

RANJEET SINGH KHURAL

M.Com., L.L.B., CAIIB

ADVOCATE

Chamber No. 44,

PUNJAB & HARYANA HIGH COURT



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Dated 15.10.2010.

Subject: Legal Opinion and title investigation report in respect of land measuring 27 Kanal in Hadbast No.33 Chhaju Majra, Tehsil Kharar presently owned by M/s.Mittal Township Pvt Ltd.

Dear Sir,

As per your instructions, on the basis of following documents of title pertaining to the above said immovable property and the other information, I have conducted a detailed search and investigation and submit my report as under :-

Document of Title:-

i) Original sale deed No.3620 Dated 10.08.2010 for land measuring 27 Kanal Hadbast No.33, village Chhaju Majra, Tehsil Kharar, Distt. S.A.S. Nagar, registered in the office of Sub-Registrar, Kharar in the name M/s Mittal Township Pvt. Ltd. Head Office Kothi Nop.803, Sector 43-A, Chandigarh Khata No.170/235 and 171/235/1, Khasra No.16/19/2(2-19), 20/2(3-2), 21(8-0), 22/1(7-12), Kite 4 measuring 15 Kanals being 1960. 2828 share of 21 Kanal 13 Marla (owners M/s Shivalik Infrastructure and Development Pvt. Ltd. 546/2828 share, Sh.Inderjit Singh 707/2828 share, Ranbir Kaur and Inderpal Kaur 707/2828 share) and Khata No.174/238 Khasra No.16/11(8-0), 12/1(8-0), 19/3(4-18), 20/1(4-18), Kite 4, measuring 12 kanal being 240/516 share of 25 kanal 16 marla owned by M/s Shivalik Infrastructure & Development Pvt. Ltd.).

ii) Copy of Jamabandi for the years 2007-08 Hadbast No.33, village Chhaju Majra issued by the Halqa Patwari.

Search and Investigation:-

1. That the undersigned searched the record pertaining to plot mentioned in para 1 above in the office the Sub-Registrar, Kharar and the Halqa Patwari, Chhaju Majra. On the basis of the records and documents made available to the undersigned, it has been found that as per Jamabandi for the years 1982-83 Shri Puran Singh s/o Sh.Ganda Singh owned 140/480 share, Sh.Gurbax Singh s/o Sh.Raja Singh owned 41/480 share and Sh.Harchand Singh, Raghbir Singh owned 82/480 share in land measuring 48 Kanal in village Chhaju Majra. On death of Sh. Puran Singh, his share of 160/480 was transferred in the names of Smt.Kartar Kaur widow, Shanti and Nasib Kaur by virasat Intkal entered in revenue record at No.1332. As per Jamabandi for the years 1987-88, Intkal No.1522 on the death of Mrs. Kartar Kaur her 160/480 share was inherited by Mrs.Shanti, Nasib Kaur, Amar Kaur and Sh.Inderjit Singh s/o Mrs. Sher Kaur d/o Sh.Puran Singh. As per Jamabadi for the years 1992-93 and 1997-98 Smt. Shanti, Amar Kaur owned 546/2828 share, Mrs.Nasib Kaur owned 707/2828 share and Inderjit Singh owned 707/2828 share in 21 Kanal 13 Marla land and Sh.Gurbax Singh owned 100/516 share, Sh.Harchand Singh owned 100/516 share and Raghbir Singh owned 40/516 share in 25 Kanal 16 Marla land. As per Varasat Intkal No.2925 entered in the revenue record on death of Mrs. Nasib Kaur, her share was inherited by Ranbir Kaur and Inderpal Kaur. As per Varasat Intkal No.2687 in Jamabandi for the years 2002-03 the share of Shri Raghbir Singh



was transferred in the names of Sh. Didar Singh, Sh. Bachiter Singh, Sh. Harchand Singh sons of Sh. Raghbir Singh after his death.

2. That out of 25 kanal 16 biswa land Sh. Harchand Singh sold his 100/516 share (Intkal No. 3252), Sh. Didar Singh, Bachiter Singh and Harjinder Singh sold their share (Intkal No. 3262) 40/516, and Gurbax Singh sold his share 100/516 (Intkal No. 3313, 3314) to M/s Shivalik Infrastructure & Developers Pvt. Ltd.
3. That M/s Shivalik Infrastructure & Developers Pvt. Ltd. sold their share 27 kanal land as mentioned above to M/s Mittal Township Pvt. Ltd. vide sale deed No. 3620 dated 10.08.2010 registered in the office of Sub-Registrar, Kharar. The mutation No. 4916 is entered in revenue record as per Jamabandi for the years 2007-08.
4. That the plot is situated in the revenue village Chhaju Majra within the Municipal limits of Kharar.
5. That no document pertaining to plot regarding mortgage, charge or encumbrance is pending before the Sub-Registrar, Kharar.
6. That the property in question is not affected by the Urban Land (Ceiling and Regulation) Act, 1976 or any other Act, Notification at present.
7. That no other special enactment is applicable to the property in question.



8. That under section 13 of SARFAESI ACT 2002 any security interest created in favour of secured creditor may be enforced without intervention of the court or tribunal. Therefore, the security created by way of equitable mortgage by the Bank can be enforced without intervention of court or tribunal under the Act, at present.

Certificate

I certify that I have searched the records for the 30 years and verified the information furnished in this report from the office of the Sub-Registrar, Kharar and the halqa patwari. The statement and other information given in the report are true and correct. I certify that M/s Mind Township Pvt. Ltd. has acquired a clear, marketable and unencumbered ownership of 27 Kanal land in revenue village Chhaju Majra, Kharar. I have compared the original title deed with the copy available on record in the office of Sub-Registrar, Kharar and certify that the sale deed is genuine. The title deed is not fake.

The Bank should obtain the following original documents for creation of valid mortgage:-

- a. Original sale deed No.3620 dated 10.08.2010.
- b. Certified copies of Jamabandis from 1982-83 upto 2007-08.

The receipt No. 3075 dated 15.10.2010 issued by the Sub-Registrar, Kharar is enclosed in original.


RANJEET SINGH KAURAI
ADVOCATE