

To  
The Manager,  
M/s Amazing Real Estate Pvt. Ltd.,  
Chandigarh

Date: 03.04.2018

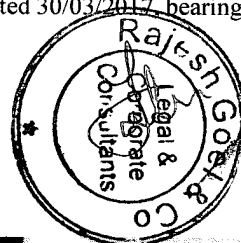
**Subject:-Title Search report in respect of land measuring 51 Bighas 12 Biswa 10 Biswasi, being Khata No. 61/95, 62/96, 66/100 and 203/313-314-315-316 comprised under Khasra no. 820 (4-0), 838 (1-0), 839 (4-0), 836 (4-0), 834(4-0), 837(3-0), 838(3-0), 840(4-0), 841(4-0), 848(4-0), 849(4-0), 1920/812(1-17), 1921/812(1-19), 823(4-0), 837(1-0), 810/2/1(1-17-10), 811/1(1-19-0), Situated at Village Chhat, Sub-Tehsil Zirakpur, Hadbast no. 286, District Sahibzada Ajit Singh Nagar (Punjab) hereinafter referred to as "said property".**

This is to certify that the property as described in the "Schedule A" is owned by **M/s Amazing Real Estate Pvt. Ltd., as per the revenue records as shown by the concerned Patwari in respect of the said property subject to observations as mentioned hereinafter.**

**TRACING THE TITLE OF THE SAID PROPERTY**

**We have perused the revenue records as shown by the concerned Patwari in respect of the said property as mentioned above and our observation thereto including title flow is as under:**

1. **For the land measuring 29 Bigha 00 Biswa being Khata No. 61/95, comprised under Khasra no. 820(4-0), 838(1-0), 839 (4-0), 836(4-0) 840(4-0), 841(4-0), 848(4-0), 849(4-0) :-**
  - ❖ The property is a freehold property and part of bigger piece of land & Un-divided share, which was earlier owned by Sh. Sushil Tiwari son of Sh. Des Raj as per the revenue records as perused by us for the last more than 13 years.
  - ❖ That Thereafter, Sh. Sushil Tiwari son of Sh. Des Raj sold the property measuring 04 Bigha 00 Biswa comprised under Khasra no. 836(4-0) vide Sale Deed dated 22/04/2016, bearing vasika no. 539 in favour of **M/s Amazing Real Estate Private Limited** and the mutation of the same has been duly sanctioned vide mutation no. 3010.
  - ❖ That Thereafter, Sh. Sushil Tiwari son of Sh. Des Raj sold the property measuring 04 Bigha 00 Biswa comprised under Khasra no. 839 (4-0) vide Sale Deed dated 30/03/2017, bearing vasika no. 8056 in favour of **M/s Amazing Real Estate Private Limited** a and the mutation of the same has been duly sanctioned vide mutation no. 3070.
  - ❖ That Thereafter, Sh. Sushil Tiwari son of Sh. Des Raj sold the property measuring 01 Bigha 00 Biswa comprised under Khasra no. 838(1-0) vide Sale Deed dated 30/03/2017, bearing vasika no. 8057 in favour of

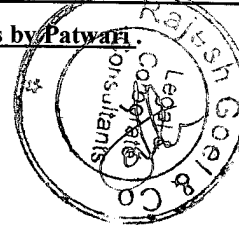


M/s Amazing Real Estate Private Limited and the mutation of the same has been duly sanctioned vide mutation no. 3069.

- ❖ That Thereafter, Sh. Sushil Tiwari son of Sh. Des Raj sold the property measuring 20 Bigha 00 Biswa comprised under Khasra no. 820(4-0), 840(4-0), 841(4-0), 848(4-0), 849(4-0) vide Sale Deed dated 18/09/2017, bearing vasika no. 4275 in favour of M/s Amazing Real Estate Private Limited and the mutation of the same has been duly sanctioned vide mutation no. 3098.
- ❖ Since then M/s Amazing Real Estate Private Limited is continuing the owner of the land measuring 29 Bigha 00 Biswa as per the revenue records shown to us by Patwari but mutation nos. 3069 & 3070 has not been sanctioned till date.

II. For the land measuring 10 Bigha 00 Biswa being Khewat/Khatoni NO. 62/96 comprised under Khasra No. 834(4-0), 837(3-0), 838(3-0): -

- ❖ The property is a freehold property and part of bigger piece of land & Un-divided share, which was earlier owned by Sh. Sushil Tiwari son of Sh. Des Raj under Khasra no. 838(3-0) and Smt. Durga Devi wife of Sh. Des Raj under Khasra no. 834(4-0), 837(3-0) for the last more than 13 years.
- ❖ That Thereafter, Sh. Sushil Tiwari son of Sh. Des Raj sold the land measuring 03 Bigha 00 Biswa comprised under Khasra no. 838(3-0) in favor of Sh. Joginder Singh, Sh. Ranjit Singh, Sh. Mahinder Singh, Sh. Gurmukh Singh sons of Sh. Bachan Singh vide Sale Deed dated 25/11/2005 bearing vasika no. 7917 and the mutation of the same was duly sanctioned vide mutation no. 2507.
- ❖ That Thereafter, Smt. Durga Devi wife of Sh. Des Raj sold the land measuring 07 Bigha 00 Biswa comprised under Khasra no. 834(4-0), 837(3-0) in favor of Sh. Joginder Singh, Sh. Ranjit Singh, Sh. Mahinder Singh, Sh. Gurmukh Singh sons of Sh. Bachan Singh vide Sale Deed dated 25/11/2005 bearing vasika no. 7916 and the mutation of the same was duly sanctioned vide mutation no. 2508.
- ❖ That Thereafter, Sh. Mahinder Singh s/o Sh. Bachan Singh (1/4 Share), Sh. Gurmukh Singh s/o Sh. Bachan Singh (1/4 Share), Sh. Joginder Singh s/o Sh. Bachan Singh (1/4 Share) for self and as GPA holder of Sh. Ranjit Singh s/o Sh. Bachan Singh (1/4 Share) sold the property measuring 07 Bigha 00 Biswa comprised under Khasra no. 834(4-0), 837 (3-0 ) in favour of M/s Amazing Real Estate Private Limited vide Sale Deed dated 22/04/2016, bearing vasika no. 538 and the mutation of the same has been duly sanctioned vide mutation no. 3009.
- ❖ That Thereafter, Sh. Mahinder Singh s/o Sh. Bachan Singh (1/4 Share), Sh. Gurmukh Singh s/o Sh. Bachan Singh (1/4 Share), Sh. Joginder Singh s/o Sh. Bachan Singh (1/4 Share) and Sh. Ranjit Singh s/o Sh. Bachan Singh (1/4 Share) sold the land admeasuring 03 Bigha 00 Biwa 00 Biswasi comprised under Khasra no. 838 (3-0) in favour of M/s Amazing Real Estate Private Limited vide Sale Deed dated 22/11/2016, bearing vasika no. 5330 and the mutation of the same has been duly sanctioned vide mutation no. 3046.
- ❖ Since then M/s Amazing Real Estate Private Limited continues to be the owner of the land measuring 10 Bigha 00 Biswa as per the revenue records shown to us by Patwari.

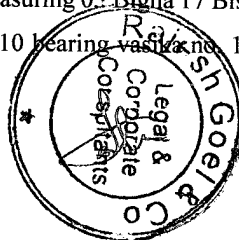


III. **For the land measuring 08 Bigha 16 Biswa being Khewat/Khatoni NO. 66/100 comprised under Khasra No. 1920/812(1-17), 1921/812(1-19), 823(4-0), 837(1-0): -**

- ❖ The property is a freehold property and part of bigger piece of land & Un-divided share, which was earlier owned by Smt. Durga Devi wife of Sh. Des Raj for the last more than 13 years as per the revenue records.
- ❖ That Thereafter, Smt. Durga Devi wife of Late Sh. Des Raj sold the property measuring 08 Bigha 16 Biswa comprised under Khasra no. 1920/812(1-17), 1921/812(1-19), 823(4-0), 837(1-0) in favour of **M/s Amazing Real Estate Private Limited** vide Sale Deed dated 22/04/2016, bearing vasika no. 540 and the mutation of the same has been duly sanctioned vide mutation no. 3011.
- ❖ **Since then M/s Amazing Real Estate Private Limited is continuing to be the owner of the land measuring 08 Bigha 16 Biswa as per the revenue records shown to us by Patwari.**

IV. **For the land measuring 03 Bigha 16 Biswa 10 Biswasi being Khewat/Khatoni No. 203/313-314-315-316, comprised under Khasra No. 810/2/1(1-17-10), 811/1(1-19-0): -**

- ❖ The property is a freehold property and part of bigger piece of land & Un-divided share, which was earlier owned by Sh. Bhag Singh and Sh. Gurmeet Singh sons of Sh. Uttam Singh, Sh. Raghvir Singh son of Sh. Bhanu Singh, Sh. Uttam Singh son of Sh. Jedu for the last more than 13 years.
- ❖ That Thereafter, Sh. Uttam Singh son of Sh. Jedu died on 20/11/2000 and his share in the property was devolved in favour of Sh. Angrej Singh, Sh. Jagir Singh, Sh. Garja Singh, Sh. Bhag Singh, Sh. Gurmeet Singh sons of Sh. Uttam Singh (5/6<sup>th</sup> share) and Smt. Jaspal Kaur widow of late Sh. Karan Singh and Smt. Jatinder Kaur daughter of late Sh. Karan Singh and Sh. Sukhpreet Singh son of late Sh. Karan Singh (1/6<sup>th</sup> share) on basis of Registered WILL dated 19/05/1986 bearing vasika no. 21 and the mutation of the same was duly sanctioned vide mutation no. 2382.
- ❖ That Thereafter, Sh. Raghvir Singh son of Sh. Bhanu sold the land measuring 03 Bigha 05 Biswa vide sale deed duly dated but we are unable to trace the details of the same in the revenue records in favour of Smt. Nirmal Kaur wife of Sh. Jai Singh and the mutation of the same was duly sanctioned vide mutation no. 2620.
- ❖ That Thereafter, Smt. Nirmal Kaur wife of Sh. Jai Singh sold the land measuring 03 Bigha 05 Biswa in favour of M/s Petra Estate Private Limited vide Sale Deed dated 27/01/2010 bearing vasika no. 8533 and the mutation of the same was duly sanctioned vide mutation no. 2747.
- ❖ That thereafter Sh. Angrej Singh and Sh. Garja Singh sons of Sh. Uttam Singh, Smt. Jaspal Kaur widow of late Sh. Karan Singh and Smt. Jatinder Kaur daughter of late Sh. Karan Singh and Sh. Sukhpreet Singh son of late Sh. Karan Singh sold the land measuring 03 Bigha 17 Biswa 11 Biswasi in favour of M/s PACL India Limited vide Sale Deed dated 12/05/2010 bearing vasika no. 1920 and the mutation of the same was duly sanctioned vide mutation no. 2782.



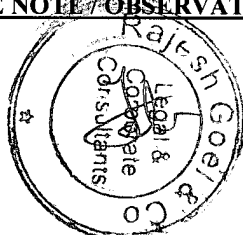
- ❖ That thereafter one partition entry was effected in the revenue records and as per that partition, Sh. Jangir Singh (336/1530 share) and Sh. Gurmeet Singh (597/530 share) and Sh. Bhag Singh (597/1530 share) sons of Sh. Uttam Singh became the owners of the land measuring 03 Bigha 16 Biswa 10 Biswasi comprised under Khasra no. 810/2/1(1-17-10), 811/1(1-19-0) and M/s Petra Estate Private Limited (840/1850 share), M/s PACL India Limited (1010/1850 share) became the owners of the land measuring 04 Bigha 12 Biswa 10 Biswasi comprised under Khasra no. 1918/808/2(0-13), 1919/808/2(0-1), 810/2/2(1-17-10), 811/2(2-1) and Sh. Jagir Singh (9/91 share) and Sh. Gurmeet Singh (16/91 share) and Sh. Bhag Singh (16/91 share) sons of Sh. Uttam Singh, M/s Petra Estate Private Limited (23/91 share), M/s PACL India Limited (27/91 share) became the owners of the land measuring 04 Bigha 11 Biswa comprised under Khasra no. 1918/808/1(0-7), 1919/808/1(0-19), 1554/809(1-15), 1555/809(1-5), 810/1(0-5) on the basis of Order dated 21/08/2015, bearing Civil Suit No. 21/NT dated 01/06/2015, passed by Naib Tehsildar cum Asst. Collector, First Division, Zirakpur and mutation of the same was duly sanctioned vide mutation no. 2976.
- ❖ As per the revenue records, land measuring 04 Bigha 11 Biswa comprised under Khasra no. 1918/808/1(0-7), 1919/808/2(0-19), 1554/809(1-15), 1555/809(1-5), 810/1(0-5), was transferred by M/s Petra Estate Private Limited (1/4<sup>th</sup> Share), Sh. Bhag Singh and Sh. Gurmeet Singh sons of Sh. Uttam (550/1560 share), Sh. Jangir Singh (155/1560 share) and M/s PACL India Limited (155/320 share), in the favour of Housing and Urban Development, Punjab Government, GMADA vide mutation no. 2980.
- ❖ That thereafter, Sh. Jangir Singh (336/1530<sup>th</sup> share), Sh. Gurmeet Singh (597/1530<sup>th</sup> share), Sh. Bhag Singh (597/1530<sup>th</sup> share) sons of Sh. Uttam Singh sold the land admeasuring 03 Bigha 16 Biswa 10 Biswasi comprised under Khasra no. 810/2/1(1-17-10), 811/1(1-19-0) in favour of **M/s Amazing Real Estate Private Limited** vide Sale Deed dated 05/04/2016, bearing vasika no. 120 and the mutation of the same has been duly sanctioned vide mutation no. 3001.
- ❖ **Since then M/s Amazing Real Estate Private Limited continues to be the owner of the land measuring 03 Bigha 16 Biswa 10 Biswasi as per the revenue records shown to us by Patwari.**
- ❖ **In Nutshell M/s Amazing Real Estate Private Limited continues to be the owner of the land admeasuring 51 bighas 12 Biswa 10 Biswasi as per the revenue records shown to us by Patwari.**

**ENCUMBRANCES:**

It is hereby confirmed that as per our search conducted in the revenue records as maintained by the concerned Patwari, the said property is free from all sorts of encumbrances.

The said property is a part of bigger piece of land & undivided share so proper demarcation of the said property must be ascertained and same be duly verified by the Technical Agency.

**PLEASE NOTE/OBSERVATIONS:**

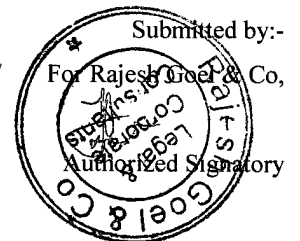


- ❖ Land total measuring 4 Bigha 11 Biswa falling under khewat No. 203/313-316 out of the total land measuring 13 Bigha was acquired by the Punjab Government. The acquired land is falling under khasra no. 810(0-5), 808(1-6), 809(3-0) where after land measuring 8 Bigha 09 Biswa has been left in the said khewat so kindly check this aspect.
- ❖ Further Smt. Durga Devi wife of Sh. Des Raj so this land is Consider as Sallam but as per the Revenue records, Sh. Sushil Tiwari son of Sh. Des Raj shown in possession of above land measuring 25 bigha 10 biswa falling under khewat / khatoni no. 66/100 comprised under khasra no. 1920/812(1-17), 1921/812(1-19), 823(4-0), 1657/818(4-8), 819(4-0), 837(1-0), 846(4-6), 847(4-0) does not have any rights over the said property except the right of possession.
- ❖ Further Sh. Raghvir Singh son of Sh. Bhanu sold the land measuring 3 Bigha 5 Biswa vide sale deed dully dated but we are unable to trace the details of the same in the revenue records in favour of Smt. Nirmal Kaur wife of Sh. Jai Singh and the mutation of mutation of the same was duly sanctioned vide mutation no. 2620.
- ❖ Further as per the revenue records Sh. Jagir Singh etc and M/s PACL India Limited were shown in possession of khasra no. 1918/808(1-0), 1554/809(1-15), 810(4-0), 811min(0-15) and M/s Petra Estate Private Limited were shown in possession of khasra no. 811min(3-5), and Sh. Gurmeet Singh and Sh. Bhag Singh were shown in possession of khasra no. 1919/808(1-0), Sh. Jagir Singh and Sh. Bhag Singh, Sh. Gurmeet Singh and M/s PACL India Limited were shown in possession of khasra no. 1855/809(1-5), does not have any rights over the said property except the right of possession.
- ❖ Futher as per the revenue records, section 6 of Land Acquisition is recorded in Jamabandi for the years 2013-2014 under khasra no. 810(0-5), 808(1-6), 809(3-0).
- ❖ Further as per the rapat no. 434, land related to M/s PACL Ltd. And its associated companies are under secreting of CBI vide latter no. 20190 RC, BD/2014/E/004/CBI/BC & FC/New Delhi dated 09.09.2016 and is anyone want to deal with sale & purchase of the said property must took a prior permission of the Load Committee.

**Please Note:-** As per the rapat no. 185 dated 22/01/2018, the land measuring 20 Bigha is lying mortgage with India Infoline against an amount of Rs 7,50,00,000/- (Rupees Seven Crore Fifty Lakh only)

**And**

Vide Rapat no. 347 dated 8/06/2017 the land measuring 31 Bigha 12 Biswa is lying mortgage with India Info Line against an amount of Rs 45,00,00,000/- (Forty Five Crores only)



Schedule-A

land measuring 51 Bighas 12 Biswa 10 Biswasi, being Khata No. 61/95, 62/96, 66/100 and 203/313-314-315-316 comprised under Khasra no. 820 (4-0), 838 (1-0), 839 (4-0), 836 (4-0), 834(4-0), 837(3-0), 838(3-0), 840(4-0), 841(4-0), 848(4-0), 849(4-0), 1920/812(1-17), 1921/812(1-19), 823(4-0), 837(1-0), 810/2/1(1-17-10), 811/1(1-19-0) Situated at Village Chhat, Sub-Tehsil Zirakpur, Hadbast no. 286, District Sahibzada Ajit Singh Nagar

(Punjab)

