



Ashok Sharma

Advocate (D/1774/06)

1659, First Floor, Sector-46, Gurugram-122001 Mob:9212798200

TITLE SEARCH REPORT

1. DESCRIPTION OF THE PROPERTY:

A freehold property, being commercial Plot No. C2, having an area admeasuring 3120 sq mtrs, situated at Sector-43, Urban Estate, Gurugram, Haryana (hereinafter called as "**Said Property**").

2. DOCUMENTS PERUSED /INSPECTED:

- (i) Letter of Intent bearing Endst No. ZO002/EO018/UE029/LALOT/0000000667 dated 08.03.2022
- (ii) Allotment Letter bearing Memo No. ZO002/EO018/UE029/GALOT/0000000649 dated 14.07.2022
- (iii) Possession Certificate bearing Memo No. ZO002/EO018/UE029/ PAPOS / 0001233209 dated 19.07.2022
- (iv) Building Plan in Form BR-III bearing Memo No. CTP/DTP(AM)/SB/260790 dated 27.09.2024
- (v) Conveyance Deed bearing Vasika No. 15707 dated 18.11.2024

3. TRACING OF THE TITLE:

- (i) Said Property was put to public auction on 29.01.2022 by the Haryana Shehri Vikas Pradhikaran, Gurugram, Haryana (hereinafter called "**HSVP**"). In the auction, the M/s. Essel Infra LLP (hereinafter referred to as "**Essel**") was the successful bidder as the bid of the Essel being the highest bid was accepted and Letter of Intent ('LOI') was issued by HSVP vide Endorsement no. ZO002 / EO018 / UE029 / LALOT / 0000000667 dated 08.03.2022 whereby the allotment of Said





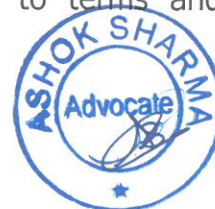
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Property was offered on free hold basis to M/s. Essel Infra LLP through its Partner Sh. Laxmi Narain Goel having its office at Suncity Business Tower, 2nd Floor, Golf Course Road, Sector-54, Gurugram, Haryana-122002 for a sale consideration of Rs.1,25,01,72,600/- (Rupees One Hundred Twenty-Five Crores One Lakh Seventy-Two Thousand Six Hundred only) and on the terms and conditions contained therein.

- (ii) Thereafter, upon receipt of entire sale consideration of Rs.1,25,01,72,600/- (Rupees One Hundred Twenty-Five Crores One Lakh Seventy-Two Thousand Six Hundred only) HSVP vide Allotment Letter bearing Memo No. ZO002/EO018/UE029/GALOT/0000000649 dated 14.07.2022 allotted Said Property on free hold basis as per terms and conditions mentioned therein and subject to the provisions of the Haryana Shehri Vikas Pradhikaran Act, 1977 and Rules / Regulations / Code / instructions / guidelines / policies etc. applicable thereunder and as amended from time to time.
- (iii) Pursuant to the aforesaid allotment, the physical possession of the Said Property was handed over by HSVP to M/s. Essel Infra LLP vide Possession Certificate bearing Memo No. ZO002/EO018/UE029/ PAPOS/0001233209 dated 19.07.2022.
- (iv) Further, HSVP by way of Memo No. CTP/DTP (AM)/SB/260790 dated 27.09.2024 approved building plan for development/ construction of commercial complex/ building on Said Property in Form BR-III subject to terms and conditions mentioned therein.





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(v) Thereafter, by virtue of Conveyance Deed, duly executed on 13.11.2024 between Haryana Shehri Vikas Pradhikaran (described therein as "HSVP") and M/s Essel Infra LLP (described therein as "Essel"), HSVP transferred the Said Property to Essel Infra LLP, and registered the same on 18.11.2024 bearing Vasika No. 15707 dated 18.11.2024 in the office of Sub-Registrar, Wazirabad, Gurugram, on the terms and conditions therein.

4. SEARCH IN THE OFFICE OF SUB-REGISTRAR, WAZIRABAD, GURUGRAM:

An inspection was carried out in the office of Sub- Registrar, Wazirabad, Gurgaon on 25.11.2024, and on inspection of the registration record from the year 2017 to till date, no registered document suggesting any sale, transfer, conveyance, mortgage or charge etc. in respect of the Said Property was found registered except as mentioned in para 3(v) above.

The receipts bearing no. 7845 to 7850 all dated 25.11.2024 for inspection made in the office of Sub-Registrar, Wazirabad, Gurugram, are enclosed herewith.

5. INSPECTION IN THE OFFICE OF MUNICIPAL CORPORATION, GURUGRAM (MCG):

A visit was made in the office of Municipal Corporation, Gurugram and on contacting dealing clerk and no property tax in respect of the Said Property found due. A copy of No Dues Certificate dated 15.11.2025 is enclosed herewith.





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6. OBSERVATIONS:

In view of the above, I observe and conclude as under:

- (i) Said Property is owned and possessed by **M/s. Essel Infra LLP.**
- (ii) The use of the Said Property is commercial purposes.
- (iii) No litigation is found pending against Said Property.
- (iv) Said Property is free from all kind of encumbrances.
- (v) Title of Said Property is clear and marketable.

Disclaimer: This Title Search Report has been prepared on the basis of documents / records available in the office of HSVP, MCG and Sub-Registrar, Wazirabad, Gurugram.

Place: Gurugram
Date: 25.11.2024



Ashok Sharma
Advocate

(Office copy)

B Book Receipt for Non Registration Purpose

25-11-2024

No:7845

Sub Register Office :वजीराबाद

Date :25-11-2024

Received with Thanks from **ASHOK SHARMA ADV 2017 TO 2024** resident of **GGM** sum of Rs fifteen on account of **Inspection** charges.

Rs.15

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

25-11-2024

No:7845

Sub Register Office :वजीराबाद

Date :25-11-2024

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Rs.15

(Incharge)


Sub Registrar
Nazirabad (Gurugram)

(Office copy)

B Book Receipt for Non Registration Purpose

25-11-2024

No:7846

Sub Register Office :वजीराबाद

Date :25-11-2024

Received with Thanks from **ASHOK SHARMA ADV 2017 TO 2024** resident of **GGM** sum of Rs fifteen on account of **Inspection** charges.

Rs.15

(Incharge)

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25-11-2024

No:7846

Sub Register Office :वजीराबाद

Date :25-11-2024

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Sub Registrar
Wazirabad (Gurugram)

(Office copy)

B Book Receipt for Non Registration Purpose

25-11-2024

No:7847

Sub Register Office :वजीराबाद

Date :25-11-2024

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Rs.15

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(First party copy)

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25-11-2024

No:7847

Sub Register Office :वजीराबाद

Date :25-11-2024

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Rs.15

(Incharge)

Sub Registrar
Wazirabad (Gurugram)

(Office copy)

B Book Receipt for Non Registration Purpose

25-11-2024

No:7848

Sub Register Office :वजीराबाद

Date :25-11-2024

Received with Thanks from **ASHOK SHARMA ADV 2017 TO 2024** resident of GGM sum of Rs fifteen on account of **Inspection** charges.

Rs.15

(Incharge)

(First party copy)

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25-11-2024

No:7848

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(Incharge)


Sub Registrar
Wazirabad (Gurugram)

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Rs.15 (Incharge)

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Rs.15 (Incharge)

(Second party copy) B Book Receipt for Non Registration Purpose 25-11-2024

No:7849 Sub Register Office :वजीराबाद Date :25-11-2024

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Rs.15 (Incharge)

Sub Registrar
Wazirabad (Gurugram)

(Office copy)

B Book Receipt for Non Registration Purpose

25-11-2024

No:7850

Sub Register Office :वजीराबाद

Date :25-11-2024

Received with Thanks from ASHOK SHARMA ADV 2017 TO 2024 resident of GGM sum of Rs fifteen on account of Inspection charges.

Rs.15

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

25-11-2024

No:7850

Sub Register Office :वजीराबाद

Date :25-11-2024

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Rs.15

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Rs.15

(Incharge)

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Sub Registrar
Wazirabad (Surugram)



Property Tax Dues Payment & No Dues Certificate Management System

No Due Certificate

DIRECTORATE OF URBAN
LOCAL BODIES
HARYANA



शहरी स्थानीय
निकाय निदेशालय
हरियाणा

No Dues are pending against the PID - 1CPELO10. No print of No Dues Certificate is Required. The data of no dues and other details will be sent to Jamabandi portal online when required. **Date : 15/Nov/2024**



*****System Generated Certificate. No signature required*****