

LUV MALHOTRA

Solicitor/ Advocate/ Legal Advisor

D/373/03

OFFICE- #3268, 1st& 2nd Floor, Sector-21-D, Chandigarh

Tel- 0172-4673268, 4693268

Mob. 9041414935, 9815361025

Email- luvmalhotra.rkm@gmail.com

reralegalsolutions@gmail.com

Ref No.....

Dated.....

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 Maple Residencies, Village Peer Muchalla, Tehsil Derabassi, District SAS Nagar, Punjab, Hadbast No. 53, being promoted by M/s Maple Residences

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 Maple Residencies, Village Peer Muchalla, Tehsil Derabassi, District SAS Nagar, Punjab, Hadbast No. 53, being promoted by M/s Maple Residences is like as under:

That **Sh. Naresh Kumar Gupta** S/o Late Sh. Pran Lal Gupta and **Sh. Sahil Gupta** S/o Naresh Kumar Gupta both R/o House No. 338, Sector – 6, Panchkula, Haryana has purchased Total Land Measuring **03B – 00B** being **1200/9660 Share** of **24B – 03B** out of which [Naresh Kumar Gupta has purchased (1000/9660 Share) and Sahil Gupta has purchased (200/9660 Share)], comprising in **Khata No. 5/9, 10; Khasra Nos. 294(05-14), 295(5-06), 296(4-19), 297(4-11), 298(3-13)** situated at Village Peer Muchalla, Tehsil Derabassi, District SAS Nagar, Punjab, Hadbast No. 53, from (1) **Sh. Jagdev Singh (630/9660 Share)** S/o Labh Singh and (2) **Sh. Jagdev Singh** S/o Labh Singh on behalf of **Smt. Karnail Kaur (570/9660 Share)** Wd/o Sh. Labh Singh both R/o Village Peer Muchalla, Tehsil

Derabassi through **General Power of Attorney** bearing **No. 1804**, dated **23.09.2005** through **Sale Deed** bearing **Scribe No.5604** dated **28.07.2009** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006 - 2007.

That **Sh. Naresh Kumar Gupta** S/o Late Sh. Pran Lal Gupta R/o House No. 338, Sector - 6, Panchkula, Haryana has purchased Total Land Measuring **02B - 10B** being **1000/9660 Share** of **24B - 03B** comprising in **Khata No. 5/9, 10; Khasra Nos. 294(05-14), 295(5-06), 296(4-19), 297(4-11), 298(3-13)** situated at Village Peer Muchalla, Tehsil Derabassi, District SAS Nagar, Punjab, Hadbast No. 53, from (1) **Sh. Jagdev Singh** S/o Labh Singh and (2) **Sh. Jagdev Singh** S/o Labh Singh on behalf of **Smt. Karnail Kaur** Wd/o Sh. Labh Singh both R/o Village Peer Muchalla, Tehsil Derabassi through **General Power of Attorney** bearing **No. 1804**, dated **23.09.2005** through **Sale Deed** bearing **Scribe No.3064** dated **28.07.2009** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006 - 2007.

That **Sh. Naresh Kumar Gupta** S/o Late Sh. Pran Lal Gupta R/o House No. 338, Sector - 6, Panchkula, Haryana has purchased Total Land Measuring **02B - 10B** being **1000/9660 Share** of **24B - 03B** comprising in **Khata No. 5/9, 10; Khasra Nos. 294(05-14), 295(5-06), 296(4-19), 297(4-11), 298(3-13)** situated at Village Peer Muchalla, Tehsil Derabassi, District SAS Nagar, Punjab, Hadbast No. 53, from (1) **Sh. Jagdev Singh (185/9660 Share)** S/o Labh Singh and (2) **Sh. Jasveer Singh (815/9660 Share)** S/o Labh Singh both R/o Village Peer Muchalla, Tehsil Derabassi through **Sale Deed** bearing **Scribe No.8463** dated **25.01.2010** registered with the Sub-Registrar, Derabassi, as per the Jamabandi for the year 2006 - 2007.

That as per the **NEC Report** given by the office of Sub-Registrar Derabassi, **Sh. Naresh Kumar Gupta** and **Sh. Sahil Gupta** are the owners of **1700/3200 Share** and **Sh. Salil Gupta** is the owner of **1500/3200 Share** Land Measuring **08B - 00B** comprising in **Khata/Khatauni No. 11/11; Khasra Nos. 298(3-13), 584/297(4-7)**. This land is free from any encumbrance and charge from

dated 18.12.2006 to 17.12.2019 as per Jamabandi for the year 2016-2017 situated at Village Peer Muchalla, Tehsil Derabassi, District SAS Nagar, Hadbast No. 53, is standing on the name of **Sh. Naresh Kumar Gupta, Sh. Sahil Gupta and Sh. Salil Gupta.**

The above said land measuring **08B - 00B** has a clear marketable title and is free from any encumbrance.

Hence this report.

LUV MALHOTRA
ADVOCATE
D/373/03

Luv Malhotra

Advocate

D/373/03

LUV MALHOTRA
ADVOCATE
D/373/03