

LUV MALHOTRA

Solicitor/ Advocate/ Legal Advisor

D/373/03

#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-29/10/2020

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 Omega Empire, Village Khanpur, Tehsil Kharar, District SAS Nagar, Mohali, Punjab, Hadbast No. 183, being promoted by M/s Omega Infra Estates Private Limited.

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 Omega Empire, Village Khanpur, Tehsil Kharar, District SAS Nagar, Mohali, Punjab, Hadbast No. 183, being promoted by M/s Omega Infra Estates Private Limited is like as under:

That (1) **Sh. Jaswant Singh (1/4 Share)** S/o Hardev Singh; (2) **Sh. Satnam Singh (1/4 Share)** S/o Hardev Singh; (3) **Sh. Gurpreet Singh (1/6 Share)** S/o Late Sh. Gurcharan Singh; (4) **Smt. Karnail Kaur (1/12 Share)** Wd/o Late Gurcharan Singh all R/o Village Badali, Tehsil Kharar, Distt. SAS Nagar, Mohali, are the sole and undisputed owner of Land Measuring **17B - 17B - 00B** comprising in **Khewat No. 287/292; Khasra Nos. 694(4-11), 695(3-5), 696(3-1), 697(2-4), 698(4-16)** situated in the Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar, has given **LETTER OF CONSENT** dated **17.06.2019** 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 Omega Infra Estates Private Limited, through Sh. Amritpal Singh** S/o Gulzar Singh R/o H. No. 154B, Sunny Enclave, Desumajra, Tehsil Kharar, Distt. SAS Nagar, **having its Registered Office at Desumajra, Tehsil Kharar, Distt. SAS Nagar** 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.

That as per the **NEC Report Dated 21.06.2019** given by Sub-Registrar Kharar, (1) **Sh. Jaswant Singh (1/4 Share)** S/o Hardev Singh; (2) **Sh. Satnam Singh (1/4 Share)** S/o Hardev Singh; (3) **Sh. Gurpreet Singh (1/6 Share)** S/o Late Sh. Gurcharan Singh; (4) **Smt. Karnail Kaur (1/6 Share)** Wd/o Late Gurcharan Singh; (5) **Sh. Nirpal Singh (1/6 Share)** S/o Late Sh. Gurcharan Singh all R/o Village Badali, Tehsil Kharar, Distt. SAS Nagar, Mohali, are the sole and undisputed owner of Land Measuring **17B - 17B - 00B** comprising in **Khewat No. 287/292; Khasra Nos. 694(4-11), 695(3-5), 696(3-1), 697(2-4), 698(4-16)** situated in the Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar and this land is free from any encumbrance and charge from dated 01.04.2005 to 18.06.2019 as per Jamabandi for the year 2009-2010.

That (1) **Smt. Surinder Kaur (60/99 Share)** Wd/o Late Sardar Arjun Singh; (2) **Sh. Ajit Singh (19/99 Share)** S/o Amar Singh; (3) **Smt. Jaswant Kaur (10/297 Share)** Wd/o Late Sardar Hazura Singh; (4) **Sh. Gurinderjit Singh and Sh. Jagjit Singh (10/99 Share)** S/o Amar Singh; (5) **Sh. Jatinder Singh and Sh. Pushpinder Singh (20/99 Share)** both Sons of Late Sardar Hazura Singh all R/o Village Khanpur, Tehsil Kharar, Distt. SAS Nagar, Mohali, are the sole and undisputed owner of Land Measuring **04B - 19B - 00B** comprising in **Khewat No. 315/256; Khatauni No.320; Khasra Nos. 701(4-19)** situated at Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar, has given **LETTER OF CONSENT** dated **06.07.2020** 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 Omega Infra Estates Private Limited, through Sh. Amritpal Singh** S/o Gulzar Singh R/o H. No. 154B, Sunny Enclave, DesuMajra, Tehsil Kharar, Distt. SAS Nagar, **having its Registered Office at DesuMajra, Tehsil Kharar, Distt. SAS Nagar** 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.

That as per the **NEC Report Dated 02.08.2019** given by Sub-Registrar Kharar, **Smt. Surinder Kaur** W/o Arjun Singh is the sole and undisputed owner of Land Measuring **03B - 00B - 00B** being **20/33 Share** of **04B - 19B** comprising in **Khewat No./Khatauni No. 315/320; Khasra Nos. 701(4-19)** situated in the Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar and this land is free from any encumbrance and charge from dated 01.01.2006 to 02.08.2019 as per Jamabandi for the year 2009-2010.

That (1) **Sh. Ajit Singh (221/400 Share)** S/o Amar Singh; (2) **Smt. Jaswant Kaur (448/4125 Share)** Wd/o Late Sardar Hazura Singh; (3) **Sh. Gurinderjit Singh and Sh. Jagjit Singh (1891/11000 Share)** S/o Amar Singh; (4) **Sh. Jatinder Singh and Sh. Pushpinder Singh (996/4125 Share)** both Sons of Late Sardar Hazura Singh all R/o Village Khanpur, Tehsil Kharar, Distt. SAS Nagar, Mohali, are the sole and undisputed owner of Land

Measuring **04B - 13B - 00B** comprising in **Khewat No. 315/256; Khatauni No.320; Khasra Nos. 702(4-13)** situated at Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar, has given **LETTER OF CONSENT** dated **06.07.2020** 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 Omega Infra Estates Private Limited, through Sh. Amritpal Singh** S/o Gulzar Singh R/o H. No. 154B, Sunny Enclave, DesuMajra, Tehsil Kharar, Distt. SAS Nagar, **having its Registered Office at DesuMajra, Tehsil Kharar, Distt. SAS Nagar** 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.

That as per the **NEC Report Dated 21.07.2020** given by Sub-Registrar Kharar:-

(1) **Sh. Ajit Singh (221/440 Share)** S/o Amar Singh; (2) **Sh. Jatinder Singh (448/4125 Share)** S/o Hazura Singh; (3) **Sh. Pushpinder Singh (448/4125 Share)** S/o Hazura Singh; (4) **Smt. Jaswant Kaur (448/4125 Share)** Wd/o Hazura Singh are the sole and undisputed owner of Land Measuring **04B - 13B - 00B** comprising in **Khewat No./Khatauni No. 209/318; Khasra Nos. 702(4-13)** situated in the Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar;

(1) **Sh. Ajit Singh (6028/1270 Share)** S/o Amar Singh; (2) **Sh. Gurinderjit Singh (109/1270 Share)** S/o Ajit Singh; (3) **Sh. Jagjit Singh (109/1270 Share)** S/o Ajit Singh; (4) **Smt. Jaswant Kaur (138/1270 Share)** Wd/o Hazura Singh; (5) **Sh. Jatinder Singh (64/12700 Share)**; (6) **Sh. Pushpinder Singh (109/1270 Share)** S/o Hazura Singh are the sole and undisputed owner of Land Measuring **05B - 06B - 00B** being **106/127 Share** of **06B - 07B** comprising in **Khewat No./Khatauni No. 209/318; Khasra Nos. 707(6-07)** situated in the Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar;

(1) **Sh. Ajit Singh (2/5 Share)** S/o Amar Singh; (2) **Sh. Jatinder Singh (787/9750 Share)** S/o Hazura Singh; (3) **Sh. Pushpinder Singh (787/9750 Share)** S/o Hazura Singh; (4) **Smt. Jaswant Kaur (787/9750 Share)** Wd/o Hazura Singh; (5) **Sh. Gurinderjit Singh (513/6500 Share)** S/o Ajit Singh; (6) **Sh. Jagjit Singh (513/6500 Share)** S/o Ajit Singh are the sole and undisputed owner of Land Measuring **02B - 12B - 00B** being **52/65 Share** of **03B - 05B** comprising in **Khewat No./Khatauni No. 314/319; Khasra Nos. 708(03-05)** situated in the Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar;

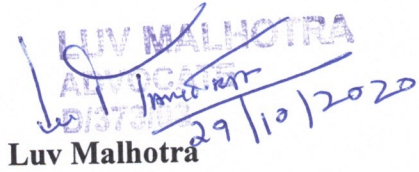
(1) **Sh. Ajit Singh (19/99 Share)** S/o Amar Singh; (2) **Sh. Jatinder Singh (10/297 Share)** S/o Hazura Singh; (3) **Sh. Pushpinder Singh (10/297 Share)** S/o Hazura Singh; (4) **Smt. Jaswant Kaur (10/297 Share)** Wd/o Hazura Singh; (5) **Sh. Gurinderjit Singh (5/99 Share)** S/o Ajit Singh; (6) **Sh. Jagjit Singh (5/99 Share)** S/o Ajit Singh are the sole and undisputed owner of Land Measuring **01B - 19B - 00B** being **19/99 Share** of **04B - 19B** comprising in **Khewat No./Khatauni No. 315/320; Khasra Nos. 701(04-19)** situated in the Village Khanpur, Hadbast No. 183, Tehsil Kharar, District SAS Nagar;

[TOTAL LAND BEING 14B – 10B – 00B]

and this land is free from any encumbrance and charge from dated 21.07.2007 to 20.06.2020 as per Jamabandi for the year 2009-2010.

The above said land measuring **14B – 10B – 00B**, has a clear marketable title and is free from any encumbrance.

Hence this report.


LUV MALHOTRA
ADVOCATE
29/10/2020

Luv Malhotra

Advocate

D/373/03