

PARVEEN KUMAR ANGRISH

Advocate & Notary Distt. Court, Gurugram, Bar Regn. No. 2037

Ref. No.....

Dated. 08-09-2023

TO WHOMSOEVER IT MAY CONCERN

Sub. : Legal Opinion / Search Report on the title to the property of M/s. CORAL REALTORS PVT. LTD (PAN No. AACCC9269L), having its Regd, Office at A-50/2, Mayapuri Industrial Area, Phase-1, New Delhi-110064 through its Director Mr. Vijender Kumar Jain (Aadhaar No. 5973 6212 9380), R/o C.P.H.-1, The Vilas, DLF Phase-2, Sector-25, Akashneem Marg, Chakarpur, Gurugram, Haryana vide Board Resolution Dated, Property situated in the Sector-55-56, Urban Estate, Gurugram, Haryana.

Sir,

A) Description of the documents scrutinised.

Sr. No.	Date of Document	Name of Document	Whether original/ Certified/Attested
1.	29-10-2021	Conveyance Deed Vasika No. 10953	Original Copy

B) Description of the property

Item No.	Survey No.	Extent	Super Area	Location
1.	Commercial Site/Plot No. MPSITE Multiplex Sector-55-56, Urban Estate, Gurugram, Hayana.	Multiplex Plot	2700 Sq. Mtr.	Sector 55 – 56, Urban Estate Gurugram, Haryana.

That I have thoroughly searched and examine the Registration record in the office of Sub-Registrar, Wazirabad, Gurugram for the period of from 29-10-2021 to till date 08-09-2023, Receipt No. 5267 Dated 08-09-2023 Sub Registrar office, Wazirabad, Gurugram.

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Parveen Kumar Angrish
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M.A.L.L.B, HONS.
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C) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the record of the office of Sub-Registrar, Wazirabad and revenue record regarding the above mentioned property and I found the the applicant is the owner in possession of the **Commercial Site/Plot No. MPSITE, Multiplex, Area 2700 Sq. Mtrs., situated at Sector 55-56, Urban Estate, Tehsil Wazirabad, Distt. Gurugram, Haryana**, The applicant **M/s. Coral Realtors Pvt. Ltd.**, purchased the above said property vide above noted Conveyance Deed. As per Conveyance Deed **Vasika No. 10953 Dated 29-10-2021**. The applicants **M/s. Coral Realtors Pvt. Ltd.** purchased above said property from Haryana Urban Development Authority acting through the Estate Officer. Hence, the above noted property is free from all sorts of encumbrance as per record, title is clear.

D) Evidence of possession

That from the perusal of the Conveyance Deed **Vasika No. 10953 dated 29-10-2021** alongwith the above noted documents explained in column C, it is quiet evident that the applicant is in self possession of the above said property.

E) Encumbrance Certificate

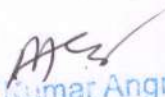
I have inspected the record of Sub Registrar Office, Wazirabad, Gurugram regarding the above said property and found that the applicant above have not created any charge by way of sale, mortgage, agreement, loan etc. or otherwise till date as per record of registrar and the same is free from sorts of encumbrances.

F) Certificate of title

On the basis of my scrutiny of the documents and search conducted by me, certified in my opinion :-

1. Intending applicant has valid, clear and marketable title in the above said property **Commercial Site/ Plot No. MPSITE, Multiplex, Area 2700 Sq. Mtrs., situated at Sector 55-56, Urban Estate, Tehsil Wazirabad, Distt. Gurrugram, Haryana, having its Super Area of 2700 Sq. Mtrs.** By way of mortgage.

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Parveen Kumar Angrish
Advocate
M.A.L.L.B, HONS.
Distt. Courts, Gurgaon

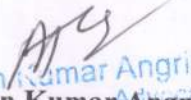
2. The intending applicants **M/s. Coral Realtors Pvt. Ltd.** can execute valid mortgage to whom she likes and also can execute sale deed, gift deed, lease deed, agreement etc. and any type of deeds to whom she likes.

3. The above said property offered as security by way of mortgage is not subject to any minor or any other claim.

g) **Opinion of the lawyer**

In my opinion the above said property **Commercial Site/Plot No. MPSITE, Multiplex, Area 2700 Sq. Mtrs., situated at Sector 55-56, Urban Estate, Tehsil Wazirabad, Distt. Gurrugram, Haryana, having its Super Area of 2700 Sq. Fts.** is free from all sorts of encumbrance as per registration record and the above said applicant has absolute and clear marketable title in the above said property given in schedule B of this search report.

Yours faithfully.


Parveen Kumar Angrish
Advocate & Notary,
Distt. Gurugram