

# **REPORT AFTER INVESTIGATION OF PROPERTY OF OWNER NAMELY**

**M/s Conscient Infrastructure Private Limited**

**Registered office at K-1, Green Park Main, New Delhi - 110016  
Through its Authorised Person/Signatory/Director**

**IN RESPECT OF**

**LAND ADMEASURING 5.56 ACRES (22501 SQ. MTRS.)**

**SITUATED IN THE REVENUE ESTATE OF VILLAGE NAURANGPUR,  
SECTOR-80, TEHSIL MANESAR, DISTRICT GURUGRAM,  
HARYANA.**

**Prepared By:**

**RAJESH KUMAR, (Advocate)  
District Court, Gurugram.  
Mob: 9871939094**

*Rajesh Kumar*

**RAJESH KUMAR**  
Advocate  
Distt. Court Gurugram

*Date-17/11/25*

## TO WHOMSOEVER IT MAY CONCERN

### TRANSACTION

M/s Conscient Infrastructure Private Limited ("**Conscient**") has appointed / instructed Rajesh Kumar ("**Advocate**") to conduct a Title Search Report of a land admeasuring 5.56 Acres (44 Kanal 9.43 Marla), falling in Rect. No. 39, Killa No. 1 (6-6.20), 2(7-4.88), 3(8-0), 4/1(6-16), 8(5-12.28), 9(5-12.28), and Killa No. 10 min (4-17.79), in the revenue estate of Village Naurangpur, Tehsil Manesar, Sector-80 and District Gurgaon (Gurugram), Haryana (the "**Subject Land**"). (hereinafter referred to as "**Project Land**"). The Project Land is presently owned by **M/s Conscient Infrastructure Private Limited** (hereinafter referred to as the "**Land Owner**") in the manner as detailed under the Schedule below.

### ADDRESSEE

This Title Search Report ("**Report**") has been prepared under the instructions of Addressee and is addressed to Addressee only and is not permitted to be passed on or used by and may not be relied upon or used by any person other than Addressee. In case of its use or reliance by a third party, we do not and will not assume or accept any liability of the contents of the Report.

### SCHEDULE

Name of Owner	Rect. No.	Killa No.	Area in (Kanal)	Area in (Marla)	Area in (Sarsai)	Total Area (in Acres)
M/s Conscient Infrastructure Pvt. Ltd.	39	1min	6	6	20	
		2min	7	4	88	
		8min	5	12	28	
		9min	5	12	28	
	Total Land-A		23	34	164	
M/s Conscient Infrastructure Pvt. Ltd.	39	3	8	0		
	39	4/1	6	16		
	Total Land-B		14	16		
M/s Conscient Infrastructure Pvt. Ltd.	39	10min	4	17	79	
	Total Land-C		4	17	79	
	Total A+B+C		41	69.43		
	Grand Total		44 Kanal 9.43 Marlas or (5.56 Acres)			

1 Kanal	=	20 Marlas
8 Kanal	=	1 Acre
1 Hectare	=	2.4710 Acres

### LAND USE

As per documents provided, **the Property** was **Industrial/Commercial** in nature. However, as per new master plan of Gurgaon-Manesar 2031, the Property falls under the **Residential Zone** in Sector-80, Gurugram. Hence, any development shall be subject to obtainment of necessary development approvals like, change of land use / license, building plan sanction etc.

### LAND AREA USE FOR PROJECT

**M/s Conscient Infrastructure Private Limited** has obtained a RLA bearing No. 9277 dated 29.07.2024 From Haryana State Industrial & Infrastructure Development Corporation Ltd., Government of Haryana (HSIIDC) for Developing Group Housing Colony area measuring **5.56 acres** in Village Naurangpur, Sector-80, Gurugram, Haryana.

### SCOPE OF WORK

Pursuant to the instructions received from the Addressee to undertake a title verification of the Project Land; we have conducted a title search exercise to ascertain the following aspects (hereinafter referred to as the "**Exercise**");

1. To verify title of the Project Land from the revenue records including existence of any charges, mortgages and liens, if any, on the Project Land in the revenue records;
2. To review and verify the documents and records maintained in the office of Sub-Registrar- Manesar, Gurugram (to the extent possible);
3. To verify whether the Project Land is subject to any land acquisition proceedings,

The Exercise has been carried out on the basis of the documents and information provided by the Addressee and/or the Land Owners and/or obtained by us (hereinafter referred to as the "**Information**").

This Report is, therefore, based on the Information, which is assumed to be genuine and proper.

*Rajesh Kumar*  
**RAJESH KUMAR**  
 Advocate  
 Distt. Court Gurugram

This Report is Client privileged and confidential and is not meant for external circulation and dissemination.

## **I. OFFICES VISITED:**

Search/enquiries/investigations were made at the following offices:

1. We have verified the charges/mortgages on the Project Land by Land Owner in the Office of Sub-Registrar, Manesar, Gurugram, Haryana on 07-10-2024.
2. Office of the Patwari, of Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana on 09-10-2024 and 10-10-2024.
3. Office of the Sub-Registrar, Manesar on 15-10-2024.
4. Office of Old Record Room, Gurgaon on 17-10-2024.

## **II. ASSUMPTIONS & DISCLAIMER**

This Report is based on the following assumptions and opinions rendered in this Report are subject to these assumptions:

- The Information provided to us for review, are assumed to be true, complete and accurate copies of the originals. Signatures wherever contained in the documents are authentic and have been made by persons concerned and legally authorized to represent the respective entity, as the case may be. The contracting parties are competent to enter into the documents reviewed;
- The Information and documents provided to us for review, are assumed to be true, complete and accurate copies of the originals. Signatures, wherever contained in the documents are authentic and have been made by persons concerned and legally authorized to represent the respective entity, as the case may be. The contracting parties are competent to enter into the documents reviewed;
- The representations and assurances given by the contracting parties in the documents reviewed are true and complete;

  
**RAJESH KUMAR**  
Advocate  
Distt. Court Gurugram

- The Information provided to us and reviewed by us for preparation of this Report shall remain true;
- Each of the Information provided to us for review is in full force and effect, incorporate on its face all amendments, which have been made to it, and have not been terminated;
- Each of the Information provided to us for review is valid, binding and enforceable on each of the parties to it and each of those parties has duly complied with the provisions of such documents;
- No physical verification of the Project Land/any part thereof has been carried out and hence this Report does not have any comment on status of actual possession, measurement and demarcation of Project Land, and other such aspects;
- Our comments (if any) regarding encumbrance(s) operating on the Project Land are based on searches carried out in the office of concerned Sub Registrar, revenue records and are subject to the legal position that such search only reflects those encumbrances that are registered with the Sub Registrar. For instance, any unregistered agreements for sale, any unregistered encumbrances, liens, charges, etc. are not reflected as there is no official centralized system for recording the same.
- This Report does not anticipate or make any assessment of the possible commercial or financial consequences of any Information reflected herein or otherwise contained in any document reviewed and relied upon for the purposes of this Report.
- This Report does not comment on any litigation pending / initiated / contemplated / investigation/government enquiry in respect of the Project Plot except the litigations mentioned under Litigation Section of this Report.
- This Report is limited to the scope of work mentioned herein and should not be read as extending by implication to any other matter.
- No independent searches, physical verifications, inspections and investigations have been carried out at the relevant offices to determine/ verify amongst other, sanctions, approvals, clearances, permissions, including those relating to environmental clearances and forest department in relation to the Project Land or any part thereof.

*Rajesh Kumar*  
**RAJESH KUMAR**  
 Advocate  
 Distt. Court Gurugram

- The Information provided in this Report is subject to change, based on any additional information that may be received subsequent to the date of this Report;
- Except as otherwise defined in this Report, all capitalised terms in this Report shall have the meaning ascribed to such term in the Original DDR. This Report shall always be read in consonance with the Original DDR.
- Only the Addressee and any other person(s) duly authorized by the Addressee may rely upon the contents of this Report.

We have taken due care in conducting the title search of the Project Land and in preparing this Report. However, Rajesh Kumar (Advocate) will not be held responsible and/or do not assume any financial or other liability in excess of 50% of our fees in case any factual or other information contained in this Report is found to be incorrect or not true or in any way be held liable in the event of any loss and/or damage suffered by any person on account of any incorrect or incomplete Information furnished to Rajesh Kumar (Advocate), which forms the basis of this Report.

In compiling this Report, we have acted as lawyers qualified to practice law in India and are not advising on the system of law of any other jurisdiction.

### III. THE REPORT

Our detailed observations based on the review of the aforesaid Information and subject to the Assumptions and Disclaimer mentioned hereinabove, are as under:

### IV. INFORMATION RELATED TO PROJECT LAND

Based on the description of Project Land as provided to us by **M/s Conscient Infrastructure Private Limited**, we have inspected the revenue / Jamabandi records along with other connected records like Mutation Register Entries at the office of the Patwari of Village Naurangpur, Sector-80, Tehsil Manesar, District Gurugram, Haryana in relation to the Project Land. In addition, the records at the Sub-Registrar office at Manesar have been also been verified and we have found an entry in Revenue Records that company has got RLA bearing No. 9277 dated 29.07.2024 on area measuring **5.56 acre** from HSIIDC.

  
**RAJESH KUMAR**  
Advocate  
Distt. Court Gurugram



Based on the review of documents provided to us, our observations on title, including its devolution and ownership pertaining to Project Land admeasuring **44 Kanal 9.43 Marla (5.56 acres)**, situated in the revenue estate of Village Naurangpur, Sector-80, Tehsil Manesar, District Gurugram, Haryana, is more fully described in Annexure A of this Report.

## **V. ENCUMBRANCE**

Upon inspection of land revenue records i.e. Jamabandis, undertaken in the Office of the Patwari, Village Naurangpur, Sector-80, Tehsil Manesar and District Gurugram, on 29-10-2024 and 20-11-2024, we have not found any other mortgage recorded on the Project Land created by the Land Owner.

## **VI. LITIGATION**

We have carried out independent search for litigation related to the Land Owner on the website of Hon'ble Supreme Court of India, High Court of Punjab and Haryana, National Company Law Tribunal, Delhi Bench, District Court, Gurugram and other concerned Courts/FORA, and have not found any litigation pending against the Land Owner.

The above information is based on the online data available on the website of concerned Courts/Fora as on 10-11-2024 and we have not physically checked the litigation against the Land Owner with respect to the Project Land. Please also note that since most of the litigation are being filed in vernacular language (Hindi) in District Court and Revenue Court, hence litigation could have been filed with a slight difference in the name of Land Owner and in that case the litigation with respect to the Land Owner cannot be ascertained exactly. Also, the names of the Land Owner are generic in nature.

The website of District Court and concerned Revenue Court is not updated, therefore we are also not sure about the litigation, if any pending before District Court or concerned Revenue Court. Also, we cannot ascertain the status of Arbitration proceedings, if any pending against the Land Owners as records of Arbitration proceedings are not updated on the online portal except Arbitration Objection (Section 34 of the Arbitration and Conciliation Act), Petition for Interim measures (Section 9 of the Arbitration and Conciliation Act) and Petition for appointment of Arbitrator (Section 11 of the Arbitration and Conciliation Act),

  
**RAJESH KUMAR**  
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Distt. Court Gurugram

## VII. CONCLUSION

Based on the review of the revenue records (Jamabandi and Mutation) and other documents, it can be inferred that the Land Owner are holding clear and lawful title in respect of the Project Land subject to the 'Assumptions and Disclaimers', including 'Conclusion', 'Our Comments' and 'Our Observations' made hereinabove in this Report.

*Rajesh Kumar*  
**RAJESH KUMAR**  
Advocate  
Distt. Court Gurugram  
*Enrollment No - 9/909/1999*  
**RAJESH KUMAR**  
(Advocate)  
Distt. Court Gurugram  
*Date - 17/01/25*