

**Bharat Bhushan Sharma**

**Advocate**

**Punjab & Haryana High Court**

**Estate Office Premises Chandigarh**

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Ref.No:-

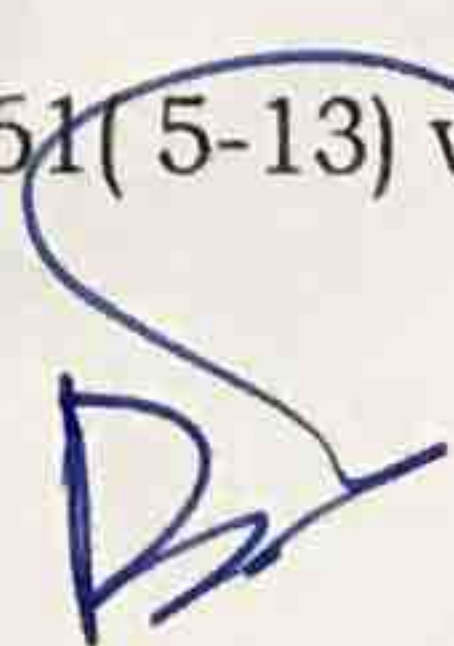
Dated:- 05/01/19

**TITLE SEARCH REPORT**

I Bharat Bhushan Sharma Practice as Advocate from the year 2004 and having practice No.HIM 17/2004

I have been asked by Primary Estates and Developers Office at House No. 189 phase 02 Mohali Punjab to submit search report regarding land measuring 19 Bigha 10 biswa 10 Biswasi bearing

- Hadbast No. 183 Khewat No. 301 Khatuni No. 306 and Khasra no. 659 (3-4) 662(3-13) , measuring 6 Bigha 17 Biswa vide share 475/548 i.e. 5 Bigha 18 Biswa 15 Biswasi;
- Khewat No. 302 Khatuni No. 307 and Khasra No. 667 (3-4) vide share 439/ 6400 measuring 4.39 biswa;
- Khewat no. 303 khatuni no. 308 and Khasra no. 668 (3-14) 1469/669/1 (2-17) measuring 6 Bigha 11 Biswa vide share 28/262 i.e. 0 Bigha 14 Biswa;
- Khewat no. 304 Khatuni No. 309 and Khasra no. 663( 5-19) vide share 101/595 measuring 1 Bigha 0 biswa 4 biswasi;
- Khewat no. 305 Khatuni No. 310 and Khasra no. 661( 5-13) vide share 111/113 measurnig 5 bigha 11 biswa;





- Khewat no 302 Khatuni no. 307 and Khasra No. 667 (3-4) vide share 4122/6400 measuring 2 bigha 1.22 biswa and Khasra no. 666 (2-6) vide share 678/4600 measuring 6.78 biswa , khewat no. 306 khatuni no. 311 and khasra no. 664( 4-16) vide share  $\frac{1}{2}$  measuring 2 bigha 8 biswa;
- Khewat no. 301 khatuni no. 306 and Khasra no. 666 (2-6) vide share 26/46 measuring 1 bigha 6 biswa.

Village Khanpur Tehsil Kharar Distt. SAS Nagar( Mohali). For the purpose of conducting search report I have searched Encumbrance Certificate issued by Tehsildar Kharar of above said land, registered sale deed and other related documents.

For this purpose I have been gone through Encumbrance Certificate issued by Tehsildar Kharar, registered sale deed and other required documents, it is to clarify that the Navdesh Builder SCF 11 New Grain Market Sector 20 Panchkula Haryana has undisputed title of above said land on the basis of Non- Encumbrance Certificate issued by the officer of Sub registrar Kharar Distt. SAS Nagar (Mohali).

Furthermore, it is to clarify that **Navdesh builders** and **Primary estates and developers** executed a Registered General power of Attorney dated 05/12/2018 through which marketable title of 19 bigha 10 biswa been transferred to Primary Estates and Developers. Moreover all the condition related to transfer /sell , lease book or assign the plots/flats/villas commercial shop and block sale of independent residential units/plots shall be accordance with the terms codified in Registered GPA.



As per Sale deed Registered under Sub Registrar Kharar , Encumbrance Certificate issued by Tehsildar, I Certified that Navdesh Builder is owner above said khasra no.'s measuring 19 Bigha 10 Biswa 10 Biswasi and as per registered GPA marketable title of 19 Bigha 10 Biswa been transferred to Primary Estates and Developers . Bearing above said land and the land is free from all type of Encumbrances except khasra no. 664(4-16) vide share 15/96 report no. 537 is hypothecated to Muncipal Corporation kharar at Rs. 4,48,14,338.

  
Bharat Bhushan Sharma  
Advocate  
Estate Office Chd

Bharat Bhushan Sharma

Estate office Premises Chandigarh

Advocate