

RAVI SANDEEP BHARTI ADVOCATE  
TEHSIL COMPLEX ZIRAKPUR  
(MOHALI)

Mob. 94160-45324

Date: 10/5/22

**DUE DILIGENCE REPORT**

Sr.No.	Particulars	Description
1	Name/s of Title holder/owner of property/Shop	<u>M/s Urban Nest Projects LLP having registered SCF No. 228, Motor Market &amp; Commercial Complex, Manimazra, Chandigarh</u> through its partner 1- Rakesh Kumar Gupta s/o Sohan Lal 2- Harish Gupta s/o Rakesh Kumar Gupta R/o House No 2, Street no. 3, Gill Enclave, Jhil aada, Sirhind Road, Patiala
2	Detail address of the Property/shop premises	village Nabha Sub Tehsil Zirakpur, Tehil Dera Bassi, Distt. S.A.S. Nagar Mohali ( <b>Hadbast No. 290</b> )
3	Description/flow of title – how owner has got right on the premises	<u>M/s Urban Nest Projects LLP having registered SCF No. 228, Motor Market &amp; Commercial Complex, Manimazra, Chandigarh</u> through its partner 1- Rakesh Kumar Gupta s/o Sohan Lal 2- Harish Gupta s/o Rakesh Kumar Gupta R/o House No 2, Street no. 3, Gill Enclave, Jhil aada, Sirhind Road, Patiala
4	Nature of the Premises- Residential/Commercial/ Mixed Use etc.	<b>Proposed Residential Colony (with CLU)</b>
5	Status of latest Electricity Bill& receipt, Property	Electricity Bill – Property Tax bill –

	Tax bill & receipt and Municipal bill and receipts	Municipal/Maintenance bill -
6	Whether owner has got the plan approved from Municipal Corporation. If yes, enclose the document	Not applicable
7	Whether owner has got the Occupation Certificate?/Yes/No. Please enclose the document	NO
8	Deviation/Special precaution need to take	NA
9	Observation & suggestions/additional docs requirement	NA
10	Conclusive opinion re. status of title, ownership and possession	<p>applicant is owner with possession of <b>Proposed Residential Colony (with CLU) measuring 7 Bighe 19 Biswa 12 Biswasi (7982.20 Sq. Yard)</b> of village Nabha Sub Tehsil Zirakpur, Tehsil Dera Bassi, Distt. S.A.S. Nagar Mohali (Hadbast No. 290) as detailed below :-</p> <p><u>Land measuring 1 Bighe 19 Biswa 1 Biswasi (1954.50 sq.yard) in the name of M/s Urban Nest Projects LLP through its partner Mr. Harish Gupta s/o Rakesh Kumar Gupta as follows :-</u></p> <p>0 Bigha 4 Biswa 5 Biswasi (213.5 sq. Yds.) i.e. 473/4782 share of 2 Bigha 3 Biswa 5 Biswasi</p>



		<p>comprised in khewant/khatuni no. 71/97, bearing Khasra nos. 116/2 (0-19-13), 126/1 (1-3-12) situated at village Nabha Sub Tehsil Zirakpur, Tehil Dera Bassi, Distt. S.A.S. Nagar Mohali. as per copy of Jamabandi for the year of 2015-16 and as per vide Sale Deed Nos. 6469 dated 10-9-2021 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli.</p> <p><b>0 Bigha 14 Biswa 16 Biswasi (741 sq. Yds.) i.e. 296/440 share of 1 Bigha 2 Biswa comprised in khewant/khatuni no. 71/97, bearing Khasra nos. 117/2 (1-2) situated at village Nabha Sub Tehsil Zirakpur, Tehil Dera Bassi, Distt. S.A.S. Nagar Mohali. as per copy of Jamabandi for the year of 2015-16 and as per vide Sale Deed Nos. 6469 dated 10-9-2021 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli.</b></p> <p><b>1 Bigha 0 Biswa 0 Biswasi (1000 sq. Yds.) i.e. 400/1100 share of 2 Bigha 15 Biswa comprised in khewant/khatuni no. 71/97, bearing Khasra nos. 124/2 (2-15) situated at village Nabha Sub Tehsil Zirakpur, Tehil Dera Bassi, Distt. S.A.S. Nagar Mohali. as per copy of Jamabandi for the year of 2015-16 and as per vide Sale Deed Nos. 6469 dated 10-9-2021 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli.</b></p> <p><b><u>Land measuring 2 Bighe 0 Biswa 11 Biswasi (2027.70 sq. yard) in the name of M/s Urban Nest Projects LLP through its partner Mr.</u></b></p>
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		<p><b><u>Rakesh Kumar Gupta s/o Sohan Lal as follows :-</u></b></p> <p><b>1 Bigha 3 Biswa 1 Biswasi (1152.70 sq. Yds.) i.e. 2549/4782 share of 2 Bigha 3 Biswa 5 Biswasi comprised in khewant/khatuni no. 71/97, bearing Khasra nos. 116/2 (0-19-13), 126/1 (1-3-12) situated at village Nabha Sub Tehsil Zirakpur, Tehil Dera Bassi, Distt. S.A.S. Nagar Mohali. as per copy of Jamabandi for the year of 2015-16 and as per vide Sale Deed Nos. 11237 dated 3-1-2022 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli.</b></p> <p><b>0 Bigha 17 Biswa 10 Biswasi (875 sq. Yds.) i.e. 350/1100 share of 2 Bigha 15 Biswa comprised in khewant/khatuni no. 71/97, bearing Khasra nos. 124/2 (2-15) situated at village Nabha Sub Tehsil Zirakpur, Tehil Dera Bassi, Distt. S.A.S. Nagar Mohali. as per copy of Jamabandi for the year of 2015-16 and as per vide Sale Deed Nos. 11237 dated 3-1-2022 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli.</b></p> <p><b><u>Land measuring 4 Bighe 0 Biswa 0 Biswasi (4000 sq.yard) in the name of M/s Urban Nest Projects LLP through its partner Mr. Rakesh Kumar Gupta s/o Sohan Lal as follows :-</u></b></p> <p><b>1 Bigha 5 Biswa 0 Biswasi i.e. comprised in khewant/khatuni no. 71/97, bearing Khasra nos. 125/1 (1-5-0) situated at village Nabha Sub Tehsil Zirakpur, Tehil Dera Bassi, Distt. S.A.S. Nagar Mohali. as per copy of Jamabandi for the</b></p>
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		<p>year of 2015-16 read with mutation no. 3073 dated 15-3-2021 and as per vide Sale Deed Nos. 12128 dated 9-3-2021 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli.</p> <p><b>2 Bigha 15 Biswa 0 Biswasi i.e. comprised in khewant/khatuni no. 71/97, bearing Khasra nos. 125/2 (2-15-0) situated at village Nabha Sub Tehsil Zirakpur, Tehil Dera Bassi, Distt. S.A.S. Nagar Mohali. as per copy of Jamabandi for the year of 2015-16 read with mutation no. 3073 dated 15-3-2021 and as per vide Sale Deed Nos. 12128 dated 9-3-2021 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli.</b></p>
11	Share of each co owners. Correct names and shares	NO
12	List of Documents provided	<p>i) Certified copy of Jamabandi for the year of 2015-16</p> <p>ii) Certified Sale Deed No. 12128 dated 9-3-2021 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli</p> <p>iii) Certified Sale Deed No. 11237 dated 3-1-2022 registered in the Office of Sub-Registrar Zirakpur sub- Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli</p> <p>iv) Certified Sale Deed No. 6469 dated 10-9-2021 registered in the Office</p>

		<p>of Sub-Registrar Zirakpur sub-Tehsil Dera Bassi Distt. S.A.S. Nagar Mohalli Map</p> <p>v) Search fee receipt no. 35076959 dated 4-5-2022 in the office of sub registrar Zirakpur</p> <p>vi) Affidavit of the applicants</p> <p>vii) Non encumbrance certificate issued by me</p>
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Dated : 10/5/22

(Ravi Sandeep Bharti)

Advocate Zirakpur.

*[Signature]*  
 Drafted by  
 Ravi Sandeep Bharti  
 Advocate  
 Tehsil Complex Zirakpur

10/5/22

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4	Nature of the Premises- Residential/Commercial/ Mixed Use etc.	Proposed Residential Colony (with CLU)

  
Ravi Sandeep Bharti  
Advocate  
Civil Courts Derabassi  
Tehsil Complex Zirakpur  
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