. LC-1930-B/Asstt(AK)/2019/2230 dated 24/01/2020 issued by Directorate of Town & Country Planning, Haryana, Chandigarh in favour of Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited in respect of total land admeasuring 3.9937 Acres in Village Nakhnola, Sector-82, Gurugram, Haryana.
13. Photocopy of Letter (regarding request to review refusal for renewal of license under Rule 14(2) of Rules of 1976 of Licence No. 61 of 2013 dated 16/07/2013) dated 03/02/2020 acknowledged by Director General, Town & Country Planning, Haryana, Chandigarh (on 04/02/2020) in favour of Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited in respect of total land admeasuring 3.9937 Acres in Village Nakhnola, Sector-82, Gurugram, Haryana.
14. Photocopy of Letter (regarding review of refusal of renewal of Licence No. 61 of 2013 dated 16/07/2013) bearing Memo No. LC-1930-B/Asstt.(AK)/2020/5648 dated 28/02/2020 issued by Directorate of Town & Country Planning, Haryana, Chandigarh in favour of Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited in respect of total land admeasuring 3.9937 Acres in Village Nakhnola, Sector-82, Gurugram, Haryana.
15. Photocopy of Sizra Plan dated 10/03/2008 (covered Licence Nos. 60 & 61) issued by the concerned patwari in respect of the property.



## 6.0 OFFICES VISITED

### 6.1 Inspection at the office of the Sub-Registrar of Assurance, Gurugram, Haryana, India.

Our SNG representative visited the office of the Sub-Registrar of Assurances, Gurugram, Haryana.

As per the inspection and search conducted by us on the basis of the record produced before us for the last 30 years at the office of concerned Sub-Registrar of Assurances, Gurugram, Haryana, the Property is free from encumbrances. Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited is the recorded owner of the Property and enjoys clear, legal and marketable title over the same subject to the observations made hereunder in this report.

### 6.2 Inspection at the Office/ Revenue Department of Village Nakhrola, Tehsil Manesar & District Gurugram, Haryana.

Our SNG representative visited the office of Village Nakhrola, Tehsil Manesar & District Gurugram, Haryana.

As per the inspection and search conducted by us on the basis of the record produced before us for the last 30 years at the office of concerned revenue records of Village Nakhrola, Tehsil Manesar & District Gurugram, Haryana, the Property is free from encumbrances. Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited is the recorded owner of the Property and enjoys clear legal and marketable title over the same subject to the observations made hereunder in this report.

## 7.0 DEVOLUTION OF TITLE:

1. In respect of land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24/2(7-2), 25(7-12), 16-17(8-6), 18/1/1(3-0), situated in the revenue estate of Village Nakhrola, Tehsil Manesar & District Gurugram, Haryana.

As per Jamabandi/Revenue Records for the year 1988-1989, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat



(1/2 share) were the recorded owners of land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24(8-0), 25(7-12), 16-17(8-6), 18/1(5-0).

Later, Ms. Mayawati & Ms. Ramkali transferred their 1/2 share in the captioned land to Mr. Mam Chand & Mr. Nobat vide a Tabdil Malkiyat bearing Case No. 793 dated 11/09/1993 passed by the Hon'ble Sub-Judge, Gurgaon and mutation of the same is recorded in the revenue records vide Mutation No. 875.

**As per Jamabandi/Revenue Records for the year 1993-1994**, Mr. Mam Chand & Mr. Nobat were the recorded owners of land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24(8-0), 25(7-12), 16-17(8-6), 18/1(5-0).

**As per Jamabandi/Revenue Records for the year 1998-1999**, Mr. Mam Chand & Mr. Nobat were the recorded owners of land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24(8-0), 25(7-12), 16-17(8-6), 18/1(5-0).

**As per Jamabandi/Revenue Records for the year 2000-2003**, Mr. Mam Chand & Mr. Nobat were the recorded owners of land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24(8-0), 25(7-12), 16-17(8-6), 18/1(5-0).

Thereafter, Mr. Mam Chand & Mr. Nobat sold their shares in the captioned land i.e. land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24(8-0), 25(7-12), 16-17(8-6), 18/1(5-0) to Ashutosh Villas Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 16473 dated 12/11/2007 and mutation of the same is recorded in the revenue records vide Mutation No. 1414.

Afterwards, Ashutosh Villas Pvt. Ltd. sold the captioned land i.e. land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24(8-0), 25(7-12), 16-17(8-6), 18/1(5-0) and additional land to Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited vide a duly registered Sale Deed bearing Document No. 27869 dated 29/02/2008 and mutation of the same is recorded in the revenue records vide Mutation No. 1431.

As per Jamabandi/Revenue Records for the year 2008-2009, Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited was the recorded owner of land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24(8-0), 25(7-12), 16-17(8-6), 18/1(5-0).

In course of search in the revenue records of concerned Tehsil Manesar, there is an Award passed under provision of Land Acquisition Act, 1894 on land comprised in Rect. No. 10, Killa Nos. 24/1(0-18), 18/1/2(2-0) vide Award No. 12 dated 14/06/2010 and Mutation No. 1584 We have encountered the facts of land acquisition with Ambience Infrastructure Developers Pvt. Ltd. and they have clarified that the subject award/land acquisition does not fall part of the property and DTCP has granted licence post land acquisition.

As per Jamabandi/Revenue Records for the year 2013-2014, Ambience Infrastructure Developers Pvt. Ltd. is continued recorded owner of land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24/2(7-2), 25(7-12), 16-17(8-6), 18/1/1(3-0).

As per Jamabandi/Revenue Records for the year 2018-2019, Ambience Infrastructure Developers Pvt. Ltd. is continued recorded owner of land comprised in Rect. No. 9, Killa Nos. 18(2-4), 19(3-0), 20-21(8-2), 22(8-0), 23(7-12), 24(0-11), Rect. No. 10, Killa No. 24/2(7-2), 25(7-12), 16-17(8-6), 18/1/1(3-0).

In course of search in the revenue records of concerned Tehsil Manesar, there is an Mutation No. 1930 regarding change the name of the Company from Ambience Infrastructure Developers Pvt. Ltd. to Elan Imperial Pvt. Ltd. through ROC, Delhi.

2. In respect of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4), situated in the revenue estate of Village Nakhrola, Tehsil Manesar & District Gurgaon, Haryana.

As per Jamabandi/Revenue Records for the year 1988-1989, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) were the recorded owners in possession of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4) in the column of Khanakasht.



As per Jamabandi/Revenue Records for the year 1993-1994, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) were the recorded owners in possession of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4) in the column of Khanakasht.

As per Jamabandi/Revenue Records for the year 1998-1999, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) were the recorded owners in possession of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4) in the column of Khanakasht.

As per Jamabandi/Revenue Records for the year 2000-2003, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) were the recorded owners in possession of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4) in the column of Khanakasht.

Later, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) sold their shares in the land comprised in Rect. No. 10, Killa No. 13-14/3(2-0) to Ashutosh Villas Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 16475 dated 12/11/2007 and mutation of the same is recorded in the revenue records vide Mutation No. 1415.

Thereafter, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) sold their shares in the land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 8/1(0-4), Rect. No. 10, Killa No. 9/1(0-9) and additional land to Ashutosh Villas Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 16476 dated 12/11/2007 and mutation of the same is recorded in the revenue records vide Mutation No. 1416.

Afterwards, Ashutosh Villas Pvt. Ltd. sold the captioned land i.e. land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4) and additional land to Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited vide a duly registered Sale Deed bearing Document No. 27869 dated 29/02/2008 and mutation of the same is recorded in the revenue records vide Mutation No. 1431.



Later, Ms. Mayawati, Ms. Ramkali, Mr. Mam Chand, Mr. Nobat, Ambience Infrastructure Developers Pvt. Ltd. and Others partitioned the captioned land and additional land. According to the said partition, Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited became the owner of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4) vide a Case bearing No. 134 dated 29/12/2008 passed by the Hon'ble Asstt. Collector, Gurgaon and mutation of the same is recorded in the revenue records vide Mutation No.1467.

As per Jamabandi/Revenue Records for the year 2008-2009, Ambience Infrastructure Developers Pvt. Ltd. is continued recorded owner of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4).

As per Jamabandi/Revenue Records for the year 2013-2014, Ambience Infrastructure Developers Pvt. Ltd. is continued recorded owner of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4).

As per Jamabandi/Revenue Records for the year 2018-2019, Ambience Infrastructure Developers Pvt. Ltd. is continued recorded owner of land comprised in Rect. No. 10, Killa Nos. 13-14/2(0-4), 13-14/3(2-0), 8/1(0-4).

In course of search in the revenue records of concerned Tehsil Manesar, there is an Mutation No. 1930 regarding change the name of the Company from Ambience Infrastructure Developers Pvt. Ltd. to Elan Imperial Pvt. Ltd. through ROC, Delhi.

3. In respect of land comprised in Rect. No. 10, Killa No. 9/1(0-9), situated in the revenue estate of Village Nakhrola, Tehsil Manesar & District Gurgaon, Haryana.

As per Jamabandi/Revenue Records for the year 1988-1989, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat(1/2 share) were the recorded owners in possession of land comprised in Rect. No. 10, Killa No. 9/1(0-9) in the column of Khanakasht.

As per Jamabandi/Revenue Records for the year 1993-1994, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) were the recorded owners in possession of land comprised in Rect. No. 10, Killa No. 9/1(0-9) in the column of Khanakasht.

As per Jamabandi/Revenue Records for the year 1998-1999, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) were the recorded owners in possession of land comprised in Rect. No. 10, Killa No. 9/1(0-9) in the column of Khanakasht.

As per Jamabandi/Revenue Records for the year 2000-2003, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) were the recorded owners in possession of land comprised in Rect. No. 10, Killa No. 9/1(0-9) in the column of Khanakasht.

Later, Ms. Mayawati & Ms. Ramkali (1/2 share), Mr. Mam Chand & Mr. Nobat (1/2 share) sold their shares in the land comprised in Rect. No. 10, Killa No. 9/1(0-9) and additional land to Ashutosh Villas Pvt. Ltd. vide a duly registered Sale Deed bearing Document No. 16476 dated 12/11/2007 and mutation of the same is recorded in the revenue records vide Mutation No. 1416.

Afterwards, Ashutosh Villas Pvt. Ltd. sold the captioned land i.e. land comprised in Rect. No. 10, Killa No. 9/1(0-9) and additional land to Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited vide a duly registered Sale Deed bearing Document No. 27869 dated 29/02/2008 and mutation of the same is recorded in the revenue records vide Mutation No. 1431.

Later, Ms. Mayawati, Ms. Ramkali, Mr. Mam Chand, Mr. Nobat, Ambience Infrastructure Developers Pvt. Ltd. and Others partitioned the captioned land and additional land. According to the said partition, Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited became the owner of land comprised in Rect. No. 10, Killa No. 9/1(0-9) and additional land vide a Case bearing No. 133 dated 29/12/2008 passed by the Hon'ble Asstt. Collector, Gurgaon and mutation of the same is recorded in the revenue records vide Mutation No. 1468.

As per Jamabandi/Revenue Records for the year 2008-2009, Ambience Infrastructure Developers Pvt. Ltd. was the recorded owner of land comprised in Rect. No. 10, Killa No. 9/1(0-9).

In course of search in the revenue records of concerned Tehsil Manesar, there is an Award passed under provision of Land Acquisition Act, 1894 on land comprised in Rect. No. 10, Killa Nos. 9/1(0-9) vide Award No. 12 dated 14/06/2010 and Mutation No. 1584 We have encountered the facts of land acquisition with Ambience Infrastructure Developers Pvt. Ltd. and they have clarified that the subject award/land acquisition does not fall part of the property and DTCP has granted licence post land acquisition.

**8.0 AGRICULTURE LAND CEILING**

Not Applicable

**9.0 LAND USE**

As per documents provided, the Property is Commercial in nature.

**10.0 POSSESSION**

As per revenue records, the owner viz. Elan Imperial Pvt. Ltd. have recorded possession of the Property.

Please note that our observations on possession is based on and strictly confined to the legal /dejure possession of the owners companies as per revenue records and we have not commented on defacto/actual physical possession of the land vis a vis the owners companies.

**11.0 DUES OUTSTANDING**

No

**12.0 CONFIRMATION ON TITLE DOCUMENTS PROPERLY STAMPED AND REGISTERED**

The title documents in respect of the Property owned by the companies are properly executed, stamped and registered.



### 13.0 NON ENCUMBRANCE CERTIFICATE

The practice of obtaining non encumbrance certificate issued by the Sub Registrar of assurances is not very much prevalent in the state of Haryana.

### 14.0 LITIGATION SEARCH

As per the Online Litigation, there are no cases found.

### 15.0 CONCLUSION

- (a) This is a freehold Property.
- (b) The property is free from encumbrances.
- (c) The present recorded owner of the Property is Ambience Infrastructure Developers Pvt. Ltd.
- (d) Subject to observation and recommendation, M/s Elan Imperial Pvt. Ltd. enjoys clear & marketable title over the Property and can create mortgage in favour of Lender in respect of the property by depositing the following title documents:

Should you desire any further information and/or clarification please do revert to us.

Thanking you,



MAHENDER SINGH  
ADVOCATE, GURUGRAM

Mahender Singh  
Advocate, & Notary

Office No. 20, Panchayat Bhawan, Old Tehsil Compound, Opp. S.C.E.R.T,  
Gurugram, Haryana, Mob:- 9811142130

**SCHEDULE OF LAND**

situated in the revenue estate of Village Nakhrola, Tehsil Manesar & District Gurugram, Sector-82, Gurugram, Haryana.

OWNER COMPANY	SALE DEED NOS AND DATE	RECT. NOS.	KILLA NOS.	AREA	
				KANAL	MARLA
Ambience Infrastructure Developers Pvt. Ltd., now known as Elan Imperial Private Limited	27869 dated 29/02/2008	09	18	2	4
			19	3	0
			20-21	8	2
			22	8	0
			23	7	12
			24	0	11
		10	16-17	8	6
			18/1/1	3	0
			24/2	7	2
			25	7	12
			13-14/3	2	0
			8/1	0	4
			13-14/2	0	4
			24/1	0	18
			18/1/2	2	0
			9/1	0	9
GRAND TOTAL = 61 KANAL 04 MARLA OR 7.65 ACRES					

11226

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग..... जिला.....

फुटकर शुल्क अदायगी की रसीद  
(रसीद पुस्तक ख)

तारीख और महीना

16/2/24

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

Mohender Singh Ndu.

प्राप्त हुई रकम का जोड़ और विवरण

1993 to 97 रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं..... पुस्तक नं.....  
For Registrar, Gurugram

रजिस्ट्री होने के तिथी..... रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या .....

फीस	फीस	फीस	फीस	फीस
नकल	हिफाजत	107 तलाश	अनुवाद	कमीशन



No:31780

Sub Register Office :गुरुग्राम

Date :16-02-2024

Received with Thanks from Mahender Singh Adv Gurugram Year 1997-2009 resident of GGM sum  
of rs fifteen  
on account of Inspection charges.

Rs.15

स्वयं निदेशित  
गुरुग्राम

No:5702

Sub Register Office :Manesar

Date :16-02-2024

Received with Thanks from MAHENDER SINGH ADV 2009 TO TILL DATE resident of GGM sum of rs  
fifteen  
on account of Inspection charges.

Rs.15

( Incharge)

  
Sub Registrar  
Manesar (Gurgaon)