

Date: October 25, 2024

TITLE SEARCH REPORT

To,

MNB Build Fab Private Limited,
Shop No.3, Ground Floor Plot, 7/25,
Kirti Nagar Ind. Area, Ramesh Nagar,
West Delhi, New Delhi, India – 110015.

Kind Attn: Mr. Mohit Bajaj

Re: Plot No. GH26A, Sector – 56, Urban Estate - II, Gurugram, Residential freehold land admeasuring approximately 3,438.75 square meters comprised in U/E Gurugram II.

1. INSTRUCTIONS AND STEPSTKEN

- 1.1. We understand that MNB Build Fab Private Limited, a company incorporated under the Companies Act, 2013, having its registered office at Shop No.3, Ground Floor Plot, 7/25, Kirti Nagar Ind. Area, Ramesh Nagar, West Delhi, New Delhi, India – 110015 (“MNB”), intends to have a title search of the land parcel admeasuring approximately 3438.75 square meters, comprised in Plot No. GH26A, Sector – 56, Urban Estate - II, Gurugram (the “Subject Plot”), more particularly described in the First Schedule hereinunder.
- 1.2. To proceed further with consummating the transaction, MNB has engaged Sarbhak Advocates and Solicitors (“We” or “Firm”) to provide an opinion/report on the title of the land and the showroom constructed thereupon (“Report”).
- 1.3. Our scope of work involves a review of the relevant documents and records in relation to the property. Based on our assumptions, qualifications, the documents provided to us by MNB, and the responses received from the owner of the Subject Plot, We hereby give our Report on the title of the Subject Plot.
- 1.4. For the purpose of title investigation, we have taken the following steps:
 - 1.4.1. **Searches:**
 - (a) **Haryana Shehri Vikas Pradhikaran:** Plot status enquiry conducted online on the website of Haryana Shehri Vikas Pradhikaran regarding the Subject Plot (“HSVP”);



- (b) **Physical Inspection:** Search at the office of Haryana Shehri Vikas Pradhikaran at Sector 34 for the verification of the documents and plot information and identification of mortgage;
- (c) **Ministry of Corporate Affairs:** conducted an online search on the website of the Ministry of Corporate Affairs (“MCA”) to identify the charges on the Subject Plot;
- (d) **Central Registry of Securitisation Asset Reconstruction and Security Interest of India:** a search has been conducted to the Central Registry of Securitisation Asset Reconstruction and Security Interest of India portal to determine whether the Subject Plot has been mortgage or not; and
- (e) **Litigation Search:** a search based on the records of litigations available on the respective websites of the Supreme Court of India, the Punjab & Haryana High Court, and the District Court Gurugram, Judicial Complex - Sohna and Pataudi, for public viewing and inspection.

1.4.2. **Documents Perused:**

We have been provided with photocopies, scanned copies, or electronic copies of the following documents, as the case may be, relating to the Subject Plot:

- (i) Demarcation Plan for Sector 56;
- (ii) Building approval dated October 10, 2024, from HSVP;
- (iii) Letter of Allotment dated September 29, 2023, issued by HSVP to MNB Build Fab LLP vide memo number ZO002/L0018/UE029/GALOT/00000001157;
- (iv) Possession Certificate dated November 08, 2023, issued by HSVP;
- (v) Certificate of Incorporation of MNB;
- (vi) Conveyance Deed dated July 16, 2024, between HSVP and MNB and
- (vii) Letter of various approvals dated July 15, 2024, issued by HSVP to MNB Build Fab Private Limited vide memo number EO-II/SDE(S)/2024/4711.

In addition to the above, We have procured the following documents/information:

- (i) MCA Master Data of MNB, showing the list of charges;
- (ii) MCA Master Data of MNB Build FAB LLP confirming its conversion and dissolution;



- (iii) CERSAI Search Reports; and
- (iv) Information related to the Subject Plot on the official website of HSVP (<https://hsvphry.org.in/Pages/PlotStatusEnquiry>) (separately annexed as per **Third Schedule**)

1.4.3. **Haryana Sehri Vikas Pradhikaran:**

Upon conducting a search at the HSVP website about the Subject Plot (as mentioned in the **Second Schedule**), We have identified the following:

- (a) **Allotment Status:** The Subject Plot has been allotted by HSVP in an e-auction vide an Allotment Letter No. ZO-002/EO-018/UE029/LALOT/0000001157, dated September 29, 2023.
- (b) **Building Plan Approval:** The building plan approval has been received by the MNB for construction of Group Housing on October 10, 2024.
- (c) **Encumbrance and Litigation Status:** The Subject Plot is free from any mortgage encumbrances and is not currently subject to any legal proceedings or court cases.

2. **OBSERVATIONS**

Based on the perusal of the documents listed in the **Third Schedule**, and the search conducted at the HSVP website as mentioned in paragraphs 1.2.1, 1.2.2, and 1.2.3 above), along with the information provided to us by MNB, We observe the following:

2.1. **Incorporation of Company:**

- 2.1.1. MNB Build Fab Private Limited was incorporated on November 7, 2023, under the Companies Act, 2013, marking its transition from a limited liability partnership (LLP) to a private limited company. The company has its registered office is situated at Shop No.3, Ground Floor Plot, 7/25, Kirti Nagar Industrial Area, Ramesh Nagar, West Delhi, New Delhi, India – 110015.
- 2.1.2. This incorporation follows the dissolution and conversion of MNB Build Fab LLP (which was incorporated on November 23, 2020), which shifted its business structure from an LLP to a private limited company.
- 2.1.3. By virtue of the conversion of MNB Build Fab LLP into MNB Build Fab Private Limited, and pursuant to the provisions of the Companies Act, 2013, the property held in the name of MNB Build Fab LLP is transferred to MNB Build Fab Private Limited.

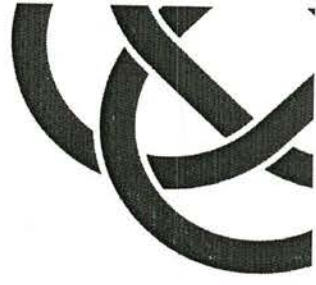




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2.2. **Title Evolution:**

- 2.2.1. Upon review of the documents provided, we have identified that the Subject Plot was originally owned by HSVP with proprietary rights.
- 2.2.2. HSVP allotted the said Subject Plot 'as is where is Basis' vide allotment letter number ZO-002/EO-018/UE029/LALOT/0000001157 dated September 29, 2023 under e- auction to MNB Build Fab Private Limited on a freehold basis against an application dated May 28, 2023 made under Sub-regulation (T) of Regulation 6 of the Haryana Shehri Vikas Pradhikaran (Disposal of Land and Building) Rules, 1978, and the Guidelines Governing HSVP for the use of a site for residential purposes in the urban area of Gurugram, Haryana by MNB Build Fab LLP.
- 2.2.3. The Estate Officer of HSVP vide an allotment letter dated September 29, 2023, having allotment letter no. ZO002/L0018/UE029/GALOT/00000001157, allotted the Subject Plot admeasuring approximately 3,438.75 square meters, on a freehold basis to MNB, subject to the provisions of the Haryana Shehri Vikas Pradhikaran Act, 1977, and the rules thereunder, and subject to the terms and conditions mentioned in the aforesaid allotment letter.
- 2.2.4. Subsequently, HSVP issued a possession certificate dated November 08, 2023, memo no. ZO002/EO018/UE029/PAPOS/0000934673, whereby possession of the Subject Plot, measuring approximately 3,438.90 square meters, was allotted to Mr. Mohit Bajaj, partner of MNB Build Fab LLP.
- 2.2.5. MNB Build Fab LLP was dissolved and converted into MNB BUILD FAB PRIVATE LIMITED on November 07, 2023. After the dissolution and conversion of MNB Build Fab LLP into MNB, a conveyance deed was executed between HSVP and MNB on July 16, 2024, for the sale of the Subject Plot in favour of MNB.
- 2.2.6. The Estate Officer of HSVP vide an approval letter dated November 07, 2024, having Memo no. EO-II/SDE(S)/2024/4711, approved the necessary compliances required for the Subject Plot in favour of MNB Build Fab Private Limited.

1.1. **Steps Taken**

As per the steps taken by us for investigating MNB's title to the Subject Land, we observe the following:

- (a) We have reviewed and examined all relevant documentation pertaining to the Subject Plot and have verified the title of the Subject Plot.
- (b) We have conducted a search of public records and determined that there are no liens or encumbrances on the Subject Plot. Furthermore, we have scrutinized all records related to the Subject Plot available on the HSVP website.



1.2. **Search in Registrar of Companies:**

Pursuant to our search conducted on the Ministry of Corporate Affairs portal, we have not come across any charges extending/persisting over the Subject Plot, as on the date of this Report.

1.3. **Litigation Search**

Upon inspecting the documents and information available at HSVP, we have determined that the Subject Plot is not involved in any litigation. Additionally, we conducted a limited online search on the websites of the Supreme Court of India, the Punjab and Haryana High Court, and the District Courts of Gurugram, Sohna, and Pataudi regarding the Subject Plot. Based on our search, we did not find any ongoing or disposed litigation against MNB.

1.4. **Requisitions:**

We administered certain general as well as specific requisitions on the title to MNB pertaining to the Subject Plot, to which MNB has furnished us its replies and records. MNB, has *inter alia* informed and confirmed us that:

- (i) MNB has a clear title to the Subject Plot, which is clear, marketable, and free from encumbrances. MNB has not created any mortgage on the Subject Plot;
- (ii) There is no litigation, writ of execution or legal proceeding pending against MNB affecting the Subject Plot initiated either by any statutory authority or any other third party; and
- (iii) MNB has not received any notice of the acquisition of the Subject Plot or has the Subject Plot been encroached by any third party.

1.5. **Inspection of Original Documents**

We have inspected the original Conveyance Deed dated 16/07/2024, the Possession Certificate 08/11/2023 and the Allotment Letter 29/09/2023 in the custody of MNB.

2. **CONCLUSION:**

Based on our observations and all steps recited in paragraph 2 above and the assumptions and qualifications mentioned in paragraph 4 below, We are of the following opinion:

- (i) MNB is seized and possessed of and well and sufficiently entitled to the Subject Plot as owner/ assignee thereof, and its name has been displayed as the allottee of the Subject.
- (ii) Plot on the official website of HSVP (<https://hsvphry.org.in/Pages/PlotStatusEnquiry>).

3. **ASSUMPTIONS AND EXCEPTIONS:**

We have provided our Report based on the information and documents provided by MNB, and

the scope of our Report on the Subject Plot is subject to the following limitations:

- (i) This Report has been prepared solely for MNB, and it shall not be relied upon by any other person or utilized for any other purpose, nor quoted or referred to in any public document or document filed with any person, authority, organization, or entity without our express written consent.
- (ii) We have not conducted any physical survey/inspection of the Subject Plot, and the revenue records provided to us.
- (iii) Our analysis is specific to the facts stated herein and is intended solely for reliance by the MNB. It should not be considered a statement of general legal principles applicable to transactions of this nature.
- (iv) Our review and Report are based solely on the information and documents, particularly as mentioned hereinabove, made available to us, and We express no opinion on any other matters, including secretarial, technical, commercial, tax, or financial information or issues in any manner whatsoever.
- (v) This Report merely certifies the matters expressly addressed in this Report and does not consider or certify any other questions not expressly answered herein.
- (vi) We express no opinion/view on (i) current or potential use, zoning, reservations, development, and F.S.I sanctioned/consumed on the Subject Plot, and (ii) payment of taxes, assessments, etc., in respect of the Subject Plot.
- (vii) We disclaim any and all liability and responsibility and shall not be liable or responsible in any manner, nor entertain any claim regarding any costs, charges, losses, penalties, damages, etc., resulting from or incurred or suffered by any unauthorized person using our Report in any unauthorized manner or basing any action on it, notwithstanding the cautions and limitations stated herein and at the appropriate places in the Report.
- (viii) There are no facts or circumstances currently in existence, and no events have transpired, that would render any of the documents void, voidable, repudiated, frustrated, or subject to rescission for any reason. This includes but is not limited to reasons such as lack of consideration, default, fraud, or misrepresentation.
- (ix) No implications should be drawn beyond what is expressly stated in this Report, and no part of this Report may be quoted or otherwise published without the Firm's specific prior written consent.
- (x) The Firm's analysis is exclusively based on the documents. For the purposes of this Report, We assume that all facts and documents provided to us are accurate, that the





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softcopies submitted to us conform to the original documents, and all records made available to us are accurate and complete.

- (xi) This Report is subject to change based on any additional documents, information, or disclosures provided to us. Our maximum liability relating to this Report (regardless of the form of action, whether in contract, negligence, or otherwise) shall not exceed the professional fees paid to us for the same. We shall not be liable for consequential, special, incidental, or punitive loss, damages, or expenses, and the recipient has agreed to the same and shall not claim damages from us in any manner in the future.

For and on behalf of
Sarthak Advocates & Solicitors

Abhishek Nath Tripathi

Abhishek Nath Tripathi
Enrolment no: D/400/2005
Date: October 25, 2024,
Place: New Delhi – 110048



For MNB BUILD FAB PVT. LTD.

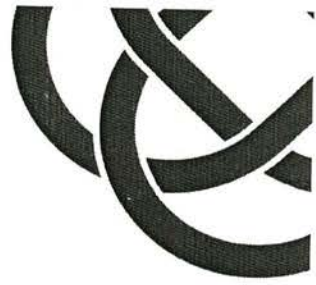
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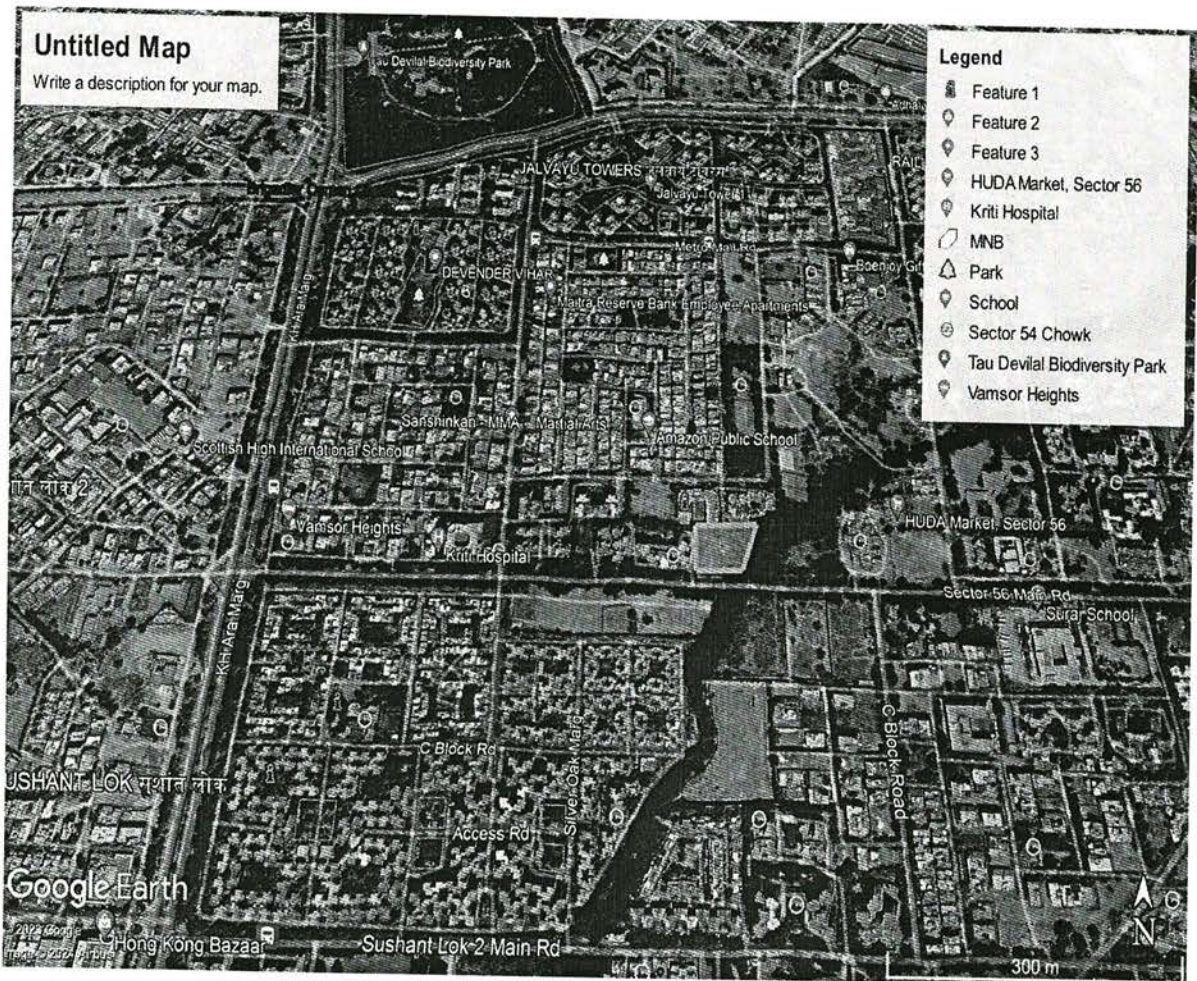
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FIRST SCHEDULE

Schedule of the Subject Plot

All that piece and parcel of Residential freehold land admeasuring approximately 3,438.75 square meters comprised in Plot no. GH4, Sector – 28, Urban Estate - II, Gurugram.



Plot Information as per HSVP

PLOT STATUS ENQUIRY										
Urban Estate		Sector		Plot Number						
UE029-Gurgaon II		56		GH26A						
<input type="button" value="Search"/>										
Plot List										
Zone	Estate Office	Urban Estate Name	Sector No.	Property No.	Property Category	Property Sub Category	Allottee Name	Mobile Number	Aadhar Number	
Gurgaon	EO HUDA GURGAON II	Gurgaon II	56	GH26A	Residential	Multi Storey Apartment (eAuction)	MNB BUILD FAB LLP Th Partner: Mohit Bajaj	8888 8888 48	8888 8888 5723	View Status
Details										
Plot Status		Whether Cancelled		Under Mortgage		Whether Resumed		Building Plan Approved		Sanction Date
Allotted		No		No		No		No		-
Allotment Letter Memo No.		Allotment Date		Under Court Case		Enhancement Amount		Whether Constructed		Amount for Fully Paid
:029/LALOT/0000000129		29/09/2023		No		Nil		No		Nil

THIRD SCHEDULE

(List of Annexure)
Separately Attached

SL. No.	Document
PR Card/ Plan	
1.	Demarcation plan for Sector 56.
Plot Documents	
2.	Letter dated September 07, 2023, to HSVP for approval of building plan.
3.	Letter of Allotment dated September 29, 2023, issued by HSVP to MNB.
4.	Possession Certificate dated November 08, 2023, issued by HSVP.
5.	Certificate of incorporation of MNB.
6.	Conveyance Deed dated July 16, 2024, between HSVP and MBP
Other Documents	
7.	MCA master data of MNB Build Fab LLP
8.	MCA master data of MNB Build Fab Private Limited
9.	CERSAI search reports.
10.	Inspection Receipt at the Sub-Registrar Office
11.	Approval Letter of necessary compliances w.r.t the Subject Plot

