

LUV MALHOTRA

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D/373/03

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Ref No.....

Dated-24/12/2020

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 Sahar City, Village Phul, Tehsil Phul, District Bathinda, Punjab, Hadbast No. 39, being promoted by M/s LV Developers, Registered Office Phul Road, Rampura Phul, Bathinda, Punjab.

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 Sahar City, Village Phul, Tehsil Phul, District Bathinda, Punjab, Hadbast No. 39, being promoted by M/s LV Developers, Registered Office Phul Road, Rampura Phul, Bathinda, Punjab is like as under:

That Land Measuring 11571.02^m is the inherited Land, and therefore, no Sale Deeds are there.

That **Sh. Sahil Goyal** S/o Ashok Kumar R/o Village Phul, Tehsil Phul, Distt. Bathinda, are the sole and undisputed owner of Land Measuring **03K - 14.50M** comprising in **Khewat No./Khatauni No. 149/475 to 479; Khasra Nos. 543/2(1-**

14), 544/1(1-9), 403//14/1(2-9), 15/1(4-14), 404//11/1(4-4), 12/1(4-4), 544/2(1-8), 543/1(1-3), 403//6/3/2(4-0), 7/2/1(4-0), 9/2/1(4-0), 10/2/1(4-0), 403//6/2/2(3-16), 10/2/2(3-16) situated in the Village Phul, Tehsil Phul, District Bathinda, Punjab, Hadbast No. 39, has given **LETTER OF CONSENT** dated 22.12.2020 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 LV Developers, Registered Office Phul Road, Rampura Phul, Bathinda, Punjab** 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.

Also an **Agreement** dated 22.12.2020 has been signed between **Sh. Sahil Goyal S/o Ashok Kumar R/o Village Phul, Tehsil Phul, Distt. Bathinda** and **M/s LV Developers, Registered Office Phul Road, Rampura Phul, Bathinda, Punjab** for the development of the **Project 'Sahar City'**, wherein **Sh. Sahil Goyal** has agreed that **M/s LV Developers, Registered Office Phul Road, Rampura Phul, Bathinda, Punjab** will develop the project in the Land measuring **03K - 14.5M** and has also given an irrevocable **LOC** as mentioned above.

As per the latest **NEC Report** given by the office of Sub-Registrar Phul, and the Jamabandi for the year 2014-2015, **Sh. Tejinder Garg S/o Hem Raj R/o Village Phul, Tehsil Phul, Distt. Bathinda**, is the owner of Land Measuring **10K - 13.66M** being **1/12 Share** of **128K - 04M** comprising in **Khata/Khatauni No. 2/40 to 45; Khasra Nos. 404//7/2(1-10), 16(8-0), 17(8-0), 18(2-11), 22/2(6-8), 23(8-3), 24(8-0), 25(8-0), 405//20(8-9), 21(7-14), 404//7/1(2-0), 8/2(6-0), 13/1(2-0), 7/2Min(4-10), 14Min(4-10), 13/2(6-0), 14Min(3-10), 6(8-0), 15(8-0), 405//10(5-10), 11(6-0), 18Min(5-9).**

Also, as per the **NEC Report** and the Jamabandi for the year 2014-2015, **Sh. Harbans Lal S/o Ved Parkash; Sh. Vinay Kumar S/o Ved Parkash; Sh. Kapil Kumar S/o Subhash Kumar; Sh. Rakesh Kumar S/o Lachhman Dass; Sh. Sahil Goyal S/o Ashok Kumar** all R/o Village Phul, Tehsil Phul, Distt. Bathinda, are the owners of Land measuring **15K – 2.78M** being **307.66/1038 Share** of **51K – 18M** comprising in **Khata/Khatauni No. 149/475 to 479; Khasra Nos. 543/2(1-14), 544/1(1-9), 403//14/1(2-9), 15/1(4-14), 404//11/1(4-4), 12/1(4-4), 544/2(1-8), 543/1(1-3), 403//6/3/2(4-0), 7/2/1(4-0), 9/2/1(4-0), 10/2/1(4-0), 403//6/2/2(3-16), 10/2/2(3-16).**

The above said Land is free from any encumbrance from dated **01.04.2008** to **29.10.2020** and has a clear marketable title situated at Village Phul, Tehsil Phul, District Bathinda, Hadbast No. 39.

Hence this report


Luv Malhotra

Advocate

D/373/03


LUV MALHOTRA
ADVOCATE
D/373/2003