

Ref

Date

Date : 07th July, 2025

Non Encumbrance Certificate-cum Search Report

Sub:- Non Encumbrance Certificate-cum-search report on the title to the property of **M/s Godrej Properties Limited, having its registered office at Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East) Mumbai.**

(A) Description of the documents scrutinized

Sr. No.	Date of Document	Name of Document	Whether original/No. Certified/Attested
1.	24 th June, 2025	Deed of Conveyance Kramank/Vasika No. 6686	Photocopy

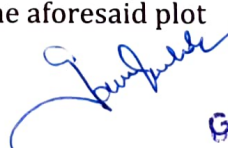
(B) Description of the property.

Item No.	Property No.	Extent	Area
1.	Plot No. GH-21, Sector 53, Urban Estate, Gurugram II, Gurugram, Haryana	Full Share	14569.20 Sq. Mtrs.

(C) Derivation of the title

I have scrutinized the above mentioned document and have also searched the registration records of Sub Registrar office at Wazirabad, Gurugram, Haryana regarding the above mentioned property and I found as under :-

That previously **THE HARYANA SHEHRI VIKAS PRADHIKKARAN** was the owner in possession of the aforesaid plot


GAURAV SACHDEVA
ADVOCATE
ENRL. No.-DJ566/06
C-21, Malviya Nagar,
New Delhi - 110017

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Aforesaid **THE HARYANA SHEHRI VIKAS PRADHIKKARAN**, sold, transferred and conveyed the above said plot in favour of **M/s Godrej Properties Limited**, having its registered office at **Godrej One, 5th Floor, Pirojshahnagar, Eastern Express Highway, Vikhroli (East) Mumbai** by way of registered Conveyance Deed bearing Kramank/Vasika No. 6686 in Bahi (Book) No.I, Jild (Volume) No. 203, on page 195.5 and pasted in Bahi (Book) No.I, Jild (Volume) No. 6933, on pages 11 to 15 dated 24th June, 2025 registered in the office of Sub Registrar, Wazirabad, Gurugram, Haryana.

(D) Evidence of possession

That from the perusal of the above noted document explained in Column 'C', it is quite evident that **M/s Godrej Properties Limited** is owner in possession of the above said property as per record.

(E) Encumbrance Certificate

That I have inspected the record of Registrar Office at Wazirabad, Gurugram, Haryana, vide Receipt No.2913 dated 07th July, 2025 regarding the above said property and found that **M/s Godrej Properties Limited** have not created any charge by way of sale, agreement etc. or otherwise till date as per records and the same is free from sorts of encumbrances.


GAURAV SACHDEVA
ADVOCATE
ENRL. No.-D/566/06
C-21, Malviya Nagar,
New Delhi-110017

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(F) Certificate of title

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

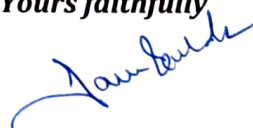
1. **Godrej Properties Limited** has valid, clear and marketable title of ownership in the above said property.
2. The said **Godrej Properties Limited** can execute valid equitable mortgage to whom they like and also can execute Sale Deed, Gift Deed, Mortgage deed, Lease Deed, Agreement etc. and any type of deeds to whom they like.
3. The above said property is not subject to any minor or any other claim.

(G) Opinion of the lawyer

That in my opinion the above stated property of **Godrej Properties Limited** is free from all sorts of encumbrances, attachments and has not been sold till date as per record and **Godrej Properties Limited** has absolute and clear marketable title in the above said property given in Description of Property (schedule B) as mentioned above in this search report.

GAURAV SACHDEVA
ADVOCATE
ENRL. No.-D/566/06
C-21, Malviya Nagar,
New Delhi-110017

Yours faithfully


Gaurav Sachdeva
Advocate
Enrl. No. D-566/06

(Office copy)

B Book Receipt for Non Registration Purpose

07-07-2025

No:2913

Sub Register Office :वजीराबाद

Date :07-07-2025

Received with Thanks from GAURAV SACHDEVA ADV 2017 TO 2025 resident of DELHI sum of Rs fifteen on account of Inspection charges.

Rs.15

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

07-07-2025

No:2913

Sub Register Office :वजीराबाद

Date :07-07-2025

Received with Thanks from GAURAV SACHDEVA ADV 2017 TO 2025 resident of DELHI sum of rs fifteen on account of Inspection charges.

Rs.15

(Incharge)

(Second party copy)

B Book Receipt for Non Registration Purpose

07-07-2025

No:2913

Sub Register Office :वजीराबाद

Date :07-07-2025

Received with Thanks from GAURAV SACHDEVA ADV 2017 TO 2025 resident of DELHI sum of rs fifteen on account of Inspection charges.

Rs.15

(Incharge)

सब रजिस्ट्रार
वजीराबाद (गुरुग्राम)