

VARUN SHARMA
ADVOCATE
OFFICE ADDRESS: -
Ch. No.3, District Judicial Court
Complex,
Sector-76, SAS Nagar (Mohali), Punjab.

MOB:09872627982
E-Mail: varunsharma326@gmail.com

Dated: 18.04.2025.

To

M/s Cee Dee Developers Pvt. Ltd.
SCO 159-160, First Floor, TDI, Sector 117,
Mohali, SAS Nagar, Punjab.


Sub: Land Title Search Report of the Clubbed Commercial Site No 01 measuring 6534 sq. yards & 02 measuring 5566 sq. yards, Phase IX, Industrial Focal Point, SAS Nagar, Mohali of M/s Cee Dee Developers Pvt. Ltd.

I have verified the Allotment Letter no. PSIEC/EW/DGM-I/337-41 dated 05.04.2022, Possession Certificate no. PSIEC/SDE(M)/319 dated 04.07.2022, Transfer letter no. PSIEC/Estate/12122 dated 11.09.2024 and NOC for building Plans approval letter no. PSIEC/Estate/19992 dated 20.01.2025 issued by Punjab Small Industries & Export Corporation Limited (PSIEC), and Building Plans approval Letter no. 3794 dated 18.03.2025 issued by GMADA, SAS Nagar.

1. That Punjab Small Industries & Export Corporation Limited (PSIEC), Udyog Bhawan, Sector 17A, Chandigarh, had allotted a Clubbed Commercial Site No 01 measuring 6534 sq. yards & 02 measuring 5566 sq. yards, Phase IX, Industrial Focal Point, SAS Nagar, Mohali, to M/s Galaxy World, House No. 2085, Sector 21-C, Chandigarh vide allotment Letter no. PSIEC/EW/DGM-I/337-41 dated 05.04.2022 as per the terms and conditions mentioned in the allotment letter.
2. That the physical possession of the aforesaid site was also handed over to M/s Galaxy World, House No. 2085, Sector 21-C, Chandigarh vide possession certificate bearing PSIEC/SDE(M)/319 dated 04.07.2022.
3. That later the said site was transferred to M/s Cee Dee Developers Pvt. Ltd., H.no.1534, Sector 34 D, Chandigarh, vide transfer letter no. PSIEC/Estate/12122 dated 11.09.2024.
4. Thereafter, Punjab Small Industries & Export Corporation Limited (PSIEC) issued a NOC to M/s Cee Dee Developers Pvt. Ltd. for building plans approval from GMADA, SAS Nagar, vide letter no. PSIEC/Estate/19992 dated 20.01.2025.
5. That, the GMADA, SAS Nagar has already approved the building plans vide letter no. Letter no. 3794 dated 18.03.2025.
6. That as Allotment Letter no. PSIEC/EW/DGM-I/337-41 dated 05.04.2022, Possession Certificate no. PSIEC/SDE(M)/319 dated 04.07.2022, Transfer letter no. PSIEC/Estate/12122 dated 11.09.2024 and NOC for building Plans approval letter no. PSIEC/Estate/19992 dated 20.01.2025 issued by Punjab Small

Industries & Export Corporation Limited (PSIEC), and Building Plans approval Letter no. 3794 dated 18.03.2025 issued by GMADA, SAS Nagar, M/s Cee Dee Developers Pvt. Ltd. is having clear, valid, marketable title and free from any encumbrances or charge except as per the terms and conditions of the Allotment Letter no. PSIEC/EW/DGM-I/337-41 dated 05.04.2022 & Transfer Letter dated 11.09.2024.

That the above-mentioned Land Title Search Report is on the basis of Allotment Letter no. PSIEC/EW/DGM-I/337-41 dated 05.04.2022, Possession Certificate no. PSIEC/SDE(M)/319 dated 04.07.2022, Transfer letter no. PSIEC/Estate/12122 dated 11.09.2024 and NOC for building Plans approval letter no. PSIEC/Estate/19992 dated 20.01.2025 issued by Punjab Small Industries & Export Corporation Limited (PSIEC), and Building Plans approval Letter no. 3794 dated 18.03.2025 issued by GMADA, SAS Nagar.


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TO WHOM IT MAY CONCERN

It is stated that I, **Varun Sharma S/o Ashok Kumar Sharma**, am enrolled with the **Bar Council of Punjab & Haryana** and my Enrolment No. is **P/3057/2010** and **Practicing since 2010** and am conducting the Title Investigation Reports / Legal Search Report of the Properties since then.


VARUN SHARMA
Advocate

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IDENTITY CARD

BAR COUNCIL OF PUNJAB & HARYANA

(Under Advocates Act, 1961)



NAME : **Varun**
ADVOCATE
Enrolment No : **P/3057/2010**
F. Name : **Ashok Kumar**
DOB : **03-08-1987**
Address : **# 4555-A MIG-5**
Sector 70 Mohali



Valid Upto
13-09-2022

Varun
Holder's Sign

Harpreet Singh Garcha
(Harpreet Singh Garcha)
Hony. Secretary