

Bharat Bhushan Sharma

Advocate

Punjab & Haryana High Court

Estate Office Premises Chandigarh

Dated:-18.02.2020

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 Shri Baljit Singh, Ranjit Singh, Sanju Kumar S/o Shri Diwan Chand and Satpal S/o Sh. Balak Ram Vill. Umari Tehsil Thanesar distt. Kurukushtar All Promoters of the Project namely: NEW SKY CITY situated at Village Dappar, Tehsil. Dera Bassi, District SAS Nagar Mohali, Punjab; to submit search report regarding their land measuring 99 Bigha 12 Biswa, 03 Biswasi.

Description of the Land:

Khewat No, Khatoni no 2/2, Khasra No. 211(4-0), 212 (2-18), 207/2(1-2), 205/2(0-9), 202/1(0-11), 201/1(0-11), 195/1(9-11), 194/1(0-11), 189/2(2-5), 206/3(2-6), 157/2(2-18), 158/2(2-18), 161/2(2-18), 162/2(2-18), 165/2(2-18), 190/2(2-0), 191/2(2-0), 1012/175/2(0-2), 1027/185/2(1-3), 1017/177/1(0-8), 186(4-0), 1018/178(1-3), 166/1(0-6), 188/1(0-8), 1205/187/1(0-8), 1203/1015/177(3-7), 1204/1015/177(0-2) Pieces 27 **Total Land Area** measuring 45 Bigha 01 Biswa being 14820/18020 share of Total Land measuring 34 Bighas 18 Biswas 07 Biswasi.

Khewet4/4 Khatouni 5, Khasra No. 208(0-5), 208/1(3-16), 209/1(4-0), 154/2(1-9), 155/2(1-6), 156/1(3-9), 160/1(3-9), 163/1(3-9), 164/1(3-9), 167/1(3-9), 168(4-12), 172(4-0), 171(4-0), 1006/170/1(0-10), 1008/170(0-18), 169(2-6), 173/1(1-1), 1011/174/1(1-2), 168 Min (1-0) Pieces 19, Total Land measuring 47 Bigha 10 Biswa Being 8600/1900 Share of 21 Bighas 10 Biswas.

Khewet Khatuni No. 3/3 Khasra No. 207/1(4-0), 210(3-16), 209/2(0-4), 206/2(0-18), 157/1(1-2), 158/1(1-2), 161/1(1-2), 162/1(1-2), 165/1(1-2), 166/2(3-14), 155/3(0-12), 1206/187(3-0), 156/2(3-13), 160/2(2-7), 163/2(2-7), 164/2(2-7), 167/2(2-7), 188/2(3-12), 1205/187/2(0-12), 176(4-0), 1014/175(1-9), 1011/174/2(1-19), 1006/170/2(0-2), 173/2(2-19), 1009/174(0-5), 1012/175/1(0-2) Pieces 26, Total Land measurement 49 Bigha 15 Biswa, being 17236/19900 share of 43 Bigha 01 Biswa 16 Biswasi

Total Land Situated at Village Dappar, Tehsil- Dera Bassi, District SAS Nagar Mohali, (Punjab).

Documents Examined: -

For the purpose of conducting search report I have searched Encumbrance Certificate issued by Sub-Registrar, Dera Bassi, of above said land, Consent Letter, Owner & Promoter Agreement, Latest Jamabandi and other related documents.

It is Clarify: -

- That Shri Karnail Singh S/o **Shri Hans Raj** has Undisputed and Marketable title on the total Land bearing Khewet Khatuni No. 3/3 Khasra No. 207/1(4-0), 210(3-16), 209/2(0-4), 206/2(0-18), 157/1(1-2), 158/1(1-2), 161/1(1-2), 162/1(1-2), 165/1(1-2), 166/2(3-14), 155/3(0-12), 1206/187(3-0), 156/2(3-13), 160/2(2-7), 163/2(2-7), 164/2(2-7), 167/2(2-7), 188/2(3-12), 1205/187/2(0-12), 176(4-0), 1014/175(1-9), 1011/174/2(1-19), 1006/170/2(0-2), 173/2(2-19), 1009/174(0-5), 1012/175/1(0-2) Pieces 26, Total Land measurement 49 Bigha 15 Biswa, being 17236/19900 vide share of 43 Bigha 01 Biswa 16 Biswasi; situated at Village Dappar, Tehsil- Dera Bassi, District SAS Nagar Mohali, (Punjab).
- That Shri **Labh Singh S/o Shri Hans Raj** has Undisputed and Marketable title on the total Land bearing Khewet 4/4 Khatouni 5, Khasra No. 208(0-5), 208/1(3-16), 209/1(4-0), 154/2(1-9), 155/2(1-6), 156/1(3-9), 160/1(3-9), 163/1(3-9), 164/1(3-9), 167/1(3-9), 168(4-12), 172(4-0), 171(4-0), 1006/170/1(0-10), 1008/170(0-18), 169(2-6), 173/1(1-1), 1011/174/1(1-2), 168 Min (1-0) Pieces 19, Total Land measuring 47 Bigha 10 Biswa Being 8600/1900 Share of 21 Bighas 10 Biswas.
- That **Chajja Singh, Bhupinder Singh & Jagtar Singh S/o Shri Dila Ram and Shri Sukhwinder Singh S/o Shri Share Singh** has Undisputed and Marketable title on the total Land bearing Khata/Khatoni no 2/2, Khasra No. 211(4-0), 212 (2-18), 207/2(1-2), 205/2(0-9), 202/1(0-11), 201/1(0-11), 195/1(9-11), 194/1(0-11), 189/2(2-5), 206/3(2-6), 157/2(2-18), 158/2(2-18), 161/2(2-18), 162/2(2-18), 165/2(2-18), 190/2(2-0), 191/2(2-0), 1012/175/2(0-2), 1027/185/2(1-3), 1017/177/1(0-8), 186(4-0), 1018/178(1-3), 166/1(0-6), 188/1(0-8), 1205/187/1(0-8), 1203/1015/177(3-7), 1204/1015/177(0-2) Pieces 27 **Total Land Area** measuring 45 Bigha 01 Biswa being 14820/18020 share of Total Land measuring 34 Bighas 18 Biswas 07 Biswasi
- That all the above mentioned land owners has executed a LETTER OF CONSENT dated 03.02.2020 in favour of Shri Baljit Singh, Ranjit Singh, Sanju Kumar S/o Shri Diwan Chand all resident of Village Lalru, Tehsil. Dera Bassi & Shri Satpal S/o Balak Ram resident of Village Umari, Tehsil Thanesar, District Kurukshetra, Haryana All Promoters of the Project namely: NEW SKY CITY; for the land measuring 99 Bigha 12 Biswa, 03 Biswasi situated at Village Dappar, Tehsil- Dera Bassi, District SAS Nagar Mohali, Punjab

Conclusion: -

As per Registered Encumbrance Certificate issued By Sub-Registrar, Dera Bassi, Letter of Consent and Latest Jamabandi

- I Certified that Shri Baljit Singh, Ranjit Singh, Sanju Kumar S/o Shri Diwan Chand all Promoters of the Project namely: NEW SKY CITY (according to the Letter of Consent) has been authorized to develop the colony as per the approved layout plan, make construction of apartment therein and also book plots/apartments after entering into an agreement.
- Therefore, Promoters of the Project namely: NEW SKY CITY at present has a right of the mentioned Total Land Measuring 99 Bigha 12 Biswa, 03 Biswasi in regard to possession, to use, to execute sale deed.
- Bearing above said land and the land is free from all type of Encumbrances.



Bharat Bhushan Sharma
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E.O. Premises, Chandigarh

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