

eSewa Punjab

ਆਪਣੇ ਆਪ ਨੂੰ, ਆਪਣੇ ਪਰਿਵਾਰ ਨੂੰ ਅਤੇ ਸਮਾਜ ਨੂੰ ਕੋਰੋਨਾ ਵਾਇਰਸ ਤੋਂ ਬਚਾਓ, ਜ਼ਿੰਮੇਵਾਰ ਬਣੋ

Application ID: 56419389



**For Citizen Use**

Punjab State e-Governance Society  
GST No.: 03AAATP9562E2ZK  
Sewa Kendra Name: MC Office Zirakpur  
Sewa Kendra Code: PB-052-00266-U034



SERVICE ASKED FOR	Inspection of Revenue Records		
DATE OF COMPLETION	05/01/2024	DATE OF APPLICATION	27/12/2023
APPLICANT NAME	DEEPANKAR GARG ADVOCATE	So/Do/Wo	SUSHIL GARG
ADDRESS	# 48, MAMTA ENCLAVE DHAKOLI ZIRAKPUR, TEHSIL/SUBTEHSIL SUB TEHSIL, ZIRAKPUR, DISTRICT S A S NAGAR, STATE PUNJAB		
MOBILE NUMBER	9216748541	DESIGNATED OFFICER	NAIB TEHSILDAR DERA BASSI
GOVT. FEES(CASH)	60.00	FACILITATION CHARGES(INC.GST) (CASH)	260.00
TOTAL CHARGES	320.00	OPERATOR NAME	SUKHWINDER SINGH
DESCRIPTION: RAMGARH BHUDDA			

You can track your application status on <https://esewa.punjab.gov.in/trackStatus>

ਸੇਵਾ ਕੇਂਦਰ ਨਾਲ ਸਬੰਧਤ ਸਿਕਾਇਤਾਂ / ਸੁਝਾਅ ਲਈ 1100 ਤੇ ਫੋਨ ਕਰੋ ਜੀ

I DEEPANKAR GARG ADVOCATE certify that the details shared to the sewa kendra operator are correct and verified by me.



PB-052-00266-U034

On behalf of  
Punjab State e-Governance Society

Print Date : 27/12/2023 10:35:07

ਨਸ਼ਿਆਂ ਨੂੰ ਨਾਂਹ ਧਰੋ। ਇਲਾਜ ਲਈ ਆਪਣੇ ਨੇੜ ਦੇ ਨਸ਼ਾ ਫੂਡਾਓ ਕੇਂਦਰ ਜਾਓ।

DATE

OPERATOR ID

SIGNATURE

# DEEPANKAR GARG NARWANA

*Advocate*

*Chamber No.1, Courts Complex,DeraBassi  
Office: Opp. MC Office, Near Police Station, Zirakpur  
Residence:- # 101/4, Parsvnath Royale, Sector 20, Panchkula  
Mob:-92167-48541*

Ref. No. 2023/38

Date:- 27-12-2023

To

M/s Suman Divine Homes  
SCO No. 7, M.S. Enclave,  
Dhakoli, Sub-Tehsil Zirakpur,  
Distt. SAS Nagar (Punjab)

Subject: Land Title Search Report with respect to title of land measuring 9 Bigha 12 Biswa 11 Biswasi situated in the revenue estate of Village Ramgarh Bhuda, Sub-Tehsil Zirakpur, Tehsil Derabassi, Distt. SAS Nagar (Punjab).

Purpose: For Registration of Project with Real Estate Regulatory Authority, Punjab.

Sir,

I, have personally examined the documents and records provided to me and the below mentioned sale deed/s as available in the office of the Joint Sub-Registrar Zirakpur (Copy of Sale Deeds enclosed) & thereafter the revenue record of Village Ramgarh Bhuda (according to the Copy of Jamabandi enclosed) for the property fully detailed below in Schedule-1. After due consideration and on the basis of enquiry of the documents shown to me, I certify as under:-

1. That M/s Suman Divine Homes having its registered Office at SCO No. 7, M.S Enclave, Dhakoli, Sub-Tehsil Zirakpur, Distt. SAS Nagar (Punjab) is owner and in possession of land measuring 9 Bigha 12 Biswa 11 Biswasi (as mentioned in Schedule-1 below) situated in the revenue estate of Ramgarh Bhuda, Sub-Tehsil Zirakpur, Distt. SAS Nagar (PB).



# DEEPANKAR GARG NARWANA

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*Chamber No.1, Courts Complex, Dera Bassi*

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2. That M/s Suman Divine Homes had purchased/acquired the Land measuring 9 Bigha 12 Biswa 11 Biswasi as per detail below:-

a) That M/s Suman Divine Homes had acquired Land measuring 9 Bigha 12 Biswa 11 Biswasi by way of purchase from Mrs. Deepinder Khara W/o Sh. Dharambir Singh Khara (1/4 Share) R/o House No. 598, Sector-16D, Chandigarh (UT) and Mr. Dharambir Singh Khara S/o Sh. Uttam Singh (1/4 Share) R/o House No. 598, Sector-16D, Chandigarh (UT) Self and GPA Holder of Mrs. Simran Khara W/o Sh. Kartik Seth (1/4 Share) R/o House No. 3/16, Shanti Niketan, First Floor, South Moti Bagh, South West Delhi, Delhi-110021 and GPA Holder of Muneshwar Khara S/o Dharabir Singh Khara (1/4 Share) R/o House No. 4/5, Tarapore Enclave, Vasant Kunj, New Delhi, Delhi-110070 vide sale deed No. 2021-22/13/1/7943, dated 18-10-2021 registered with the Joint Sub-Registrar Zirakpur, Distt. SAS Nagar (Pb).

3. That on the basis of records I certify that the details of the property is mentioned below in Schedule-1 stands clearly in the name of M/s Suman Divine Homes.





# DEEPANKAR GARG NARWANA

*Advocate*

Chamber No. 1, Courts Complex, Dera Bassi

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4. That as per the record and non-encumbrance Certificate issued by the Joint Sub-Registrar Zirakpur, I have found that the out of the total property as mentioned in Schedule-1 land measuring 9 Bigha 10 Biswa is free from all sort of encumbrances and there is no lien or charges of any kind against it and **land measuring 0 Bigha 2 Biswa 11 Biswasi (having Flat No. 101-C, 103-C, 201-C, 203-C, 303-C, 403-C, 503-C, 1001-C, 1101-C, 1201-C, 1203-C) is hypothecated with ADC Mohali Urban for Rs. 2,53,16,355/- .**
5. On the basis of the records I found that M/s Suman Divine Homes has free, clear, legal, undisputed and marketable title of the property mentioned below in Schedule-1.
6. That as per the records the property mentioned below in Schedule-1 has not been acquired under Acquisition Act 1894, and no notification giving intention of acquisition of the said property in near future have been issued.
7. On the basis of the records I confirm that M/s Suman Divine Homes has the clear marketable title of the said immovable property.





# DEEPAANKAR GARG NARWANA

Advocate

Chamber No.1, Courts Complex, Dera Bassi  
Office: Opp. MC Office, Near Police Station, Zirakpur  
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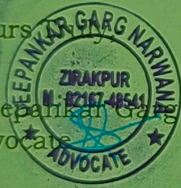
## SCHEDULE-1 DETAIL OF THE PROPERTY

Land measuring 9 Bigha 12 Biswa 11 Biswasi Khewat/Khatoni No. 220/244 comprising in Khasra No. 120/2/2(3-19-13), 117/1(4-1-0), 116/2(1-11-18) Pieces-3 Situated at Village Ramgarh Bhuda, M.C & Sub Tehsil Zirakpur, Distt. SAS Nagar (PB) according to the Jamabandi for the year 2021-2022.

It is again hereby certify that M/s Suman Divine Homes owner and in possession of the property detailed above, which is free from all sorts of encumbrances as per the records except **land measuring 0 Bigha 2 Biswa 11 Biswasi (having Flat No. 101-C, 103-C, 201-C, 203-C, 303-C, 403-C, 503-C, 1001-C, 1101-C, 1201-C, 1203-C) is hypothecated with ADC Mohali Urban for Rs. 2,53,16,355/-**.

Yours

(Deepankar Garg Narwana)  
Advocate



### Enclosure of documents for this Legal Report

1. Copy of Jamabandi for the year 2021-2022 issued by Halqa Patwari dated 23-11-2023
2. Non Encumbrance Certificate issued by joint Sub-Registrar Zirakpur, Dated 23-11-2023
3. Encumbrance Certificate issued by joint Sub-Registrar Zirakpur, Dated 23-11-2023
4. Copy of sale deed No. 2021-22/13/1/7943, dated 18-10-2021