

Ajinder Singh Guliani

ADVOCATE & NOTARY

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



05-03A
ANNEXURE-3A

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/101/2024

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 **4 Bigha- 2 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 project.
- 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 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** .

Owner- M/S Krishna Builders.

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 **694/1015** in Khasra No. 800-802/30(0-2), 1079/25(1-15), 1080/791-713(1-8), 1085/31(2-0) and **740/2900** part in khasra no. 1086/32(2-0) in name of M/S Krishna Builders.
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 Jamabandi 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

M/s Krishna Builders is the owner of land measuring 4 Bigha-2 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) 22/3/2024
(ADVOCATE) Singh Guliani
Advocate
NOTARY PUBLIC
District & Session Court
Ambala City (Haryana)



DISTRICT BAR ASSOCIATION
AMBALA (Regd.)

NAME **AJINDER PAL SINGH**
GULIANI ADVOCATE

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

SIGNATURE **Ajinder Pal Singh**



Secretary

J.S. Kohli
President

ADDRESS :

H. NO. 19, WEST DURGA NAGAR

AMBALA CITY.

Phones (Off. :

(Res. :

9896-02525

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