

**FOR CITIZEN USE**

Application No. 990412

SEWA KENDRA NAME : MC Office Zirakpur

SEWA KENDRA CODE : PB-052-00265-U034

SERVICE OPERATOR : DIGIQAL SOLUTION SERVICES PRIVATE LIMITED (GST
No.03AAGC07856A1ZX)

SERVICE ASKED FOR	Inspection of Revenue Records	DATE OF APPLICATION	20/12/2018
DATE OF COMPLETION	27/12/2018	So/Do/We	Advocate
APPLICANT NAME	suninder kumar gera	DESIGNATED OFFICER	NAIB TEHSILDAR DERA BASSI
ADDRESS	office suite no 217 golden square level 2 zirakpur	FACILITATION CHARGES(INC. GST)	100/-
MOBILE NUMBER	9988012400	OPERATOR NAME	SK04P8890E
GOVT. FEES (cash)	310		
TOTAL CHARGES	410		



SURINDER KUMAR GERA

ADVOCATE

Office Suite No.217:
Golden Square, Level-II,
Ambala -Chandigarh Highway,
Zirakpur, Distt. SAS Nagar, Mohali
(Pb.)
+91-99880-12400 (M)

20.12.2018

SEARCH CUM TITLE VERIFICATION REPORT OF LAND OF VILLAGE
CHATT

To

Malwa Projects Pvt. Ltd.
3439, Sector-27-D, Chandigarh.

Sub: Search cum Title Verification report of land of Village Chatt, Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).

Reference to your request by M/s Malwa Projects Pvt. Ltd., a Company Registered under the Companies Act, having office at # 3439, Sector-27-D, Chandigarh, for title verification report of Total Land Measuring 53 Bigha- 09 Biswas Situated at Village Chatt, Sub-Tehsil Zirakpur, Tehsil Dera Bassi Distt. SAS Nagar, Mohali, (Punjab), which forms one piece of land within one village i.e. Chatt.

Land of M/s Malwa Projects Pvt Ltd. at Village Chatt total land measuring 53 Bighas - 9 Biswas, as per details :- comprised in Khata No. 182/286-287-288, Khasra Nos.1635/702/1 (0-12-10), 1504/706 (3-11), 1915/715/2/1 (0-5-10), Pieces 3, Land Measuring 4 Bighe - 9 Biswe, and Khata No.182/286-287, Khasra Nos.704 (4-0), 2048/705/2/1 (0-18), Pieces 2, Land Measuring 4 Bighe - 18 Biswe, and Khata No.182/287, Khasra No. 2048/705/2/2, Land Measuring 1Bigha - 3 Biswe, and Khata No.124/104/183, Khasra Nos.703 (4-0), 713 (4-0), 1539/706 (0-9), 1913/714 (3-9), Pieces 4, Land Measuring 11Bighe - 18 Biswe, and Khata Nos.182/159/285, Khasra No.2043/705, Land Measuring 1Bigha-16Biswe, and Khata No.145/124/216-217, Khasra Nos.695/2 (3-1), 696 (4-0), 697/1 (0-9-10), Pieces 3, Land Measuring 7Bigha - 10 Biswe - 10 Biswasi, and Khata No.144/123/215, Khasra Nos.689/3 (3-8-10), 690 (5-10), 691 (0-6), 692 (2-5), 693 (2-0), 694 (5-10), Pieces 6, Land Measuring 18 Bigha - 19 Biswe - 10 Biswasi, and Khata No.129/109/188-189, Khasra Nos.1892/660 (0-12), 1895/661 (2-3), Pieces 2, Land Measuring 2 Bigha - 15 Biswe, total land measuring 53 Bighas - 9 Biswe,



situated at Village Chatt, Hadbast No.286, Sub Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Mohali (Punjab).

The Malwa Projects Pvt. Ltd., has purchased 53 Bighas - 9 Biswas total land vide 9 Registered Sale Deeds i.e.,

1. Sale Deed No.1463, Dated:-26-05-2016, Registered with Joint-Sub-Registrar, Zirakpur, measuring 12 Bighas - 0 Biswas, from the Sellers namely Balwant Singh - Raghubir Singh - Gurnam Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).
2. Sale Deed No.1500, Dated:-27-05-2016, Registered with Joint-Sub-Registrar, Zirakpur, measuring 8 Bighas - 0 Biswas, from the Sellers namely Balwant Singh - Raghubir Singh - Gurnam Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).
3. Sale Deed No.1573, Dated:-31-05-2016, Registered with Joint-Sub-Registrar, Zirakpur, measuring 3 Bighas - 1 Biswas, from the Sellers namely Balwant Singh - Raghubir Singh - Gurnam Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).
4. Sale Deed No.2538, Dated:-11-07-2016, Registered with Joint-Sub-Registrar, Zirakpur, measuring 3 Bighas - 9 Biswas, from the Sellers namely Balwant Singh - Raghubir Singh - Gurnam Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).
5. Sale Deed No.7337, Dated:-07-03-2017, Registered with Joint-Sub-Registrar, Zirakpur, measuring 11 Bighas - 18 Biswas, from the Sellers namely Karam Singh - Amar Singh - Randhir Singh all Sons of Diyal Singh Son of Layak Ram all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).



6. Sale Deed No.7750, Dated:-22-03-2017, Registered with Joint-Sub-Registrar, Zirakpur, measuring 1 Bighas - 16 Biswas, from the Sellers namely Harwinder Singh - Harbans Singh Sons of Narata Singh Son of Nand Singh Residents of Adda Chungia, (Chatt), Sub-Tehsil Zirakpur, Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).
7. Sale Deed No.7902, Dated:-28-03-2017, Registered with Joint-Sub-Registrar, Zirakpur, measuring 2 Bighas - 15 Biswas, from the Sellers namely Karam Singh - Amar Singh - Randhir Singh all Sons of Diyal Singh Son of Layak Ram all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).
8. Sale Deed No.3362, Dated:-11-08-2017, Registered with Joint-Sub-Registrar, Zirakpur, measuring 6 Bighas - 1 Biswas, from the Sellers namely Joginder Singh - Mahinder Singh - Gurnukh Singh - Ranjit Singh all Sons of Bachan Singh Son of Gaiinda Singh and Manjit Singh Son of Balbir Singh Son of Gaiinda Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).
9. Sale Deed No.3368, Dated:-11-08-2017, Registered with Joint-Sub-Registrar, Zirakpur, measuring 4 Bighas - 9 Biswas, from the Sellers namely Gurcharan Singh - Gурpal Singh - Gurbhajan Singh - Bhag Singh - Sukhwinder Singh all Sons of Hari Singh Son of Telu and Balwant Singh - Kulwant Singh Sons of Sohan Singh Son of Telu all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).

I have also checked and inspected last 30 Years revenue record of the above said land on 20-12-2018 and the mutation of the above said total land measuring 53 Bighas - 9 Biswas has already been sanctioned in the name of M/s Malwa Projects Pvt. Ltd.

As per revenue record/Jamabandi for the year 1988-89, Balwant Singh - Raghubir Singh - Gurram Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab), are the owners in land measuring 31 Bighas 1 Biswa having share 11/18 in khewat No.96, Khatouni No.125, Khasra Nos.683 (5-10), 685 (2-0), 686 (4-0), 689 (4-0), 690



(5-10), 691 (0-6), 692 (2-5), 693 (2-0), 694 (5-10), and land measuring 15 Bigha - 10 Biswas having 1/2 share in khewat No.97, Khatouni No.126-127, Khasra Nos.696 (4-0), 697 (4-0), 698 (4-0), 695 (3-10), situated as Village Chatt.

As per revenue record/Jamabandi for the year 1993-94, Balwant Singh - Raghubir Singh - Gurnam Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab), are the owners in land measuring 31 Bighas 1 Biswa having share 11/18 in khewat No.105, Khatouni No.165, Khasra Nos.683 (5-10), 685 (2-0), 686 (4-0), 689 (4-0), 690 (5-10), 691 (0-6), 692 (2-5), 693 (2-0), 694 (5-10), and land measuring 15 Bigha - 10 Biswas having 1/2 share in khewat No.106, Khatouni No.166-167, Khasra Nos.696 (4-0), 697 (4-0), 698 (4-0), 695 (3-10), situated as Village Chatt.

As per revenue record/Jamabandi for the year 1998-99, Balwant Singh - Raghubir Singh - Gurnam Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab), are the owners in land measuring 31 Bighas 1 Biswa having share 11/18 in khewat No.114, Khatouni No.181, Khasra Nos.683 (5-10), 685 (2-0), 686 (4-0), 689 (4-0), 690 (5-10), 691 (0-6), 692 (2-5), 693 (2-0), 694 (5-10), and land measuring 15 Bigha - 10 Biswas having 1/2 share in khewat No.115, Khatouni No.182-183, Khasra Nos.696 (4-0), 697 (4-0), 698 (4-0), 695 (3-10), situated as Village Chatt.

As per revenue record/Jamabandi for the year 2003-04, Balwant Singh - Raghubir Singh - Gurnam Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab), are the owners in land measuring 31 Bighas 1 Biswa having share 1/2 in khewat No.115, Khatouni No.180, Khasra Nos.683 (5-10), 685 (2-0), 686 (4-0), 689 (4-0), 690 (5-10), 691 (0-6), 692 (2-5), 693 (2-0), 694 (5-10), and land measuring 15 Bigha - 10 Biswas having 1/2 share in khewat No.116, Khatouni No.181-182, Khasra Nos.696 (4-0), 697 (4-0), 698 (4-0), 695 (3-10), situated as Village Chatt.

As per revenue record/Jamabandi for the year 2008-09, Balwant Singh - Raghubir Singh - Gurnam Singh - Harpal Singh - Surmukh Singh, Nasib Singh all sons of Naranjan Singh Son of Inder Singh all Residents and Khewatdar of Village Chatt. Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab), are the



owners in land measuring 31 Bighas 1 Biswa having 1/2 share in khewat No.123, Khatouni No.192, Khasra Nos.683 (5-10), 685 (2-0), 686 (4-0), 689 (4-0), 690 (5-10), 691 (0-6), 692 (2-5), 693 (2-0), 694 (5-10), and land measuring 15 Bigha - 10 Biswas having 1/2 share in khewat No.124, Khatouni No.193-194, Khasra Nos.696 (4-0), 697 (4-0), 698 (4-0), 695 (3-10), situated as Village Chatti.

As per revenue record of 30 years of Khewat/Khatouni, Khasra Nos, as depicting in sale deed No.7337, 7902, 3368, 7750, 3362, (as detailed above) Karam Singh - Amar Singh - Randhir Singh all Sons of Diyal Singh Son of Layak Ram are owners and possession of 11 Bighe - 18 Biswas in Khata No.124/104/183, Khasra Nos.703 (4-0), 713 (4-0), 1539/706 (0-9), 1913/714 (3-9), Pieces 4, and Land Measuring 2 Bigha - 15 Biswa, in Khata No.129/109/188-189, Khasra Nos.1892/660 (0-12), 1895/661 (2-3), Pieces 2, and Gurcharan Singh - Gurpal Singh - Gurbhajan Singh - Bhag Singh - Sukhwinder Singh all Sons of Hari Singh Son of Telu and Balwant Singh - Kulwant Singh Sons of Sohan Singh Son of Telu are owner in possession Land Measuring 4 Bighe - 9 Biswa, in Khata No.182/286-287-288, Khasra Nos.1635/702/1 (0-12-10), 1504/706 (3-11), 1915/715/2/1 (0-5-10), Pieces 3, and Harwinder Singh - Harbans Singh Sons of Narata Singh Son of Nand Singh are owner in possession land measuring 1 Bigha - 16 Biswa in Khata Nos.182/195/285, Khasra No.2043/705 and Joginder Singh - Mahinder Singh - Gurmukh Singh - Ranjit Singh all Sons of Bechan Singh Son of Gaiinda Singh and Manjit Singh Son of Balbir Singh Son of Gaiinda Singh are owners in possession land measuring 6 Bighas - 1 Biswas in Khata No.182/286-287, Khasra Nos.704 (4-0), 2048/705/2/1 (0-18), Pieces 2, Land Measuring 4 Bighe - 18 Biswa, and Khata No.182/287, Khasra No. 2048/705/2/2, Land Measuring 1 Bigha - 3 Biswa, are the owners and subsequent owners of the land measuring total land measuring 26 Bighas - 19 Biswas.

The above said total land measuring 53 Bighas - 9 Biswas forms one piece of land in different khasra nos as mentioned above and all the khasra nos intact with each other. The copy of latha (Map) is attached herewith. The land is also partitioned already. Moreover the land purchased by the company vide registered sale deed no.1463, dated: 26-05-2016 is given specific possession in specific Khasra nos 692 Min (1-9), 693 (2-0) (complete), 694 (5-10) (complete), 695/2 (3-1) (complete). The land as shown in the above specific khasra nos falls and abuts to the 200 feet road which leads to Mohali (PRT) Air Port Road and the same forms front portion of the total land in the above said all khasra Nos




I, Surinder Kumar Gera, Advocate, have started practicing at District Courts Patiala in the year 2000 and has 18 years of experience before the Patiala Bar. I have been enrolled with Hon'ble Punjab & Haryana High Court at Chandigarh vide enrolment no. P/737/2000, do hereby certify in my capacity as an Advocate that the title of the said land is clear marketable and free from any encumbrances, reasonable doubt and also free from any defect whatsoever. Further on the basis of my search of the relevant revenue record for the past 30 years, I am certifying that the said immoveable property/ properties is/are not subject to any encumbrances, attachment or any process of court nor are they or any of them the subject matter of any litigation pending before any court. I further certify that Bank or any other authority may rely upon and acting on my certificate, proceed to sanction and disburse the loan applied for.

DESCRIPTION OF PROPERTY

The land situated at Village Chatti, Sub Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar, (Land of M/s Malwa Projects Pvt. Ltd.), total land measuring 53 Bighas - 9 Biswas, as per details :- comprised in Khata No. 182/286-287-288, Khasra Nos.1636/702/1 (0-12-10), 1504/706 (3-11), 1915/715/2/1 (0-5-10), Pieces 3, Land Measuring 4 Bighe - 9 Biswa, and Khata No.182/286-287, Khasra Nos.704 (4-0), 2048/705/2/1 (0-18), Pieces 2, Land Measuring 4 Bighe - 18 Biswe, and Khata No.182/287, Khasra No. 2048/705/2/2, Land Measuring 18Bighe - 3 Biswe, and Khata No.124/104/183, Khasra Nos 703 (4-0), 713 (4-0), 1539/706 (0-9), 1913/714 (3-9), Pieces 4, Land Measuring 11Bighe - 18 Biswe, and Khata Nos.182/159/285, Khasra No.2043/705, Land Measuring 18Bighe-16Biswe, and Khata No.145/124/216-217, Khasra Nos.695/2 (3-1), 696 (4-0), 697/1 (0-9-10), Pieces 3, Land Measuring 7Bighe - 10 Biswe - 10 Biswasi, and Khata No.144/123/213, Khasra Nos.689/3 (3-8-10), 690 (3-10), 691 (0-6), 692 (2-5), 693 (2-0), 694 (3-10), Pieces 6, Land Measuring 18 Bighe - 19 Biswe - 10 Biswasi, and Khata No.129/109/188-189, Khasra Nos 1892/660 (0-12), 1895/661 (2-3), Pieces 2, Land Measuring 2 Bighe - 15 Biswe, total land measuring 53 Bighas - 9 Biswe, situated at Village Chatti, Hadbast No.286, Sub Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Mohali (Punjab).

My report is based upon the documents supplied to me by the party and list of which is annexed with the report.

Hence the report is submitted.

 Yours faithfully
Surinder Kumar Gera
Advocate

Encl.

1. Jamabandi for the year 1988-89 to up to date of Village Chatt
2. Non Encumbrance Certificate of Village Chatt
3. All the 9 Registered Sale Deeds.
4. 30 Years record of the land.