

Dated:- 20.05.2024

LAND TITLE SEARCH REPORT

I Bharat Bhushan Sharma Practice as Advocate from the year 2004 and having practice No.HIM 17/2004.

I have been asked by Sh. Satish katyal Prop. Velora Infratech Promoter of the Project namely: Velora Happinest situated at Village Banur, Hadbast No. 280, Tehsil Banur, Distt. S.AS. Nagar, Mohali ; to submit land title search report regarding their land measuring 39 Bighe 18 Biswe 12 Biswasi.

Description of the Land: Property measuring 39 Bighe 18 Biswe 12 Biswasi bearing khewat/ khatoni No. 192/206, khasra No. 5558/1(0-14), 5562(4-0), 5624/3(0-14), 8179/5623/2(0-2), 8180/5623/2(0-8-8), 8181/5623/3(0-14), Pieces 7 Total measuring 10 Bighe 12 Biswa 8 Biswasi and land measuring 8 Bighe 10 biswe Khwat/khatoni No. 193/207, Khasra No. 5560(3-1), 5561/3 (0-13), 5631/2(2-4), 8977/5630/2(2-12), Pieces 4 Total measuring 8 Bighe 10 biswe and Land measuring 9 Bighe 0 Biswe Khewat/khatoni No. 204/218 Khasra No. 5628(4-0), 5629(4-0), 8975/5627(0-10), 8978/5630(0-10), Pieces 4 and land measuring 10 Bighe 14 Biswe 4 Biswasi Khewat/ khatoni No. 191/205 Khasra no. 5558/2(3-6), 5561/2(3-7), 5624/2(0-16), 8167/5559(2-0), 8179/5623/1(0-1), 8180/5623/1(0-4-4), 8181/5623/2(1-0), Pieces 7 and land measuring 0 Bighe 8 Biswe Khewat/ khatoni No. 195/209 Khasra No. 5561/1(0-0), 8976/5627/1(0-4), 8977/5630/3(0-4), pieces 3 and land measuring 0 Bighe 14 Biswe Khewat/ khatoni No. 194/208 khasra no. 8977/5630/1(0-4), pieces 1 total land measuring 39 Bighe 18 Biswe 12 Biswasi

Total Land Situated :- At Village Banur, Hadbast No. 280, Tehsil Banur, Distt. S.AS. Nagar, Mohali to submit search report regarding their land measuring 39 Bighe 18 Biswe 12 Biswasi

Documents Examined: -

For the purpose of conducting search report I have searched Encumbrance Certificate issued by Sub Registrar, Banur , of above said land, Jamabandi, Registered Sale Deed and other related documents.



Clarification: -

That , M/s Velora Infratech has got approved the license to develop a colony from Office of Competent Authority (under PAPR Act,1995)- Cum-Additional Commissioner, (Urban Development)SAS Nagar(Mohali) vide licence No. LDC/CA-ADC(UD)-2024/20 vide dated 06/03/2024 on above said Land.

That it is hereby clarifies that name Velora Infratech had been Change from Vistara Infratech and all sale deeds which were executed under the name of Vistara infratech shall deemed to be executed on the name of Velora Infratech.

That M/s Velora Infratech has Undisputed and Marketable title on the said total Land Measuring 39 Bighe 18 Biswe 12 Biswasi situated at Village Banur, Hadbast No. 280, Tehsil Banur, Distt. S.AS. Nagar, Mohali out of above total land 4 Bighe 17 Biswe 4 Biswasi land were hypothecated to Deputy Commissioner Urban Development SAS Nagar From the Competent Authority under the Punjab Apartment and Property Regulation Act 1995 dated 28-02-2024 for Rs. 2,27,87,850/-

Conclusion: -

As per Registered Sale deed, Encumbrance Certificate issued By Sub Registrar Banur and Jamabandi and other Approval related Documents.

I Certified that M/s Velora Infratech has Undisputed and Marketable title on the said total Land Measuring 39 Bighe 18 Biswe 12 Biswasi situated at Village Banur, Hadbast No. 280, Tehsil Banur, Distt. S.AS. Nagar, Mohali out of above said land 4 Bighe 17 Biswe 4 Biswasi land were hypothecated to Deputy Commissioner Urban Development SAS Nagar vide dated 28-02-2024 for Rs. 2,27,87,850/-

Therefore, M/s Velora Infratech has right to use, to execute sale deed or development in to apartments/ buildings/ plots .

Bearing land Measuring 35 Bighe 1 Biswe 8 Biswasi **out of total land measuring 39 Bighe 18 Biswe 12 Biswas** is free from all type of Encumbrances from 04-04-2011 to 03-04-2024.

Bearing land measuring 4 Bighe 17 Biswe 4 Biswasi **out of total land measuring 39 Bighe 18 Biswe 12 Biswas** is hypothecated to Deputy Commissioner Urban Development SAS Nagar vide dated 28-02-2024 for Rs. 2,27,87,850/-.


Bharat Bhushan Sharma
Advocate
E O. Premises. Chandigarh

Bharat Bhushan Sharma

Advocate

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