

# LUV MALHOTRA

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D/373/03

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Ref No.....

Dated-15/12/2020

To

The Real Estate Regulatory Authority,  
First Floor, Block B, Madhya Marg,  
Chandigarh (U.T.), 160018.

**Subject: Legal Search Report of the Property of project Aero Homes, Village Gazipur, Zirakpur, District SAS Nagar, Mohali, Punjab, Hadbast No. 50, being promoted by M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali.**

I Luv Malhotra do hereby declare that I am having an experience of more than 10 years and in my capacity as an Advocate, I certify to you that the title of project Aero Homes, Village Gazipur, Zirakpur, District SAS Nagar, Mohali, Punjab, Hadbast No. 50, being promoted by M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali is like as under:

That M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali has purchased Land Measuring 04B - 00B - 00B being 80/240 Share of 12B - 00B - 00B comprising in Khewat/Khatauni No. 36/105; Khasra Nos. 42//2(4-0), 9(4-0), 12(4-0) situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50 from Sh. Anil Kumar S/o Madan Lal R/o H. No. 877, Sector 12-A, Panchkula being the GPA holder of two persons i.e. (1) Sh. Sheetal Kumar S/o Maadan Lal R/o Village Sunam, District Sangrur, bearing the GPA Scribe No. 1480 dated 19.08.2011; and

(2) Sh. Suresh Kumar S/o Jai Paal R/o Village Khanauri, District Sangrur, bearing the GPA Scribe No. 1320 dated 04.08.2011 through Sale Deed bearing Scribe No. 9404 dated 12.09.2012 registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006-2007.

That **M/sN.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali** has purchased Land Measuring **02B - 14B - 02B** being **1082/4800 Share of 12B - 00B - 00B** comprising in **Khewat/Khatauni No. 36/105; Khasra Nos. 42//2(4-0), 9(4-0), 12(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50 from **Sh. Anil Kumar S/o Madan Lal R/o H. No. 877, Sector 12-A, Panchkula** being the **GPA holder** of two persons i.e.  
(1) **Smt. Monika Singla (533 1/3 /4800 Share)** W/o **Munish Kumar**  
(2) **Smt. Krishna Devi** W/o **(533 1/3 /4800 Share)** W/o **Chaman Lal**  
(3) **Smt. Savita Singla (15 1/3 / 4800 Share)** W/o **Rewati Raman** all R/o H. No. 123, Sector - 8, Panchkula, bearing the **GPA Scribe No. 1013 dated 04.07.2011**, through **Sale Deed bearing Scribe No.9512 dated 14.09.2012** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006-2007.

That **Sh. Nitin Bansal S/o Makhan Lal Bansal R/o H. No. 1704, Sector 21, Panchkula** has purchased Land Measuring **02B - 00B - 00B** being **40/240 Share of 12B - 00B - 00B** comprising in **Khewat/Khatauni No. 36/105; Khasra Nos. 42//2(4-0), 9(4-0), 12(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50 from **Sh. Munish Kumar S/o Chaman Lal R/o H. No. 123, Sector 8, Panchkula** through **Sale Deed bearing Scribe No.10356 dated 27.09.2011** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006-2007.

That **Sh. Nitin Bansal S/o Makhan Lal Bansal R/o H. No. 1704, Sector 21, Panchkula** has purchased Land Measuring **04B - 00B - 00B** being **1/2 Share of 08B - 00B - 00B** comprising in **Khewat/Khatauni No. 17/34; Khasra Nos. 42//10(4-0), 11(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50 from **Sh. Jeewan Garg S/o Aatma Ram R/o H. No. 345, Sector 15, Panchkula** through **Sale Deed bearing Scribe No.57 dated 04.04.2011** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006-2007.

That **Sh. Nitin Bansal S/o Makhan Lal Bansal R/o H. No. 1704, Sector 21, Panchkula** has purchased Land Measuring **02B - 00B - 00B** being **40/240 Share of 12B - 00B - 00B** comprising in **Khewat/Khatauni No. 36/105; Khasra Nos. 42//2(4-0), 9(4-0), 12(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50 from **Sh. Sh. Anil Kumar S/o Madan Lal R/o H. No. 877, Sector 12-A, Panchkula** being the **GPA holder** of **Sh. Munish Kumar S/o Chaman Lal R/o H.No. 123, Sector 8, Panchkula** bearing **GPA Scribe No. 1800 dated 27.09.2011**, through **Sale Deed bearing Scribe No.10,593 dated 30.09.2011** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006-2007.



That **M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali** has purchased Land Measuring **02B - 00B - 00B** being **2/8 Share of 08B - 00B - 00B** comprising in **Khewat/Khatauni No. 17/34; Khasra Nos. 42//10(4-0), 11(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50 from **Sh. Anil Kumar S/o Madan Lal R/o H. No. 877, Sector 12-A, Panchkula** being the **GPA holder of Sh. Jeewan Kumar S/o Aatma Ram R/o H. No. 909, Sector - 9, Panchkula**, bearing the **GPA Scribe No. 1319 dated 04.08.2011**, through **Sale Deed bearing Scribe No.12,531 dated 11.11.2011** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006-2007.

That **M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali** has purchased Land Measuring **02B - 00B - 00B** being **2/8 Share of 08B - 00B - 00B** comprising in **Khewat/Khatauni No. 17/34; Khasra Nos. 42//10(4-0), 11(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50 from **Sh. Anil Kumar S/o Madan Lal R/o H. No. 877, Sector 12-A, Panchkula** being the **GPA holder of Sh. Jeewan Kumar S/o Aatma Ram R/o H. No. 909, Sector - 9, Panchkula**, bearing the **GPA Scribe No. 1319 dated 04.08.2011**, through **Sale Deed bearing Scribe No.12,532 dated 11.11.2011** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006-2007.

That **M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali** has purchased Land Measuring **02B - 00B - 00B** being **1/2 Share of 04B - 00B - 00B** comprising in **Khewat/Khatauni No. 17/36; Khasra Nos. 42//11(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50 from **Sh. Anil Kumar S/o Madan Lal R/o H. No. 877, Sector 12-A, Panchkula** being the **GPA holder of Sh. Jeewan Kumar S/o Aatma Ram R/o H. No. 909, Sector - 9, Panchkula**, bearing the **GPA Scribe No. 1319 dated 04.08.2011**, through **Sale Deed bearing Scribe No.13,656 dated 08.12.2011** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006-2007.

That **Sh. Nitin Bansal** (Authorized Signatory of **M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali**) S/o **Makhan Lal Bansal R/o H. No. 1704, Sector 21, Panchkula** is the sole and undisputed owner of Land Measuring **04B - 00B - 00B** being **80/240 Share of 12B - 00B - 00B** comprising in **Khewat/Khatauni No. 36/105; Khasra Nos. 42//2(4-0), 9(4-0), 12(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50; and Land measuring **04B - 00B - 00B** being **1/2 Share of 08B - 00B - 00B** comprising in **Khewat/Khatauni No. 17/34; Khasra Nos. 42//10(4-0), 11(4-0)** situated at Village Gazipur, Zirakpur, SAS Nagar, Mohali, Hadbast No. 50, has given **LETTER OF CONSENT** dated **22.10.2020** as per Section 3(2)(a) of the Punjab Apartment and Property Regulation Act, 1995 (as amended from time to time) for the development of a colony/group housing/ duplex/triplex houses, etc. in favour of **M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali** for development into apartment/ building/ plots/ commercial Building as per Section 2(e)(g)(f) of the aforesaid Act and construction thereon for the purposes of sale as per the provisions of the Punjab Apartments and Property regulation Act 1995 and as per the approved layout plan by Competent Authority.

As per the **Agreement** dated **10.12.2020** signed between **Sh. Nitin Bansal** and **M/s N.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali** it is clear that **Sh. Nitin Bansal** has given the **Consent** for the development of the project on the Land measuring **08B - 00B - 00B** of which he is the owner, as per the Letter of Consent dated **22.10.2020**.

From the above it is clear that Land measuring **08B - 00B - 00B** is the **CONSENT LAND**.

| Sr. No.                               | Scribe No. | Area            | Purchaser        | Seller  | Dated      |
|---------------------------------------|------------|-----------------|------------------|---|------------|
| 1.                                    | 9,404      | 04B - 00B - 00B | M/s N.H. Matcon  | (1) Sh. Sheetal Kumar S/o Maadan Lal<br>(2) Sh. Suresh Kumar S/o Jai Paal   | 12.09.2012 |
| 2.                                    | 9,512      | 02B - 14B - 02B | M/s N.H. Matcon  | (1) Smt. Monika Singla (533 1/3 /4800 Share) W/o Munish Kumar<br>(2) Smt. Krishna Devi W/o (533 1/3 /4800 Share) W/o Chaman Lal<br>(3) Smt. Savita Singla (15 1/3 /4800 Share) W/o Rewati Raman | 14.09.2012 |
| 3.                                    | 12,531     | 02B - 00B - 00B | M/s N.H. Matcon  | <b>Sh. Jeewan Kumar</b> S/o Aatma Ram   | 11.11.2011 |
| 4.                                    | 12,532     | 02B - 00B - 00B | M/s N.H. Matcon  | <b>Sh. Jeewan Kumar</b> S/o Aatma Ram   | 11.11.2011 |
| 5.                                    | 3,656      | 02B - 00B - 00B | M/s N.H. Matcon  | <b>Sh. Jeewan Kumar</b> S/o Aatma Ram   | 08.12.2011 |
| <b>TOTAL AREA OF M/S N.H. MATCON</b>  |            |                 |                  | <b>12B - 14B - 02B</b>  |            |
| 6.                                    | 10,356     | 02B - 00B - 00B | Sh. Nitin Bansal | <b>Sh. Munish Kumar</b> S/o Chaman Lal  | 27.09.2011 |
| 7.                                    | 57         | 04B - 00B - 00B | Sh. Nitin Bansal | <b>Sh. Jeewan Garg</b> S/o Aatma Ram  | 04.04.2011 |
| 8.                                    | 10,593     | 02B - 00B - 00B | Sh. Nitin Bansal | <b>Sh. Munish Kumar</b> S/o Chaman Lal  | 30.09.2011 |
| <b>TOTAL AREA OF SH. NITIN BANSAL</b> |            |                 |                  | <b>08B - 00B - 00B</b>  |            |

Therefore, from the above it is clear that, Land Measuring 12B - 14B - 02B is the OWNED LAND of M/sN.H. Matcon, SCO - 3, 1<sup>st</sup> Floor, Royale Estate, Zirakpur, SAS Nagar, Mohali and Land Measuring 08B - 00B - 00B is the CONSENT LAND [OWNER is Sh. Nitin Bansal].

Hence this report.

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ADVOCATE  
D/373/03  
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