

**Ajinder Singh Guliani**  
ADVOCATE & NOTARY

Punjab & Haryana High Court  
Lawyer's Chamber 4, Ground Floor  
Distt. Courts, Ambala City.



Mob. : 98963-021

Off.-Cum-Res  
Kothi No. 18, New Mandi Townst  
Sec.-8, HU  
Opp. New Grain Marl  
Ambala C  
Off. Hours 6:00p.m. to 8:00p

Ref. No.

Dated .....

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Ref No. APS/102/2024

Dated :-22.03.2024

**TO WHOM SO EVER IT MAY CONCERN**

**LAND TITLE SEARCH REPORT**

**CLIENT-** M/S Krishna Builders, Regd. Office # 2753, Block-C, Aerocity, Mohali

**Purpose-** Title Search Report in respect of land measuring **3 Bigha- 3 Biswa** out of the total land measuring 7 Bigha-5 Biswa comprised in Khewat –Khatoni No. 75/103, 102/122, Khasra No. 800-802/30(0-2), 1079/25(1-15), 1080/791-713(1-8), 1085/31(2-0), 1086/32(2-0), situated at Village Nabha, Hadbast No. 290, Sub Tehsil Zirakpur, Distt Derabassi, SAS Nagar. [To be submitted in RERA for the approval of Housing Project]

- That Harbhajan Singh, Randhir Singh, Harpal Singh all S/o Sh. Bachan Singh have executed a Letter of Consent of **7-Bigha-5 Biswa** land in favor of M/S Krishna Builders, Notarized on 03.09.2022 of the above said land.
- Out of the above mentioned land M/S Krishna Builders, has already purchased the land measuring 1 Bigha-17 Biswa vide Sale Deed Registered before Joint Sub Registrar, Zirakpur at Vasika No. 6262, dated 26.08.2022 and
- Then the said firm has also purchased the land measuring 2 Bigha-5 Biswa vide Sale Deed Registered before Joint Sub Registrar, Zirakpur at Vasika No. 10166 dated 27.12.2023
- Thus total land owned by M/s Krishna Builders is 4 Bigha-2 Biswa out of the total project land 7 Bigha-5Biswa and the balanced land owned by the **Sh. Harbhajan Singh, Randhir Singh, Harpal Singh all S/o Sh. Bachan Singh are 3 Bigha- 3 Biswa**

**Owners – Sh. Harbhajan Singh, Randhir Singh, Harpal Singh all S/o Sh. Bachan Singh**

**List of Documents Examined-**

1. Photocopy of Sale deed in favour of M/S Krishna Builders registered before Joint Sub Registrar, Zirakpur at Vasika No. 6262, dated 26.08.2022.
2. Photocopy of Sale deed in favour of M/S Krishna Builders registered before Joint Sub Registrar, Zirakpur at Vasika No. 10166, dated 27.12.2023.
3. Photocopy of Jamabandis for the year 1990-91, 1995-96, 2000- 01, 2005-06, 2010-11, 2015-16, dated 19.05.2023

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4. Photocopy of Non-Encumbrance Certificate dated 19-03-2024 of land measuring **321/1015** in Khasra No. 800-802/30(0-2), 1079/25(1-15), 1080/791-713(1-8), 1085/31(2-0) and **2160/2900** part in khasra no. 1086/32(2-0) in name of Sh. Harbhajan Singh, Randhir Singh, Harpal Singh all S/o Sh. Bachan Singh
5. Photocopy of NOC for construction of Building upto 45 metres has also been issued vide letter dated 03.11.2022, issued by HQ Western Air Command, Indian Air Force, Subroto Park, New Delhi
6. CLU of the land measuring 7 Bigha 5 Biswa has already been issued vide Letter memo. No 2559, dated 14.00.2022, issued by Local Govt, Punjab.
7. That the building plans of the said project has been approved by the Executive Officer, Zirakpur vide memo no. PB/SAS/Zirak/153922 dated 03-07-2023.
8. Licence to Develop the said Project has also been issued by the Competent Authority (under PAPRA Act 1995) by the Additional Deputy Commissioner, SAS Nagar, Mohali.
9. Fire NOC vide letter no. 1507-66990-Fire/48946 dated 13-03-2023, Drainage NOC vide letter no. 8215-17 Dated 13-10-2023, Environmental Clearance vide letter no. EC23B038PB188008 dated 28-07-2023, NOC from PSPC vide letter no. 15769 Dated 20-12-2023 have been obtained by the said firm from the competent authority.
10. Photocopy of Letter of Consent of **7 Bigha-5 Biswa** land executed by Sh. Harbhajan Singh, Randhir Singh, Harpal Singh all S/O Bachan Singh in favour of M/S Krishna Builders, Notarized on 03.09.2022

## Legal Search Report of the Flow of Title as per Jamabandis provided by Patwari Halqa :-

1. That the Jamabandi of the year 1990-91 shows that Sh. Bachan Singh S/O Nand Singh was the initial owner of the entire land measuring 17 Bigha 16/Biswa 10 Biswasi comprised in Khasra No. 800-802/30(0-2), 1079/25(1-15), 1080/791-713(1-8), 1085/31(2-0), 1086/32(2-0) along with land in 8 other Khasra numbers 807-809/36(0-1), 1089/33(2-8), 1090/34(2-0), 1093- 805/35(1-18), 1097/84(0-4-10), 1100/369(0-1-10), 1107/714(3-7- 17), 1108/715(0-10-12), Total Kitte 13, situated at Village Nabha.
2. That the Jamabandi of the year 1995-96 shows that Bachan Singh S/O Nand Singh continuous to the owner of the above-mentioned land
3. That the Jamabandi of the year 2000-01 shows that Bachan Singh S/O Nand Singh continuous to the owner of the above-mentioned land
4. That the Jamabandi of the year 2005-06 shows that Bachan Singh S/O Nand Singh continuous to the owner of the above-mentioned land



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5. That the Jamabandi of the year 2010-11 shows that Bachan Singh S/O Nand Singh continuous to the owner of the above-mentioned land
6. That the Jamabandi of the year 2015-16 shows that Bachan Singh S/o Nand Singh transferred the land 17 Bigha 16 Biswa 10 Biswasi to, Harbhajan Singh, Randhir Singh, Harpal Singh all S/O Bachan Singh vide Transfer Deed, Registered before Sub Registrar, Derabassi at Vasika No. 3680, dated 24.08.2016 and further the entry of ownership in name of Harbhajan Singh, Randhir Singh, Harpal Singh all S/O Bachan Singh was also made in the revenue record of Patwari Halqa vide Intkal No. 1804
7. That the Jamabandi of the year 2015-16 further shows that Sh. Harbhajan Singh, Randhir Singh, Harpal Singh all S/O Bachan Singh sold the land measuring 1 Bigha 17 Biswa i.e. 740/2900 share of the total land 7 Bigha 5 Biswa comprised in Khasra No. 800-802/30(0-2), 1079/25(1-15), 1080/791-713(1-8), 1085/31(2-0), 1086/32(2-0) to, M/S Krishna Builders, vide Sale Deed Registered before Joint Sub Registrar, Zirakpur at Vasika No. 6262, dated 26.08.2022 and further the entry of ownership in name of M/S Krishna Builders was also made in the revenue record of Patwari Halqa vide Intkal No. 4017
8. That Harbhajan Singh, Randhir Singh, Harpal Singh all S/O Bachan Singh has executed a Letter of Consent of 7 Bigha 5 Biswa land comprised in Khasra No. 800-802/30(0-2), 1079/25(1-15), 1080/791-713(1-8), 1085/31(2-0), 1086/32(2-0) in favor of M/S Krishna Builders.
10. That now as per the records as shown by Patwari Halqa shows that presently

**Sh. Harbhajan Singh, Randhir Singh, Harpal Singh all S/o Sh. Bachan Singh are the owners of land measuring 3 Bigha-3 Biswa**

## Litigation:

That the record of Patwari Halqa as entered in the Jamabandis for the year 2015-16 provided shows that there is no entry of any dispute or litigation regarding the land in the Jamabandi

**Encumbrance:** That the record of Patwari Halqa as entered in the Jamabandis for the year 2015-16 provided shows that the property is free from all sorts of registered encumbrances

*Ajinder Singh Guliani*  
A.S. Guliani  
(Ajinder Singh Guliani) 22/7/2024

(ADVOCATE)

**Ajinder Singh Guliani**  
Advocate  
NOTARY PUBLIC  
District & Session Court  
Ambala City (Haryana)





**DISTRICT BAR ASSOCIATION**  
**AMBALA (Regd.)**

NAME **ANINDER PAL SINGH**  
GULIANI ADVOCATE

ENROLEMENT No. **P/187/1989**

SIGNATURE **Aninder Pal Singh**



**Secretary**

**J.S. Kohli**  
President

ADDRESS :

**H. NO. 19, WEST DURGA NAGAR**  
**AMBALA CITY.**

Phones (Off. :

(Res. :

**7896-02525**  
**0171-253-898**

In Case of Emergency

Please Contact



**58192**

**Sh. N. P. S. Guliani**

**3256/2, Kaziwala, Ambala**  
**City**

This card if found be returned to the Secretary,  
Distt. Bar Association, Ambala. Phone : Bar 56535