

DEEPANKAR GARG NARWANA

Advocate

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

Ref. No. 2025/7

Date:-25-02-2025

To

M/s Blissbel Builders and Developers

Having its Office at SCO No.8, First Floor, Lakeview

Complex, Kishanpura, Sub-Tehsil Zirakpur, Distt.SAS

Nagar (PB)

Subject: **Land Title Search Report** with respect to land measuring
15 Bigha 10 Biswa 4 Biswasi situated in the revenue
estate of Village Kishanpura, Sub-Tehsil Zirakpur, 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 (Copy of Sale
Deed/s enclosed) & thereafter the revenue record of Village
Kishanpura (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:-



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1. That M/s Blissbel Builders and Developers having its Office at SCO No. 8, First Floor, Lakeview Complex, Kishanpura, Sub-Tehsil Zirakpur, Distt. SAS Nagar (PB) is owner and in possession of land measuring 15 Bigha 10 Biswa 4 Biswasi (as mentioned in Schedule-1 below) situated in the revenue estate of Village Kishanpura, Sub-Tehsil Zirakpur, Distt. SAS Nagar (PB).
2. That M/s Blissbel Builders and Developers had purchased/acquired the Land measuring 15 Bigha 10 Biswa 4 Biswasi as per detail below:-
 - a) That M/s Blissbel Builders and Developers had acquired Land measuring 15 Bigha 10 Biswa 4 Biswasi by way of purchase from M/s Vroms Buildcon Pvt. Ltd vide Sale Deed No. 2023-24/13/1/12470, dated 21-02-2024 registered with the Joint Sub-Registrar Zirakpur, Distt. SAS Nagar (Pb).



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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 Blissbel Builders and Developers.
4. That as per the record and Certificate issued by the Joint Sub-Registrar Zirakpur, I have found that the property is having **the hypothecation of Rs. 74,95,031/- vide Rapat No. 784 dated 22-01-2025 on Flat No. 2163,2173,2183 Tower 2 Floor 16,17,18 in favour of Office of Additional Deputy Commissioner (Urban Development) SAS Nagar,** except this balance land is free from all sort of encumbrances.
5. On the basis of the records, I found that M/s Blissbel Builders and Developers 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.



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SCHEDULE-1

DETAIL OF THE PROPERTY

Land measuring 15 Bigha 10 Biswa 4 Biswasi comprising in Khasra No. 369/109(2-0), 371/110(2-0), 373/111(2-0), 375/112(2-0), 376/315/113(0-4-4), 378/114(1-6), 380/115(2-0), 382/116(2-0), 384/119(2-0) Pieces-9 vide Khewat/Khatoni No. 13/13 situated at Village Kishanpura, Sub-Tehsil Zirakpur, Distt. SAS Nagar (PB) Hadbast No. 54, vide Jamabandi for the year 2021-2022.

It is again hereby Certify that M/s Blissbel Builders and Developers is owner and in possession of the property detailed above, which is having **the hypothecation of Rs. 74,95,031/- vide Rapat No. 784 dated 22-01-2025 on Flat No. 2163,2173,2183 Tower 2 Floor 16,17,18 in favour of Office of Additional Deputy Commissioner (Urban Development) SAS Nagar**, except this balance land is free from all sort of encumbrances.

Yours Truly,

(Deepankar Garg Narwana)
Advocate



Enclosure of documents for this Land Title Search Report:-

1. Copy of Jamabandi for the year 2021-2022 issued by Halka Patwari dated 24-02-2025
2. Non Encumbrance Certificate issued by Joint Sub-Registrar Zirakpur, Dated 25-02-2025
3. Copy of Sale Deed No. 2023-24/13/1/12470, dated 21-02-2024



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BAR COUNCIL OF PUNJAB & HARYANA, CHANDIGARH

Law Bhawan, Sector-37A, Dakshin Marg, Chandigarh-160036



NAME : DEEPANKAR GARG, ADVOCATE
FATHER'S NAME : SUSHIL GARG
DATE OF BIRTH : 08/11/1988
ENROLLMENT NO. : 1465/2011
D.O.E. : 06/09/2011
ADDRESS : # 48, MAMTA ENCLAVE, ZIRAKPUR

C.O.P. No. 19698/2022

Baljinder Singh
(Baljinder Singh Saini)
Hony. Secretary

