

**Bharat Bhushan Sharma**

**Advocate**

**Punjab & Haryana High Court**

**Estate Office Premises Chandigarh**

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Dated:-04.09.2019

**TITLE SEARCH REPORT**

**I. INTRODUCTION:**

**I.1** - I Bharat Bhushan Sharma Practice as Advocate from the year 2004 and having practice no. HIM 17/2004 have been instructed by EARLWOOD PVT LTD previously known as NK AND KK INFRASTRUCTURE PVT LTD to prepare a Title search report of the property being Commercial Site, measuring 39 Kanal 16 Marle Or Say 4.975 Acres situated at Village Sante Majra, Hadbast No. 186, Tehsil Kharar, Punjab.

**I.2-** We have relied on the following documents and records as provided to us by EARLWOOD PVT LTD:

- a) Non Encumbrance Certificate letter dated. 14.08.2019 as issued by Sub-Registrar- Kharar.
- b) Sale Deeds executed at Kharar Dated 01.03.2016.
- c) Certificate of In-Corporation.

## II. DEVOLUTION OF TITLE:

2.1- The title of the property chain is enumerated as under:

- The property is a Commercial Site vide Khewat No. 56, 114,215, 216, 343, 345 Khatoni No. 60, 118, 219, 220, 350, 352 and Khasra No. 38//25/2(0-12), 37//21/1(4-14), 38//25/3(4-12), 42//1(7-6), 41//6/1(4-4), 42//9/3/1(0-12), 42//10/1(4-4), 41//5(8-0), 38//24/2(1-4), 38//25/1(2-16), 41//4/2(1-2), 41//7/2(0-10), Pieces 12 total land measuring 39 Kanal 16 Marle Or Say 4.975 Acres.
- That the above said land is on the name of NK AND KK INFRASTRUCTURE PVT LTD as per the certificate of In-corporation pursuant to change of name, dated 01.09.2017; issued by Registrar of Companies. The name of NK AND KK INFRASTRUCTURE PVT LTD has been changed to EARLWOOD PVT LTD. Hence, there is a reason to believe, that the said land belongs to EARLWOOD PVT LTD.
- That the land measuring 26 Kanal 2 Marla Or Say 3.2625 Acres was sold by ANSAL PROPERTIES AND INFRASTRUCTURE LTD to NK AND KK INFRASTRUCTURE PVT LTD (EARLWOOD PVT LTD) by executing a Sale Deed dated 01.03.2016.
- That the land measuring 13 Kanal 14 Marla Or Say 1.7125 Acres was sold by SHREE RADHEY TECHNOLOGIES PVT LTD to NK AND KK INFRASTRUCTURE PVT LTD (EARLWOOD PVT LTD) by executing a Sale Deed dated 01.03.2016.

2.2 That as per the physical verification of the land it is to be said that the possession of above said land is with EARLWOOD PVT LTD.

**2.3** Brief particulars of The Property are given below:

Name of Owner/Allottee	:	As mentioned hereinabove under clause 2.1
Description of Title Deeds/Documents with details of registration	:	As mentioned hereinabove under clause 2.1
Types of Property	:	As per the records, it is freehold Commercial Site.
Details of any Powers of Attorneys issued by The Owners	:	NA
Plots Nos.	:	As described herein above
Street No.	:	As described herein above
Village/ Taluka	:	As described herein above
District	:	As described herein above
State	:	As described herein above
Brief Description of Area	:	The area of said property is 39 Kanal 16 Marle Or Say 4.975 Acres.
Land Usage	:	As per the office of Regional Deputy Director Cum Competent Authority Local Government Patiala, the said property is Multiplex/Commercial in Nature.
Measurements	:	39 Kanal 16 Marle Or Say 4.975 Acres.
Details of any construction on the land	:	Construction not started yet.

**III. Conclusions:**

- That as per search conducted by us and provided documents i.e., Registered Sale deeds, Encumbrance Certificate issued By Sub-Registrar, Kharar and In-incorporation Certificate, I Certified that EARLWOOD PVT LTD previously known as NK AND KK INFRASTRUCTURE PVT LTD is the owner of land measuring 39 Kanal 16 Marle Or Say 4.975Acres, situated at Village Sante Majra, Hadbast No. 186, Tehsil Kharar, Punjab.

**IV. ENCUMBRANCIS:**

That as per Encumbrances Certificated issued by the Sub-Registrar-Kharar, the said property is free from all sort of encumbrances, charges, etc.

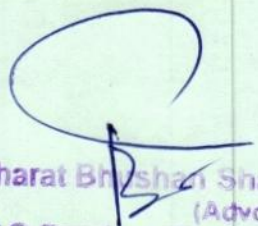
**V. LAND USE CONVERSION:**

The said property is a Multiplex/Commercial Site as per the CLU issued by Directorate Local Government Punjab.

**VI. SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS:**

So, in the nutshell, the said property is free from all sorts of registered encumbrances, charges etc. and EARLWOOD PVT LTD is continuous to be the allottee of the said property.

Should you desire any further information and clarification please do revert to us.


  
Bharat Bhushan Sharma  
(Advocate)  
E.O. Premises, Chandigarh

Bharat Bhushan Sharma


Advocate

Estate office Premises Chandigarh

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**IDENTITY CARD**



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Signature of Advocate: \_\_\_\_\_  
 Chairman: \_\_\_\_\_



**Bharat Bhushan Sharma**  
 (Advocate)  
 E.O. Premises, Chandigarh

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