

# SURESH LUTHRA

Advocate

Judicial Civil Court Complex, Kharar and Mohali Office Cum

Residence: #630/A, Sector-11, Kharar Tehsil Kharar, Distt.

Mohali Mob:98554-41877

Email: sureshluthra78@gmail.com.



Ref. No.....

Date:- 13.11.2019

## LEGAL OPINION CUM SEARCH REPORT

1.	Name and details of the Owner of Property:	i) Satinder Singh Kang son of Sh. Dayal Singh Kang. ii) Jagmohan Singh son of Sh. Surjit Singh. iii) Mohan Singh son of Sh. Surjit Singh.
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3.

## FULL DESCRIPTION OF PROPERTY

Colony Name	Mata Gujri Avenue, village Bhagomajra
Total Area of Colony	59473 Sq. Yards (12.287 Acres) i.e. 49727.002 Sq. Mtrs.  Comprised in Khasra No. 106/2/1(223-15) Kite-1 area 223Kanal-15Marlas and Kh/Kh No.106/1/1(62-19)
NATURE OF IMMOVABLE PROPERTY	As per the record the nature of the property Chai
Extent of property	At present Satinder is owner of land measuring 46Kanal-18Marlas comprised in Kh/Kh No.437/460, Khasra

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No106/2/1(223-15) Kite-1 area  
223Kanal-15Marlas having 543/4475  
share i.e. 27Kanal-3Marlas and Kh/Kh  
No.106/1/1(62-19) Kite-1 area 62Kanal-  
19Marlas having 395/1259 shares i.e.  
19Kanal-15Marals Total land 46Kanal-  
18Marlas.

Jagomhan Singh is owner of land  
measuring 18Kanal-3-2/3Marlas  
comprised in Kh/Kh No.437/460,  
Khasra No106/2/1(223-15) Kite-1 area  
223Kanal-15Marlas having  
16667/447500 share i.e. 8Kanal-6-  
2/3Marlas and Kh/Kh No.106/1/1(62-  
19) Kite-1 area 62Kanal-19Marlas  
having 197/1259 shares i.e. 9Kanal-  
17Marals Total land 18Kanal-3-  
2/3Marlas.

Mohan Singh is owner of land  
measuring 28Kanal-4-2/5Marlas  
comprised in Kh/Kh No.437/460,  
Khasra No106/2/1(223-15) Kite-1 area  
223Kanal-15Marlas having  
1756661/21403925 share i.e. 18Kanal-  
7-1/4Marlas and Kh/Kh  
No.106/1/1(62-19) Kite-1 area 62Kanal-  
19Marlas having

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	101291903/646964848 shares i.e. 9Kanal-17-1/9Marals Total land 28Kanal-4-2/5Marlas. Situating at village Bhagomajra, Hadbast No.75, Tehsil Kharar, Distt. Mohali.
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## TRACING OF TITLE AND ENCUMBRANCE

4.	Tracing of Title	<p>I have inspected the record of the above said property for the last 30 Years and the chain of the same is as follows:-</p> <p>As per the Jamabandi for the year 2003-04, 2008-09, 2013-2014:-</p> <p>This Jamabandi shows that earlier Satinder Singh Kang and Sh. Mohan Singh Kang were the owners of the total land measuring 109Kanal-14Marlas comprised in Khasra No106/2/1(223-15) and land measuring 59Kanal-4Marals comprised in Khasra No.106/1/1(62-19) Total land 168Kanal-18Marlas.</p> <p>Thereafter Sh. Satinder Singh Kang and Sh. Mohan Singh had got the land measuring 55Kanal-0Marals in Khasra No106/2/1(223-15) at village Bhagomajra with land owned by Sh.</p>
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Jagmohan Singh (236/4475 share) - Smt. Jasvir Kaur and Jai Dev Singh in village Lubangarh and land measuring 29Kanal-12Marlas comprised in Khasra No.106/1/1(62-19) at village Bhagomajra with land owned by Jagmohan Singh (197/1259 share) - Yadwinder Singh - Jasvir Kaur in village Lubangarh, Tehsil Samrala, Distt. Ludhiana on the basis of Un-Reg. agreement dt.4-10-2013 and was duly mutated vide mutation no.2942 dt.23-10-2013.

As such Sh. Jagmohan Singh become owner of land measuring 11K-16M comprised in Khasra No.106/2/1(223-15), 9K-17M comprised in Khasra No.106/1/1(62-19).

That all the persons had sold some land to some persons as such at present at present Satinder is owner of land measuring 46Kanal-18Marlas comprised in Kh/Kh No.437/460, Khasra No106/2/1(223-15) Kite-1 area 223Kanal-15Marlas having 543/4475 share i.e. 27Kanal-3Marlas and Kh/Kh No.106/1/1(62-19) Kite-1 area 62Kanal-

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19Marlas having 395/1259 shares i.e.  
19Kanal-15Marals Total land 46Kanal-  
18Marlas. And Jagomhan Singh is  
owner of land measuring 18Kanal-3-  
2/3Marlas comprised in Kh/Kh  
No.437/460, Khasra No106/2/1(223-  
15) Kite-1 area 223Kanal-15Marlas  
having 16667/447500 share i.e.  
8Kanal-6-2/3Marlas and Kh/Kh  
No.106/1/1(62-19) Kite-1 area 62Kanal-  
19Marlas having 197/1259 shares i.e.  
9Kanal-17Marals Total land 18Kanal-3-  
2/3Marlas. And Sh. Mohan Singh is  
owner of land measuring 28Kanal-4-  
2/5Marlas comprised in Kh/Kh  
No.437/460, Khasra No106/2/1(223-  
15) Kite-1 area 223Kanal-15Marlas  
having 1756661/21403925 share i.e.  
18Kanal-7-1/4Marlas and Kh/Kh  
No.106/1/1(62-19) Kite-1 area 62Kanal-  
19Marlas having  
101291903/646964848 shares i.e.  
9Kanal-17-1/9Marals Total land  
28Kanal-4-2/5Marlas.

That all the above said persons  
namely Satinder Singh Kang son of Sh.  
Dayal Singh Kang and Jagmohan Singh

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		<p>son of Sh. Surjit Singh and Mohan Singh son of Sh. Surjit Singh. had developed the land in the shapes of 355 Residential plot, 20 Commercial plots, total 375 plot on land measuring 59473 sq. Yard i.e. 49727.002 Sq. Mtrs. under the name and style Mata Gurji Avenue Bhagomarja and the said colony has been regularized by competent authority Cum-Deputy Director Local Govt. Patiala and issued the Regularization certificate for an Unauthorized colony in favour of above said person.</p> <p>That at present as per the latest record Satinder Singh Kang son of Sh. Dayal Singh Kang and Jagmohan Singh son of Sh. Surjit Singh and Mohan Singh son of Sh. Surjit Singh are the owners of the above said property and same is free from all sorts of encumbrance.</p>
5.	List of encumbrances	As per the record the said property is free from all sorts of encumbrances.

## CERTIFICATE:

I hereby certify that **I have personally visited the Office of Registrar / Sub-Registrar / Revenue Authorities of Kharar, Tehsil Kharar and Distt. Mohali and personally searched and verified the information furnished in this report.** I further certify the above said persons are the owner in possession of property mentioned above and further certify that

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as per the revenue record and documents the above said property has got a valid, clear, absolute and marketable title and at present the property is free from all sorts of encumbrances.

Note:- I hereby certify that I am practicing as an advocate Since 2002 and my Enrolment Number is P1761/2002 and my standing practice is more than 17 Years.

Submitted By:

  
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Advocate  
SURESH LUTHRA, Advocate  
Kharar (Mohali)  
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