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D/373/03

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Ref No.....

Dated-09/11/2020

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 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**.

That as per the **Will of Sh. Naresh Kumar Gupta dated 27.03.2017** executed at Panchkula, Haryana, it is mentioned that Sh. Naresh Kumar Gupta was developing a building/ house on the land measuring **08B - 00B** comprising in **Khata No. 5/9, 10; Khasra Nos. 294(5-14), 295(5-6), 296(4-19), 297(4-11), 298(3-13), 584/297(4-7)** vide 3 different **Sale Deeds**. It is clearly mentioned that in case of the death of Sh. Naresh Kumar Gupta, the land as well as the structure built upon the land shall be **divided equally** between his two sons **Sh. Sahil Gupta** and **Sh. Salil Gupta**. Sh. Sahil Gupta who is the elder son of Sh. Naresh Kumar Gupta, is also the Executor of the Will. The same can also be verified as per the Jamabandi dated **22.07.2020**.

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

Hence this report.

LUV MALHOTRA
ADVOCATE
DISTRICT
Luv Malhotra
9/1/2020

Advocate

D/373/03