

LEGAL DUE DILIGENCE AND TITLE REPORT

CHANDIGARH

NEW DELHI

AMRITSAR

LUDHIANA

JALANDHAR

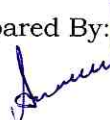
PATIALA

SHIMLA


KARNAL

CARRIED OUT IN RESPECT OF PROPERTY MEASURING 09 BIGHA 10 BISWA Comprised in Khewat Khatoni No. 54/65 comprised under Khasra No. 436(3-14), 425/2(2-15) and Khewat Khatoni No. 53/64 comprised under Khasra No. 426(4-0) at Village Bishangarh, Hadbast No. 45, Tehsil Derabassi, Distt. S.A.S. Nagar Mohali.

Prepared By:



[RAJESH GOEL & Co.]
ADVOCATES

 **advocates**
Legal & Corporate
CONSULTANTS

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KARNAL : House No. 1581, Sector 7, Urban Estate,
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I. INTRODUCTION:

- 1.1 We have been instructed by Sushma Buildtech Limited to carry out a title search on the property measuring 09 Bigha 10 Biswa Comprised in Khewat Khatoni No. 54/65 comprised under Khasra No. 436(3-14), 425/2(2-15) and Khewat Khatoni No. 53/64 comprised under Khasra No. 426(4-0) at Village Bishangarh, Hadbast No. 45, Tehsil Derabassi, Distt. S.A.S. Nagar Mohali detailed particulars of which have been provided in Schedule A of this report (the "said Property").
- 1.2 In carrying out the title investigation, encumbrance ascertainment in the office of Revenue Records (Patwari).
- 1.3 We have relied on the following documents and records as provided to us by Sushma Buildtech Limited:
 - a) Electrostat copies of Jamabandi in respect of the said property.
 - b) Copies of the title Deed pertaining to the said land duly registered in the name of Sushma Buildtech Limited.
- 1.4 For purposes of preparing this title report, I/We have reviewed each of the aforesaid documents and records in detail and our detailed findings in that respect as narrated hereunder in the present report .

II. DEVOLUTION OF TITLE:

- 2.1 The title of the property chain is enumerated as under :
 - a) The said property is a part of bigger piece of land which was earlier owned by Sh. Harcharan Singh son of Sh. Udam Singh in Khasra no. 436(3-14), 426(4-0) and 425(4-0) for last more than 13 years.
 - b) Further Sh. Harcharan Singh died on 19/08/1997 and his property was devolved in favor of Sh. Surinder Mohan Singh son of Sh. Harcharan Singh and the mutation of the same was duly sanctioned vide mutation no. 729.
 - c) Further Sh. Surinder Mohan Singh son of Sh. Harcharan Singh sold the land measuring 04 Bigha 00 Biswa to M/s Calibar Frozen Foods Limited vide Sale Deed dated 20/02/2004 bearing vasika no. 7184 and the mutation of the same was duly sanctioned vide mutation no. 1089.




- d) Further M/s Calibar Frozen Foods Limited sold the land measuring 04 Bigha 00 Biswa to M/s Sushma Buildtech Limited vide Sale Deed dated 18/06/2013 bearing vasika no. 3464 and the mutation of the same was duly recorded in the revenue records vide mutation no. 2305.
- e) Further Sh. Surinder Mohan Singh son of Sh. Harcharan Singh sold the land measuring 02 Bigha 15 Biswa 10 Biswasi to M/s Vishwa Calibar Builders Private Limited vide Sale Deed dated 20/02/2004 bearing vasika no. 7183 and the mutation of the same was duly sanctioned vide mutation no. 1090.
- f) Further Sh. Surinder Mohan Singh son of Sh. Harcharan Singh sold the land measuring 07 Bigha 08 Biswa 00 Biswasi to M/s Vishwa Calibar Builders Private Limited vide Sale Deed dated 05/03/2004 bearing vasika no. 7644 and the mutation of the same was duly sanctioned vide mutation no. 1092.
- g) Further M/s Vishwa Calibar Builders Private Limited sold the land measuring 13 Bigha 17 Biswa 10 Biswasi (02 Bigha 15 Biswa 10 Biswasi in Khasra no. 425/2(2-15-10) with other Khasra No.'s) to M/s Penta Homes Private Limited vide Sale Deed dated 13/08/2010 bearing vasika no. 6157 and the mutation of the same was duly sanctioned vide mutation no. 1994.
- h) Further M/s Penta Homes Private Limited sold the land measuring 03 Bigha 14 Biswa to M/s Sushma Buildtech Limited vide Sale Deed dated 30/04/2013 bearing vasika no. 1422 and the mutation of the same was duly recorded in the revenue records vide mutation no. 2294.
- i) Further M/s Penta Homes Private Limited sold the land measuring 03 01 Bigha 16 Biswa to M/s Sushma Buildtech Limited vide Sale Deed dated 09/09/2013 bearing vasika no. 5571 and the mutation of the same was duly recorded in the revenue records vide mutation no. 2316.

2.2 That since no physical verification of the land has been conducted and as such we are unable to comment on the possession of the land.

2.3 Brief particulars of the Property are given below:



Name of Owner	:	Sushma Buildtech Limited
Description of Title Deeds with details of registration	:	As detailed hereinbefore under clause 2.1
Type of Property	:	As per the records, it is freehold property.
Details of any Powers of Attorneys issued by the Owners	:	NA
Plot Nos.	:	<i>As described hereinabove and also in Schedule A</i>
Street No.	:	
Village/Taluka	:	
District	:	
State	:	
Pin Code	:	
Boundaries	:	
Which Municipal Corporation has Jurisdiction?	:	The same comes under the jurisdiction of Municipal Council of Zirakpur.
Map showing the Property highlighted	:	-
Brief Description of Area	:	The said property is total admeasuring 09 Bigha 10 Biswa
Land Usage	:	As on date as per the revenue records, the said property is agricultural in nature.
Measurements	:	The property is admeasuring 09 Bigha 10 Biswa
Details of any construction on the land	:	Unable to comment on the status as no physical verification of the land has been done by us and the same is not within our scope of work.



III. Conclusions :

- (a) That as per search conducted by us at the office of Patwari (Revenue Officer), the property is free from any registered encumbrance.

IV. ENCUMBRANCES:

4.1 Details of Encumbrances as per the records of Revenue :

That said property is free from registered encumbrances, charges as per the revenue records (Patwari Records) .

V. LAND USE CONVERSION:

That property is agricultural in nature and can be used for residential purpose subject to necessary permissions and sanctions of the local authorities.

VI. PROPERTY TAXES:

That as per the enquiries and investigation carried out by in the office of Patwari (Revenue Officer), it has been revealed that as per records of Patwari, as on date the property in question is a vacant piece of land.

VII. SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS :


So in the nutshell, the entire land is owned by M/s Sushma Buildtech Limited i.e. the Land total measuring 09 Bigha 10 Biswa falling in Village Bishangarh, Tehsil Derabassi.

Should you desire any further information and/or clarification please do revert to us.

Thanking you,

Yours faithfully,
FOR RAJESH GOEL & Co

Date: 09/12/2013.


Authorised Signatory

SCHEDULE- A

Property 09 BIGHA 10 BISWA Comprised in Khewat Khatoni No. 54/65 comprised under Khasra No. 436(3-14), 425/2(2-15) and Khewat Khatoni No. 53/64 comprised under Khasra No. 426(4-0) at Village Bishangarh, Hadbast No. 45, Tehsil Derabassi, Distt. S.A.S. Nagar Mohali.