

DHEERAJ YADAV

ADVOCATE, B.A. LL.B

& 9873660446 ☎ dhee.14@gmail.com
House No. 1559-A, Sector 46,
Urban Estate, Gurugram-122003 (HR.)

Lawyer's Chamber No. 4, Block C,
District Court, Gurugram (Haryana)

Dated: 07.03.2025

TO WHOM IT MAY CONCERN

NON ENCUMBRANCE CERTIFICATE/DUE DILIGENCE REPORT/TITLE SEARCH REPORT

Subject: NON ENCUMBRANCE CERTIFICATE/DUE DILIGENCE REPORT/TITLE SEARCH REPORT in matter of Land bearing Khewat/Khata No. 65, Khatoni No. 55, Rect. No. 55, Killa No. 18(8-0), 19/1(0-12) total admeasuring 8-Kanal 12-Marla AND Khewat/ Khata No. 62, Khatoni No. 66, Rect. No. 55, Killa Nos. 23/3(7-5) total admeasuring 7-Kanal 5-Marla AND Khewat/ Khata No. 64, Khatoni No. 68, Rect. No. 55, Killa Nos. 23/2(0-1), Rect. No. 73, Killa Nos. 3/1(0-8), 8/2(0-8) total admeasuring 0-Kanal 17-Marla, Grand total admeasuring 16-Kanal 2-Marla 6-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.

Sir,

As desired by you I have searched and inspected the relevant records of pertaining to the property given in the report and my opinion in respect of the same is as under:


1. NAME AND ADDRESS OF THE TITLE HOLDER:

Owner of the property: M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana.

2. DESCRIPTION OF THE PROPERTY:

Land bearing Khewat/Khata No. 65, Khatoni No. 55, Rect. No. 55, Killa No. 18(8-0), 19/1(0-12) total admeasuring 8-Kanal 12-Marla AND Khewat/ Khata No. 62, Khatoni No. 66, Rect. No. 55, Killa Nos. 23/3(7-5) total admeasuring 7-

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DHEERAJ YADAV
Advocate
Chamber No. 4, Block-C
Distt. Court, Gurugram

Kanal 5-Marla AND Khewat/ Khata No. 64, Khatoni No. 68, Rect. No. 55, Killa Nos. 23/2(0-1), Rect. No. 73, Killa Nos. 3/1(0-8), 8/2(0-8) total admeasuring 0-Kanal 17-Marla, Grand total admeasuring 16-Kanal 2-Marla 6-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.

3. DOCUMENTS STUDIED:

S.No.	Original or Xerox	Date of Document	Nature of Document	Parties to the Documents
1.	Certified Copy	07.09.2022	Sale Deed (Vasika No. 6985)	Sh. Ajit Singh urf Ajit Kumar son of Sh. Om Prakash (Mikar No. 1) and Smt. Usha Sharma wife of Sh. Vinod Kumar Sharma (Mikar No. 2) and Sh. Prem Chand son of Sh. Chhote Lal (Mikar No. 3) and Sh. Tara Chand Sharma, Sh. Ashok Kumar son of Sh. Prahlad Singh, Smt. Usha Sharma daughter of Sh. Prahlad Singh, Smt. Bimal Devi widow of Sh. Prahlad Singh (Mikar No. 4) all resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram AND M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9 th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana
2.	-do-	15.09.2022	Mutation (No. 5369)	-do-

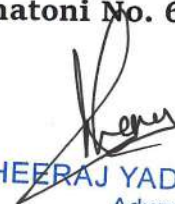
3A. Registration records of Sub-Registrar, Harsaru, Gurugram.

4. IF ORIGINAL OF DOCUMENTS HAVEN'T BEEN PRODUCED, REASON THEREOF:

Certified Copy of the documents referred above are produced for inspection, which are seen and verified.

5. TRACING OF TITLE FOR 30-13 YEARS NEXT BEFORE SCRUTINY:

- That Land bearing Khewat/Khata No. 65, Khatoni No. 55, Rect. No. 55, Killa No. 18(8-0), 19/1(0-12) total admeasuring 8-Kanal 12-Marla (Mikar No. 1) AND Khewat/ Khata No. 62, Khatoni No. 66, Rect. No. 55, Killa Nos. 23/3(7-5)


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 Advocate
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 Distt. Court, Gurugram

total admeasuring 7-Kanal 5-Marla (Mikar No. 1 to the extent of 2/29 share and Mikar No. 2 to the extent of 16/29 share and Mikar No. 4 to the extent of 11/29 share) AND Khewat/ Khata No. 64, Khatoni No. 68, Rect. No. 55, Killa Nos. 23/2(0-1), Rect. No. 73, Killa Nos. 3/1(0-8), 8/2(0-8) total admeasuring 0-Kanal 17-Marla (Mikar No. 1 to the extent of 1/6 share and Mikar No. 3 to the extent of 1/6 share and Mikar No. 1, Mikar No. 3 to the extent of 1/3 share), Grand total admeasuring 16-Kanal 2-Marla 6-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram was owned and possessed by Sh. Ajit Singh urf Ajit Kumar son of Sh. Om Prakash (Mikar No. 1) and Smt. Usha Sharma wife of Sh. Vinod Kumar Sharma (Mikar No. 2) and Sh. Prem Chand son of Sh. Chhote Lal (Mikar No. 3) and Sh. Tara Chand Sharma, Sh. Ashok Kumar son of Sh. Prahlad Singh, Smt. Usha Sharma daughter of Sh. Prahlad Singh, Smt. Bimal Devi widow of Sh. Prahlad Singh (Mikar No. 4) all resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram by the way of Jamabandi for the year 2020-2021, Mutation No. 5325. Further Sale Deed was executed and registered by and between Sh. Ajit Singh urf Ajit Kumar son of Sh. Om Prakash (Mikar No. 1) and Smt. Usha Sharma wife of Sh. Vinod Kumar Sharma (Mikar No. 2) and Sh. Prem Chand son of Sh. Chhote Lal (Mikar No. 3) and Sh. Tara Chand Sharma, Sh. Ashok Kumar son of Sh. Prahlad Singh, Smt. Usha Sharma daughter of Sh. Prahlad Singh, Smt. Bimal Devi widow of Sh. Prahlad Singh (Mikar No. 4) all resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram in favour of M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana vide Vasika No. 6985 dated 07.09.2022 which is duly registered in the office of Sub-Registrar, Harsaru and same was incorporated in the revenue records vide Mutation No. 5369 sanctioned on 15.09.2022.

• **MINOR'S CLAIM/INTEREST, IF ANY, IN THE PROPERTY:**

That the said property is not subjected to any share/claim of minor.

• **ENCUMBRANCES:**

That on the basis of inspection of registration records of Sub-Registrar, Harsaru, Gurugram.

• **FINAL CERTIFICATE:**

That in view of above said discussion I'm of the opinion that M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana is the Owner of the property and have clear legal, valid and marketable title qua said property i.e. Land bearing Khewat/Khata No. 65, Khatoni No. 55, Rect. No. 55, Killa No. 18(8-0), 19/1(0-12) total admeasuring 8-Kanal 12-Marla AND Khewat/ Khata No. 62, Khatoni No. 66, Rect. No. 55, Killa Nos. 23/3(7-5) total admeasuring 7-Kanal 5-Marla AND Khewat/ Khata No. 64, Khatoni No. 68, Rect. No. 55, Killa

Nos. 23/2(0-1), Rect. No. 73, Killa Nos. 3/1(0-8), 8/2(0-8) total admeasuring 0-Kanal 17-Marla, Grand total admeasuring 16-Kanal 2-Marla 6-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.

Dated: 07.03.2025

Place: GURUGRAM


Dheeraj Yadav,
(Advocate)

Lawyer's Chamber No. 4, Block-C,
District Courts, GURUGRAM-122001

DHEERAJ YADAV
Advocate
Chamber No. 4, Block-C
Distt. Court, Gurugram

DHEERAJ YADAV

ADVOCATE, B.A. LL.B

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House No. 1559-A, Sector 46,
Urban Estate, Gurugram-122003 (HR.)

Lawyer's Chamber No. 4, Block C,
District Court, Gurugram (Haryana)

Dated: 07.03.2025

TO WHOM IT MAY CONCERN

NON ENCUMBRANCE CERTIFICATE/DUE DILIGENCE REPORT/TITLE SEARCH REPORT

Subject: NON ENCUMBRANCE CERTIFICATE/DUE DILIGENCE REPORT/TITLE SEARCH REPORT in matter of Khewat No. 100/2, Khata No. 104/1, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8) total measuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 5-Sarsari AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/3(1-9) total measuring 1-Kanal 9-Marla, Grand Total admeasuring 1-Kanal 17-Marla 5-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.

Sir,

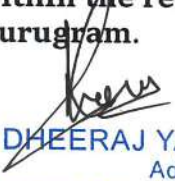
As desired by you I have searched and inspected the relevant records of pertaining to the property given in the report and my opinion in respect of the same is as under:

1. NAME AND ADDRESS OF THE TITLE HOLDER:

Owner of the property: M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana.

2. DESCRIPTION OF THE PROPERTY:

Khewat No. 100/2, Khata No. 104/1, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8) total measuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 5-Sarsari AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/3(1-9) total measuring 1-Kanal 9-Marla, Grand Total admeasuring 1-Kanal 17-Marla 5-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.


DHEERAJ YADAV
Advocate
Chamber No. 4, Block-C
Distt. Court, Gurugram

3. DOCUMENTS STUDIED:

S.No.	Original or Xerox	Date of Document	Nature of Document	Parties to the Documents
1.	Certified Copy	23.06.2022	Exchange Deed (Vasika No. 3279)	Smt. Ganga Devi wife of Sh. Ved Prakash son of Sh. Ram Pratap resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram AND M/s GCC Infra (a Partnership Firm) , having its registered office at P-903-905, 9 th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana
2.	-do-	18.07.2022	Mutation (No. 5353)	-do-

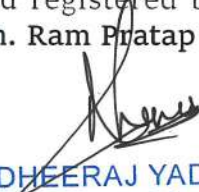
3A. Registration records of Sub-Registrar, Harsaru, Gurugram.

4. IF ORIGINAL OF DOCUMENTS HAVEN'T BEEN PRODUCED, REASON THEREOF:

Certified Copy of the documents referred above are produced for inspection, which are seen and verified.

5. TRACING OF TITLE FOR 30-13 YEARS NEXT BEFORE SCRUTINY:

- That Land bearing Khewat No. 100/2, Khata No. 104/1, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8) total measuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 5-Sarsari AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/3(1-9) total measuring 1-Kanal 9-Marla, Grand Total admeasuring 1-Kanal 17-Marla 5-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram was owned and possessed by Smt. Ganga Devi wife of Sh. Ved Prakash son of Sh. Ram Pratap resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram by the way of Jamabandi for the year 2020-2021 **AND** Land bearing Khewat No. 489/1, Khata No. 517/3, Rect. No. 56, Killa No. 1/2/1(1-4) total measuring 1-Kanal 4-Marla situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram was owned and possessed by/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana by the way of Jamabandi for the year 2020-2021. Further Exchange Deed was executed and registered by and between Smt. Ganga Devi wife of Sh. Ved Prakash son of Sh. Ram Pratap resident of Village Harsaru, Sub-


DHEERAJ YADAV
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Chamber No. 4, Block-C
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Tehsil Harsaru and District Gurugram AND M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana vide Vasika No. 3279 dated 23.06.2022 which is duly registered in the office of Sub-Registrar, Harsaru and same was incorporated in the revenue records vide Mutation No. 5353 sanctioned on 18.07.2022 AND Now Land bearing Khewat No. 489/1, Khata No. 517/3, Rect. No. 56, Killa No. 1/2/1(1-4) total measuring 1-Kanal 4-Marla situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram was owned and possessed by Smt. Ganga Devi wife of Sh. Ved Prakash son of Sh. Ram Pratap resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram AND Land bearing Khewat No. 100/2, Khata No. 104/1, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8) total measuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 5-Sarsari AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/3(1-9) total measuring 1-Kanal 9-Marla, Grand Total admeasuring 1-Kanal 17-Marla 5-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram was owned and possessed by M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana.

• **MINOR'S CLAIM/INTEREST, IF ANY, IN THE PROPERTY:**

That the said property is not subjected to any share/claim of minor.

• **ENCUMBRANCES:**

That on the basis of inspection of registration records of Sub-Registrar, Harsaru, Gurugram.

• **FINAL CERTIFICATE:**

That in view of above said discussion I'm of the opinion that M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana is the Owner of the property and have clear legal, valid and marketable title qua said property i.e. Land bearing Khewat No. 100/2, Khata No. 104/1, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8) total measuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 5-Sarsari AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/3(1-9) total measuring 1-Kanal 9-Marla, Grand Total admeasuring 1-Kanal 17-Marla 5-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.

Dated: 07.03.2025

Place: GURUGRAM


Dheeraj Yadav,
DHEERAJ YADAV
(Advocate)

Chamber No. 4, Block-C
Distt. Court, Gurugram

DHEERAJ YADAV

ADVOCATE, B.A. LL.B

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House No. 1559-A, Sector 46,
Urban Estate, Gurugram-122003 (HR.)

Lawyer's Chamber No. 4, Block C,
District Court, Gurugram (Haryana)

Dated: 07.03.2025

TO WHOM IT MAY CONCERN

NON ENCUMBRANCE CERTIFICATE/DUE DILIGENCE REPORT/TITLE SEARCH REPORT

Subject: NON ENCUMBRANCE CERTIFICATE/DUE DILIGENCE REPORT/TITLE SEARCH REPORT in matter of Land bearing Khewat No. 1057, Khata No. 1131, Rect. No. 55, Killa No. 13(8-0), total admeasuring 8-Kanal 0-Marla AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8), total admeasuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 4-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.

Sir,


As desired by you I have searched and inspected the relevant records of pertaining to the property given in the report and my opinion in respect of the same is as under:

1. NAME AND ADDRESS OF THE TITLE HOLDER:

Owner of the property: M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana.

2. DESCRIPTION OF THE PROPERTY:

Land bearing Khewat No. 1057, Khata No. 1131, Rect. No. 55, Killa No. 13(8-0), total admeasuring 8-Kanal 0-Marla AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8), total admeasuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 4-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.


DHEERAJ YADAV
Advocate
Chamber No. 4, Block-C
Distt. Court, Gurugram

3. DOCUMENTS STUDIED:

S.No.	Original or Xerox	Date of Document	Nature of Document	Parties to the Documents
1.	Certified Copy	16.06.2022	Sale Deed (Vasika No. 2990)	Sh. Kamlesh Sharma wife of Sh. Kailash Chand Sharma (Smt. Kailash alias Major K. C. Sharma) resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram AND M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9 th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana
2.	-do-	21.07.2022	Mutation (No. 5352)	-do-

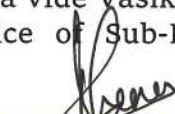
3A. Registration records of Sub-Registrar, Harsaru, Gurugram.

4. IF ORIGINAL OF DOCUMENTS HAVEN'T BEEN PRODUCED, REASON THEREOF:

Certified Copy of the documents referred above are produced for inspection, which are seen and verified.

5. TRACING OF TITLE FOR 30-13 YEARS NEXT BEFORE SCRUTINY:

- That Land bearing Khewat No. 1057, Khata No. 1131, Rect. No. 55, Killa No. 13(8-0), total admeasuring 8-Kanal 0-Marla AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8), total admeasuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 4-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram was owned and possessed by Sh. Kamlesh Sharma wife of Sh. Kailash Chand Sharma (Smt. Kailash alias Major K. C. Sharma) resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram by the way of Jamabandi for the year 2020-2021, Mutation No. 5286 sanctioned on 14.03.2022. Further Sale Deed was executed and registered by and between Sh. Kamlesh Sharma wife of Sh. Kailash Chand Sharma (Smt. Kailash alias Major K. C. Sharma) resident of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram in favour of M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana vide Vasika No. 2990 dated 16.06.2022 which is duly registered in the office of Sub-Registrar, Harsaru and same was


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Distt. Court, Gurugram

incorporated in the revenue records vide Mutation No. 5352 sanctioned on 21.07.2022.

• **MINOR'S CLAIM/INTEREST, IF ANY, IN THE PROPERTY:**

That the said property is not subjected to any share/claim of minor.

• **ENCUMBRANCES:**

That on the basis of inspection of registration records of Sub-Registrar, Harsaru, Gurugram.

• **FINAL CERTIFICATE:**

That in view of above said discussion I'm of the opinion that M/s GCC Infra (a Partnership Firm), having its registered office at P-903-905, 9th Floor Wing C, JMD Megapolis, Sector-48, Sohna Road, Gurugram, Haryana is the Owner of the property and have clear legal, valid and marketable title qua said property i.e. Land bearing Khewat No. 1057, Khata No. 1131, Rect. No. 55, Killa No. 13(8-0), total admeasuring 8-Kanal 0-Marla AND Khewat No. 100, Khata No. 104, Rect. No. 55, Killa Nos. 14/1(0-9), 15/1(0-8), total admeasuring 0-Kanal 17-Marla to the extent of 1/2 share i.e. 0-Kanal 8-Marla 4-Sarsari situated within the revenue estate of Village Harsaru, Sub-Tehsil Harsaru and District Gurugram.

Dated: 07.03.2025

Place: GURUGRAM


Dheeraj Yadav,
(Advocate)

Lawyer's Chamber No. 4, Block-C,
District Courts, GURUGRAM-122001

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Advocate
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Distt. Court, Gurugram