



GAURAV SHARMA

Advocate

District Courts, Ludhiana

Mobile No. - 9915316519

Chamber No. 7031, 7th Floor,

Lawyer Chamber Complex,

Part II, Ludhiana

TO WHOM IT MAY CONCERN

Title Search Report-Cum-Non Encumbrance Certificate in respect of Land measuring 2.41 Acres, situated at Village Thakarwal, Tehsil & District Ludhiana, comprised under residential project namely "Celestia Grand Premier" (2.41 acres), being developed by promoter M/s. Omaxe Ltd., having its registered office at Shop no. 19-B, First Floor, Omaxe Celebration Mall, Gurgaon, Haryana -122001.

I, Gaurav Sharma, Advocate, do hereby certify in my capacity as an Advocate that the title of land measuring 2.41 Acres, situated at Village Thakarwal, Tehsil & District Ludhiana (description of which is given herein below), is clear, marketable and undisputed. I further confirm that the relevant documents and the title deeds of the land, brief particulars whereof are given herein below, have been examined by me for investigating title in respect of the aforesaid land.

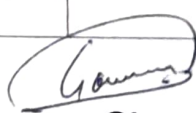
Details of the Land measuring 2.41 Acres, situated at Village Thakarwal, Tehsil & District Ludhiana:

- (i) Khasra Number wise details of Sale Deed bearing Wasika No. 2018-2019/101/1/5879 Dated 18.12.2018 executed by Saudagar Singh son of Sarwan Singh

Rectangle No.	Khasra No.	Total Area		Share	Area Taken	
		Kanal	Marla		Kanal	Marla
12	8/1	4	9	1	4	9
12	13/1/2	2	4	1	2	4
12	13/2	3	0	1	3	0
					9	13

- (ii) Khasra Number wise details of Sale Deed bearing Wasika No. 2018-2019/101/11401 Dated 05.09.2018 executed by (i) Mohinder Kaur wife of Tejinder Singh (ii) Paramdeep Singh son of Tejinder Singh (iii) Amanjyot Kaur daughter of Tejinder Singh

Rectangle No.	Khasra No.	Total Area		Share	Area Taken	
		Kanal	Marla		Kanal	Marla
12	8/2	2	14	1	2	14
12	12/2	4	4	1	4	4
12	13/1/1	2	16	1	2	16
					9	14


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SALE DEEDS

The copy of the above said Sale Deeds, admeasuring 19K-7M (2.41 Acres), have been seen and pursued. The said Sale deeds have been duly executed by the Sellers namely (i) Saudagar Singh son of Sarwan Singh (ii) Mohinder Kaur wife of Tejinder Singh (iii) Paramdeep Singh son of Tejinder Singh (iv) Amanjyot Kaur daughter of Tejinder Singh in favour of M/s. Omaxe Ltd.

REVENUE RECORDS:-

After purchasing the land, promoter M/s. Omaxe Ltd., presented the said Sale Deeds before the Revenue Officials for sanctioning of the Mutation in its favour. As a consequence thereof the mutation of land/property at Village Thakarwal, Tehsil & District Ludhiana, were duly sanctioned in favour of its name and as such, its names are duly reflected in the Revenue Records of Village Thakarwal, as the owner in possession of the said land admeasuring 2.41 Acres.

The Revenue Records maintained by the Revenue Officials have been scrutinized verified. As per verification the mutation of sale deeds have been duly entered and sanctioned in favour of M/s. Omaxe Ltd. The mutation numbers of the respective Sale Deeds have been already enumerated in the revenue records. The said Observations are being made on the basis of verifications of Record of the Revenue Officials.

REFERENCE OF ENCUMBRANCE REGISTERED IF ANY

The records of the office of the Sub-Registrar and the revenue officials have been inspected. Besides that the documents that have been supplied, have also been scrutinized and perused. As per said documents and records there is no reference of any registered Encumbrance over the property in question.

CONCLUSION:-

It is certified that the above said land is not subject to any attachment or any process of court or any litigation. It is also certified that the said land is free from all encumbrances, charges and lien. It is further confirmed that the said land has not been notified for acquisition by the concerned authorities. I have inspected the revenue record maintained by the Halqa Patwari which confirmed the above ownership fact. M/s. Omaxe Ltd. is having clear, valid and marketable title over the above said land measuring 2.41 Acre.

~~I am practicing in Ludhiana Courts since, 2006.~~

Gaurav Sharma

Advocate

~~District Courts, Ludhiana~~

Enrolment No.P/1673/2006