



G.S. Sandhu
ADVOCATE
Punjab & Haryana High Court
Chandigarh

Off.: Chamber No. 854, Lawyers' Chamber
Complex, Part-I, District Courts, Ludhiana.
Resl.: Kothi No. 1515, New Prem Nagar,
Ludhiana.
Mobile No: 9417002028

Ref. No.

Dated: 12-10-2020

TO WHOM IT MAY CONCERN

Title Search Report-Cum-Non Encumbrance Certificate in respect of Land measuring 20.909 Acres, situated at Villages Dhatt and Morkarima, Sub-Tehsil Mullanpur, District Ludhiana, comprised under residential project namely "ECO POLIS" being developed by promoter M/s. Shri Ramdas Infrastructure Private Limited.

I, G.S. Sandhu, Advocate, do hereby certify in my capacity as an Advocate that the title of land measuring 20.909 Acres, situated at Villages Dhatt and Morkarima, Sub-Tehsil Mullanpur, District Ludhiana, (description of which is given herein below), is clear, marketable and undisputed. I further confirm that the relevant documents and the title deeds of the land, brief particulars whereof are given herein below, have been examined by me for investigating title in respect of the aforesaid land.

Details of the Land measuring 29K-14-1/2M equivalent to 3.716 Acres, situated at Village Dhatt, Sub-Tehsil Mullanpur, District Ludhiana:-

Khasra Number wise details of Sale Deed bearing Wasika No. 2142 Dated 03.12.2012:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
3	10/2	3-16	
	11/1	7-4	
	12/1	0-2	
	19/3	2-12	
	20	8-0	
	21	4-0	
	22/1	1-14	
	26	1-3	
	15/2	1-14	
4	15/3	2-6	
	16/2	0-1	
	Total	32-12	29K-14-1/2M



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Details of the Land measuring 156K-00M equivalent to 19.5 Acres, situated at Village Morkarima, Sub-Tehsil Mullanpur, District Ludhiana:-

(ii) Khasra Number wise details of Sale Deed bearing Wasika No. 3082 Dated 22.03.2013:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
16	21/2	0-12	
	22/1/6	0-12	
	24	8-0	
	25	8-0	
29	4/1	1-16	
	4/2/2	2-0	
	5/1	1-16	
	5/2/2	4-6	
	6/1	4-0	
	15/2	3-15	
	16/1	4-0	
	25/2	4-0	
30	1/1	0-6	
	1/2	1-2	
	8/3	0-19	
	9/1/1	0-19	
	9/1/2	0-4	
	9/1/3	2-2	
	10/2	1-8	
	12/2/1	2-8	
	12/2/2	1-0	
	13/1	1-0	
	18/3	1-0	
	19/1/1	1-0	
	19/1/2	2-8	
	21/1/1	0-8	
	21/1/2	6-0	
	22/2/1	0-7	
	22/2/2	0-4	

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31	23/1/1	0-2	
	1/1/1/1	0-1	
	1/1/1/2	1-0	
	1/1/2/2	0-10	
32	$\frac{1}{2}$	6-13	
	5/1/1	0-18	
	5/2/2	3-2	
	6/1	2-11	
	Total	80-9	
			65K-13M

(iii) Khasra Number wise details of Sale Deed bearing Wasika No. 1125 Dated 28.10.2013:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
16	22/2	1-16	
	23	8-0	
	24	8-0	
28	26	1-12	
29	2/2	0-4	
	3/1	1-16	
	4/1	1-16	
	85	0-10	
Total		23-14	14K-11-3/4M

(iv) Khasra Number wise details of Sale Deed bearing Wasika No. 879 Dated 06.11.2015:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
13	10/12	0-3	
30	11/2	4-12	
	12/1	4-7	
	19/2	4-12	
	20	7-4	
	21/2/1	0-18	
	22/1/1	2-6	
31	1/3	0-10	



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	2/1	1-5	
	Total	25-17	10K-6M

(v) Khasra Number wise details of Sale Deed bearing Wasika No. 880 Dated 06.11.2015:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
13	10/12	0-3	
30	11/2	4-12	
	12/1	4-7	
	19/2	4-12	
	20	7-4	
	21/2/1	0-18	
	22/1/1	2-6	
31	1/3	0-10	
	2/1	1-5	
	Total	25-17	7K-16M

(vi) Khasra Number wise details of Sale Deed bearing Wasika No. 881 Dated 06.11.2015:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
15	21/2	0-12	
16	24	8-0	
	22/1/6	0-12	
	25	8-0	
28	26	1-12	
29	4/1	1-16	
	5/1	1-16	
30	1/1	0-6	
	Total	22-14	6K-11M



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(vii) Khasra Number wise details of Sale Deed bearing Wasika No. 882 Dated 06.11.2015:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
16	18/2	1-12	
	19	7-11	
	20	7-11	
	Total	16-14	
			9K-10M

(viii) Khasra Number wise details of Sale Deed bearing Wasika No. 883 Dated 06.11.2015:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
15	21/2	0-12	
16	24	8-0	
	22/1/6	0-12	
	25	8-0	
29	4/1	1-16	
	5/1	1-16	
30	1/1	0-6	
	Total	21-2	
			6K-7-2/3M

(ix) Khasra Number wise details of Sale Deed bearing Wasika No. 884 Dated 06.11.2015:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
13	10/12	0-3	
30	11/2	4-12	
	12/1	4-7	
	19/2	4-12	
	20	7-4	
	21/2/1	0-18	
	22/1/1	2-6	
31	1/3	0-10	
	2/1	1-5	



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	Total	25-17	7K-15M
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(x) Khasra Number wise details of Sale Deed bearing Wasika No. 963 Dated 27.11.2015:-

Rectangle No.	Khasra No.	Area (K-M)	Area Taken (K-M)
11	14/2	7-0	
	15/1/2	0-12	
	15/2/2	2-19	
	16/1	6-12	
	16/2	1-6	
	17	7-13	
12	11/1/2	2-4	
	20/2	5-0	
15	11/2	4-4	
	12/2	2-1	
	19	6-10	
	20	8-0	
	21/1	4-10	
	22	8-0	
	23	3-9	
30	2	8-0	
	3	7-6	
37	1/1	1-18	
	10/2	0-9	
	10/3	1-11	
38	4	7-11	
	5	7-11	
	6/1	1-16	
	6/2	6-4	
	7/1	1-16	
	7/2	6-4	
	14/1	2-13	
	15/1	2-18	
	Total	125-17	
			27K-9-1/2M



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SALE DEEDS

The copies of the above said Sale Deeds, admeasuring 185K-14-1/2 Marlas (23.2156 Acres), have been seen and pursued. The said Sale deeds have been duly executed by the Sellers in favour of M/s. G2L Infrastructures & Developers Pvt. Ltd. (presently known as M/s. Shri Ramdas Infrastructure Private Limited)

REVENUE RECORDS:-

After purchasing the land, promoter M/s. G2L Infrastructures & Developers Pvt. Ltd. (presently known as M/s. Shri Ramdas Infrastructure Private Limited) presented the said Sale Deeds/Transfer Deeds before the Revenue Officials for sanctioning of the Mutation in its favour. As a consequence thereof the mutation of land/property at Villages Dhatt and Morkarima, Sub-Tehsil Mullanpur, District Ludhiana, were duly sanctioned in favour of its name and as such, its names are duly reflected in the Revenue Records of Villages Dhatt and Morkarima, as the owner in possession of the said land admeasuring 20.909 Acres part and parcel of 23.2156 Acres.


The Revenue Records maintained by the Revenue Officials have been scrutinized verified. As per verification the mutation of sale deeds have been duly entered and sanctioned in favour of M/s. G2L Infrastructures & Developers Pvt. Ltd. (presently known as M/s. Shri Ramdas Infrastructure Private Limited). The mutation numbers of the respective Sale Deeds have been already enumerated in the revenue records. The said Observations are being made on the basis of verifications of Record of the Revenue Officials.

REFERENCE OF ENCUMBRANCE REGISTERED IF ANY

The records of the office of the Sub-Registrar and the revenue officials have been inspected. Besides that the documents that have been supplied by your office have also been scrutinized and perused. As per said documents and records there is no reference of any registered Encumbrance over the property in question.

CONCLUSION:-

It is certified that the above said land is not subject to any attachment or any process of court or any litigation. It is also certified that the said land is free from all

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encumbrances, charges and lien. It is further confirmed that the said land has not been notified for acquisition by the concerned authorities. I have inspected the revenue record maintained by the Halqa Patwari which confirmed the above ownership fact. M/s. G2L Infrastructures & Developers Pvt. Ltd. (presently known as M/s. Shri Ramdas Infrastructure Private Limited) is having clear, valid and marketable title over the above said land measuring 20.909 Acres, part and parcel of 23.21 Acres.

I am practicing in Ludhiana Courts since February 1983.

G.S. Sandhu, Advocate,
Chamber No. 854, Lawyers Chambers
Complex Part-1, District Courts,
Ludhiana.
Enrolment No. P/836/1983