

TRIBHAWAN SINGLA
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Punjab & Haryana High Court
Chandigarh

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Punjab & Haryana High Court
Chandigarh (UT)
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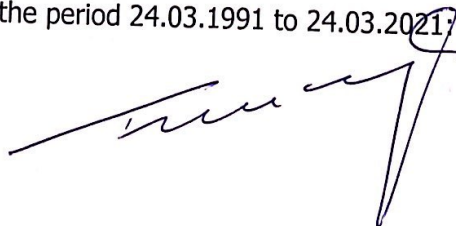
Dated:18.01.2022

To

The Real Estate Regulatory Authority, Punjab,
1st Floor, Block B, Plot No.3, Madhya Marg,
Chandigarh-160018

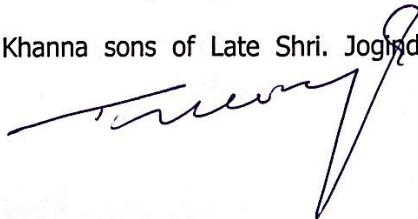
Sub: **Legal Search Report of the property of M/s Svastiga Infra Pvt. Ltd.** having its office at Flat No.302 GH 83 B Sector 20, Panchkula for the Project namely the Ananta Aspire situated at Village Nabha, Tehsil Zirakpur, District SAS Nagar comprising of land measuring 34 Bigha 11 Biswa (34,550 Sq. Yards) (i) Khewat/Khatoni No. 150/187 Khasra No. 677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10), Pieces-8, total land 26 Bigha 14 Biswa (26700 SQ YARD owner Bunt Khanna) (ii) Khewat/Khatoni No. 90/122-123, Khasra No.690/2 (1-14), 691(6-3), Pieces-2, total land 7 Bigha 17 Biswa (7850 SQ YARD owner Leena Khanna) given by the owner as per the Joint Development Agreement dated 22.03.2021 registered on 23.03.2021 with the Sub Registrar, Zirakpur vide Document No. 2020-21/1314/470.

I have verified the Joint Development Agreement dated 22.03.2021 registered on 23.03.2021 with the Sub Registrar, Zirakpur vide Document No. 2020-21/1314/470, General Power of Attorney dated 22.03.2021, registered on 23.03.2021 vide document No.2020-21/13/4/469 Jamabandi 2015-16, issued on 19.03.2021, Non Encumbrance Certificate dated 25.03.2021 for the period 24.03.1991 to 24.03.2021.



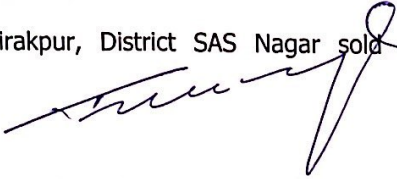
1. That the original owner namely Shri Bunty Khanna son of late Shri. Joginder Raj Khanna and Smt. Leena Khanna wife of Shri. Bunty Khanna are owner in possession of the land measuring 34 Bigha 11 Biswa comprising in (i) Khewat/Khatoni No. 150/187 Khasra No. 677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10), Pieces-8, total land 26 Bigha 14 Biswa (26700 SQ YARD owner Bunty Khanna) (ii) Khewat/Khatoni No. 90/122-123, Khasra No.690/2 (1-14), 691(6-3), Pieces-2, total land 7 Bigha 17 Biswa (7850 SQ YARD owner Leena Khanna) on the basis of the various sale deeds/ transfer deeds mentioned below:-

- (i) Sale deed dated 08.10.1998, registered at Serial No. 1340 with the Joint Sub Registrar, Derabassi with respect to the land measuring **8 Bigha 18 Biswa** comprising in Khata No.86/127 Khasra No.677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10) total area 26 Bigha 14 Biswa its 178/534 share measuring 8 Bigha 18 Biswa situated at Village Nabha, Tehsil Zirakpur, District SAS Nagar sold by Mukhtiar Singh son of Sarup Singh in favour of Bunty Khanna son of Late Shri. Joginder Raj Khanna.
- (ii) Sale deed dated 13.10.1998, registered at Serial No. 1377 with the Joint Sub Registrar, Derabassi for the land measuring **8 Bigha 18 Biswa** comprising in Khata No. No.86/127 Khasra No.677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10) total area 26 Bigha 14 Biswa its one third share sold by Mukhtiar Singh son of Sarup Singh in favour of Bunty Khanna and Tony Khanna sons of Late Shri. Joginder Raj Khanna in



equal share situated at Village Nabha, Tehsil Zirakpur, District SAS Nagar.

- (iii) Sale deed dated 08.10.1998 registered at Serial No.1345 for the land measuring **8 Bigha 18 Biswa** comprising in Khata No. No.86/127 Khasra No.677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10) total area 26 Bigha 14 Biswa its 178/534 share measuring 8 Bigha 18 Biswa sold by Mukhtiar Singh son of Sarup Singh in favour of Tony Khanna son of Shri. Late Shri. Joginder Raj Khanna situated at Village Nabha, Tehsil Zirakpur, District SAS Nagar.
- (iv) Transfer deed dated 11.11.2020, registered as document No.2020-21/13/1/6348 with the Sub Registrar, Zirakpur for the land measuring **13 Bigha 7 Biswa** transferred by Tony Khanna son of Joginder Raj Khanna in the name of Bunty Khanna son of Joginder Raj Khanna comprising in Khata No.150/187 Khasra No.677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10) total area 26 Bigha 14 Biswa its half share 13 Bigha 7 Biswa situated at Village Nabha, Tehsil Zirakpur, District SAS Nagar.
- (v) Sale deed dated 26.02.2021 registered vide document No.2020-21/13/1/11510 with the Sub Registrar, Zirakpur with respect to land measuring **6 Bigha 12 Biswa** comprising in Khata No. 90/122-123 Khasra No. 690/2(1-14), 691(6-3) total area 7 Bigha 17 Biswa its share 132/157 measuring 6 Bigha 12 Biswa situated at village Nabha, Sub Tehsil Zirakpur, District SAS Nagar sold by Satya Devi

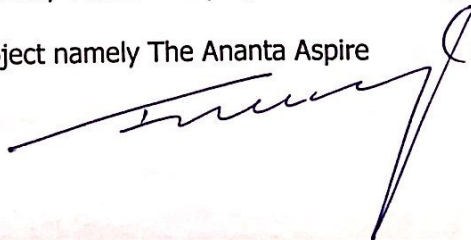


daughter of Kartar Kaur in favour of Mrs. Leena Khanna wife of Mr. Bunty Khanna.

- (vi) Sale deed dated 31.05.2019, registered vide document No.2019-20/13/1/2642 with the Sub Registrar, Zirakpur with respect to land measuring **1 Bigha 5 Biswa** out of Khewat khatoni No. 90/122-123 Khasra No. 690/2(1-14), 691(6-3) total area 7 Bigha 17 Biswa its share 25/157 measuring 1 Bigha 5 Biswa situated at village Nabha, Sub Tehsil Zirakpur, District SAS Nagar sold by Satya Devi daughter of Kartar Kaur in favour of Mrs. Leena Khanna wife of Mr. Bunty Khanna.

That as per the above mentioned sale deeds/transfer deeds Bunty Khanna son of Late Shri. Joginder Raj Khanna become owner of 26 Bigha 14 Biswa (26700 Sq. Yards) and Smt. Leena Khanna become owner of 7 Bigha 17 Biswa (7850 Sq. Yards), total area 34550 Sq. Yards.

2. That M/s Svastiga Infra Pvt. Ltd. had entered into a Joint Development Agreement dated 22.03.2021 registered on 23.03.2021 with the Sub Registrar, Zirakpur vide Document No. 2020-21/1314/470 with respect to the land measuring 34 Bigha 11 Biswa comprising in (i) Khewat/Khatoni No. 150/187 Khasra No. 677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10), Pieces-8, total land 26 Bigha 14 Biswa (26700 SQ YARD owner Bunty Khanna) (ii) Khewat/Khatoni No. 90/122-123, Khasra No.690/2 (1-14), 691(6-3), Pieces-2, total land 7 Bigha 17 Biswa (7850 SQ YARD owner Leena Khanna) situated at Village Nabha, Tehsil Zirakpur, District SAS Nagar for development of the project namely The Ananta Aspire

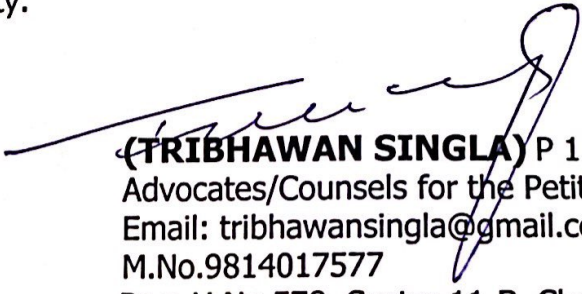


3. That the Department of Local Government, Punjab, Chandigarh vide their letter memo No. PB/CLU/SAS/ZIRAK/837 dated 23.06.2021, had granted change of land user for the land measuring 28480.48 Mtr with respect to Khewat Khatoni No. 140/176 Khasra No. 981/683, 682, 681, 680, 679, 678, 677/2, 677/1, 690/2 and 691 in favour of Bunty Khanna and Leena Khanna. The Department of Local Government vide their letter File/BA No. PB/SAS/ZIRAK/95903 dated 16.11.2021 had sanctioned building permit in the name of Ananta Aspire.
4. That as per Non Encumbrance Certificate dated 25.03.2021, the land 34 Bigha 11 Biswa (i) Khewat/Khatoni No. 150/187 Khasra No. 677/1(0-4), 677/2(4-0), 678(4-0), 679(4-0), 680(4-0), 681(4-0), 682(4-0), 981/683(2-10), Pieces-8, total land 26 Bigha 14 Biswa (26700 SQ YARD owner Bunty Khanna) (ii) Khewat/Khatoni No. 90/122-123, Khasra No.690/2 (1-14), 691(6-3), Pieces-2, total land 7 Bigha 17 Biswa (7850 SQ YARD owner Leena Khanna) situated at Village Nabha, Hadbast No. 290 Sub Tehsil Zirakpur, District SAS Nagar for the period 24.03.1991 to 24.03.2021 and as per the Jamabandi for the year 2015-16, is having clear, valid, marketable title and free from any encumbrances or charge.
5. That the total area as per agreement is 34 Bigha 11 Biswa (34550 Sq. Yards) and the CLU is given for 28480.48 Mtr.
6. That as per letter No.LDC/CA-ADC(U.D.)2022/75 dated 17.1.2022 issued by office of Additional Deputy Commissioner (Urban Development) SAS Nagar had issued licence for setting up of Residential (Group Housing) Project with respect to land measuring 34 Bighas 1 Biswas (7.035124 acres) in the name of Bunty Khanna son of late Sh. Joginder Raj and Mrs. Leena Khanna wife of Sh. Bunty Khanna (Project Name: Ananta Aspire, Zirakpur, situated at

Village Nabha, Hadbast No.290 within the municipal limits of Zirakpur).

7. That the above mentioned Legal Scrutiny Report is on the basis of the Agreement, Non Encumbrance Certificate and Jamabandi and the undersigned has no direct or indirect interest in the above mentioned property.

Chandigarh.
Dated:18.01.2022



(TRIBHAWAN SINGLA) P 113/93
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