

GAURAV DUA
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August 06th, 2024

TITLE SEARCH & NON ENCUMBRANCE REPORT

To,

WONDER CITY BUILDCON PVT. LTD
3RD FLOOR, UM HOUSE, TOWER A,
SECTOR - 44, PLOT NO. 35,
GURUGRAM, HARYANA - 122002
COMPANY CODE : 1029

Sub: Title Search & Non Encumbrance Report in relation to all that piece and parcel of Plot No. GH-100, Sector-54, Urban Estate Gurugram-II, Gurugram, Haryana admeasuring 11169.09 Square Meters ("Subject Land").

Sir/Ma'am,

This report is with the intent to identify any encumbrance on the Subject Land (morefully detailed in Land Schedule hereto) which affects the right, title and interest of Wonder City Buildcon Pvt. Ltd. which is acquired/purchased vide Conveyance Deed dated 18th July, 2024 duly registered in the office of the Sub Registrar, Wazirabad, Haryana on 22nd July, 2024 as Vasika No. 7958 in Bahi (Book) No. 1 Jild (Volume) No. 174 on Page 138.5 and Pasted in Additional Bahi (Book) No. 1 Jild (Volume) No. 5890 on Pages from 70 to 80.

The following exercise has been carried out for the purposes of this report:

(i) Inspection of public records maintained at the office of jurisdictional Sub-Registrar Wazirabad, District Gurugram, Gurugram, Haryana.

Based on the above exercise, we note that title of the Subject Land vests with M/s Wonder City Buildcon Pvt. Ltd.

In light of the above, we conclude that we have not come across any registered encumbrance on the Subject Land.

Inspection slips is attached herewith as **Annexure A**.

Gaurav Dua
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Gaurav Dua Advocate
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SCHEDULE-I
DESCRIPTION OF SUBJECT LAND

ALL THAT PIECE AND PARCEL OF PLOT NO.GH-100, SECTOR-54, URBAN ESTATE GURUGRAM-II, GURUGRAM, HARYANA ADMEASURING 11169.09 SQUARE METERS.

Gaurav Dua
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(Second party copy) B Book Receipt for Non Registration Purpose 06-08-2024

No:4386

Sub Register Office : वजीराबाद

Date :06-08-2024

Received with Thanks from Gaurav Dua Adv Year 2017-2024 resident of . sum of rs fifteen
on account of **Inspection** charges.

Rs.15

अभ्युक्त सब रजिस्ट्रार
वजीराबाद (वजीराबाद)