

**FOR CITIZEN USE**

Application No. 990412

SEWA KENDRA NAME : MC Office Zirakpur

SEWA KENDRA CODE : PB-052-00266-U034

SERVICE OPERATOR : DIGIQA SOLUTION SERVICES PRIVATE LIMITED ( GST  
No.03AAGCD7856A1ZX)

SERVICE ASKED FOR	Inspection of Revenue Records		
DATE OF COMPLETION	27/12/2018	DATE OF APPLICATION	20/12/2018
APPLICANT NAME	surinder kumar gera	So/Do/Wo	advocate
ADDRESS	office suite no 217 golden square level 2 zirakpur		
MOBILE NUMBER	9988012400	DESIGNATED OFFICER	NAIB TEHSILDAR DERA BASSI
GOVT. FEES (Cash)	310	FACILITATION CHARGES(INC. GST)	100
TOTAL CHARGES	410	OPERATOR NAME	SKOP8890E

SIGNATURE OF OFFICIAL  
NAIB TEHSILDAR DERA BASSI  
Date  
Signature



**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

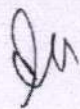
To

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,

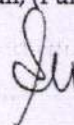




situated at Village Chatt, Hadbast No.286, Sub Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar, Mohali (Punjab).

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 - Gurmukh Singh - Ranjit Singh all Sons of Bachan Singh Son of Gaimda Singh and Manjit Singh Son of Balbir Singh Son of Gaimda 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 - 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 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 - 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.96, Khatouni No.125, Khasra Nos.683 (5-10), 685 (2-0), 686 (4-0), 689 (4-0), 690





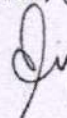
(5-10), 691 (0-6), 692 (2-5), 693 (2-0), 694 (5-10), and land measuring 15 Bigha - 10 Biswas having 1/2 share in khewat No.97, Khatouni No.126-127, Khasra Nos.696 (4-0), 697 (4-0), 698 (4-0), 695 (3-10), situated as Village Chatt.

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 Chatt.

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 Biswe, 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 Biswe, 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 1Bigha - 16 Biswa in Khata Nos.182/195/285, Khasra No.2043/705 and Joginder Singh - Mahinder Singh - Gurmukh Singh - Ranjit Singh all Sons of Bachan Singh Son of Gainda Singh and Manjit Singh Son of Balbir Singh Son of Gainda 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 Biswe, and Khata No.182/287, Khasra No. 2048/705/2/2, Land Measuring 1Bigha - 3 Biswe, are the owners and subsequent owners of the land measuring total land measuring 26Bighas - 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. Moreso the land purchased by the company vide registered sale deed no.1463, dated:-26-05-2016 is given specific possession in specific khasra nos.692Min (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 (PR7) Air Port Road and the same forms front portion of the total land in the above said all khasra Nos





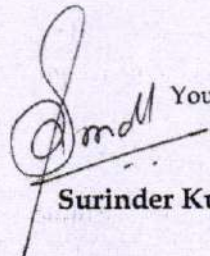
I, Surinder Kumar Gera, Advocate, have started practicing at District Courts Patiala in the year 2000 and has 18 years of experience before the Patiala Bar. I have been enrolled with Hon'ble Punjab & Haryana High Court at Chandigarh vide enrolment no. P/737/2000, do hereby certify in my capacity as an 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 immovable 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 Chatt, 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.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).

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.



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ਵੱਲ,

M/s Malwa Project Pvt. Ltd.

#3439, Sector 27D, Chandigarh.

ਪੱਤਰ ਨੰ:3ਡਡਸਸ-2019/

ਮਿਤੀ

Subject:

ਪ੍ਰਮੋਟਰ ਦਾ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ।

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ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਦੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਆਪ ਨੂੰ ਪ੍ਰਮੋਟਰ ਦਾ ਸਰਟੀਫਿਕੇਟ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ। ਜਿਸ ਦੀ ਮਿਆਦ 30-06-2024 ਤੱਕ ਹੈ। ਇਹ ਸਰਟੀਫਿਕੇਟ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤਹਿਤ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ :-

1. ਕਿ ਆਪ ਪਾਪਰਾ ਐਕਟ, 1995 ਅਤੇ ਉਸ ਅਧੀਨ ਬਣੇ ਰੂਲਾਂ ਦੀਆਂ ਧਾਰਾਵਾਂ ਅਨੁਸਾਰ ਲੇਖਾ ਰਜਿਸਟਰ ਅਤੇ ਰਿਕਾਰਡ ਤਿਆਰ ਕਰੋਗੇ।
2. ਕਿ ਆਪ ਵਿੱਤੀ ਸਾਲ ਦੇ ਖਤਮ ਹੋਣ ਤੇ ਤਿਆਰ ਕੀਤੇ ਖਾਤੇ ਨੂੰ ਚਾਰਟਰਡ ਅਕਾਊਂਟੈਂਟ ਤੋਂ ਆਡਿਟ ਕਰਵਾਕੇ ਅਤੇ ਚਾਰਟਰਡ ਅਕਾਊਂਟੈਂਟ ਵਲੋਂ ਚੈਕ ਕੀਤੇ ਖਾਤੇ ਜਿਸ ਤੇ ਉਸ ਦੇ ਹਸਤਾਖਰ ਹੋਣਗੇ ਦੀ ਫੋਟੋ ਕਾਪੀ ਵਿੱਤੀ ਸਾਲ ਦੇ ਖਤਮ ਹੋਣ ਤੇ ਛੇ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਦਫਤਰ ਪੇਸ਼ ਕਰੋਗੇ।
3. ਕਿ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਆਪ ਦੇ ਬਿਜਨੈਸ ਨਾਲ ਸਬੰਧਤ ਲੇਖਾ ਤੇ ਰਿਕਾਰਡ ਕਿਸੇ ਸਮੇਂ ਵੀ ਚੈਕ ਕਰ ਸਕਦੇ ਹਨ।
4. ਕਿ ਆਪ ਫਾਰਮ ਨੰ:ਏ.ਪੀ.ਆਰ.-XVII ਅਨੁਸਾਰ ਰਜਿਸਟਰ ਤਿਆਰ ਕਰੋਗੇ।
5. ਕਿ ਆਪ ਫਾਰਮ ਨੰ:ਏ.ਪੀ.ਆਰ.-XXII ਵਿੱਚ ਭਰਕੇ ਸਾਲਾਨਾ ਰਿਕਾਰਡ ਵਿੱਤੀ ਸਾਲ ਦੇ ਖਤਮ ਹੋਣ ਤੇ 3 ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਸਮੇਤ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸ ਜਮ੍ਹਾਂ ਕਰਾਉਗੇ।
6. ਕਿ ਆਪ ਸਰਟੀਫਿਕੇਟ ਦੀ ਮਿਆਦ ਖਤਮ ਹੋਣ ਤੇ 3 ਮਹੀਨੇ ਪਹਿਲਾਂ ਲਾਈਸੈਂਸ ਰਿਨਿਊ ਕਰਨ ਲਈ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸ ਅਪਲਾਈ ਕਰੋਗੇ।

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ  
ਸਥਾਨਕ ਸਰਕਾਰ ਪਟਿਆਲਾ।  
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ

ਪਿੱਠ ਅੰਕਣ ਨੰ:3ਡਡਸਸ-2019/ 18028

ਮਿਤੀ: 01-07-2019

ਉਕਤ ਦਾ ਉਤਾਰਾ ਚੇਅਰਮੈਨ, ਰੀਅਲ ਅਸਟੇਟ ਰੈਗੂਲੇਟਰੀ ਅਥਾਰਟੀ, ਫਸਟ ਫਲੋਰ, ਬਲਾਕ-ਬੀ, ਪਲਾਟ ਨੰ 3, ਸੈਕਟਰ-18ਏ(ਨੀਅਰ ਗੋਰਮਿੰਟ ਪ੍ਰੈਸ ਯੂ.ਟੀ.) ਮੱਧਿਆ ਮਾਰਗ, ਚੰਡੀਗੜ੍ਹ-160018 ਜੀ ਨੂੰ ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ  
-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ  
ਸਥਾਨਕ ਸਰਕਾਰ ਪਟਿਆਲਾ।



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ਵੱਲ,

M/s Malwa Project Pvt. Ltd.

#3439, Sector 27D, Chandigarh.

ਪੱਤਰ ਨੰ:3ਡਡਸਸ-2019/ 18027

ਮਿਤੀ 01-07-2019

Subject: ਪ੍ਰਮੋਟਰ ਦਾ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਸਬੰਧੀ।

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ਉਪਰੋਕਤ ਵਿਸ਼ੇ ਦੇ ਸਬੰਧ ਵਿੱਚ ਆਪ ਦੀ ਪ੍ਰਤੀ ਬੇਨਤੀ ਨੂੰ ਮੁੱਖ ਰੱਖਦੇ ਹੋਏ ਆਪ ਨੂੰ ਪ੍ਰਮੋਟਰ ਦਾ ਸਰਟੀਫਿਕੇਟ ਇਸ ਪੱਤਰ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ। ਜਿਸ ਦੀ ਮਿਆਦ 30-06-2024 ਤੱਕ ਹੈ। ਇਹ ਸਰਟੀਫਿਕੇਟ ਹੇਠ ਲਿਖੀਆਂ ਸ਼ਰਤਾਂ ਤਹਿਤ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ :-

1. ਕਿ ਆਪ ਪਾਪਰਾ ਐਕਟ, 1995 ਅਤੇ ਉਸ ਅਧੀਨ ਬਣੇ ਰੂਲਾਂ ਦੀਆਂ ਧਾਰਾਵਾਂ ਅਨੁਸਾਰ ਲੇਖਾ ਰਜਿਸਟਰ ਅਤੇ ਰਿਕਾਰਡ ਤਿਆਰ ਕਰੋਗੇ।
2. ਕਿ ਆਪ ਵਿੱਤੀ ਸਾਲ ਦੇ ਖਤਮ ਹੋਣ ਤੇ ਤਿਆਰ ਕੀਤੇ ਖਾਤੇ ਨੂੰ ਚਾਰਟਡ ਅਕਾਊਂਟੈਂਟ ਤੋਂ ਆਡਿਟ ਕਰਵਾਕੇ ਅਤੇ ਚਾਰਟਡ ਅਕਾਊਂਟੈਂਟ ਵਲੋਂ ਚੈਕ ਕੀਤੇ ਖਾਤੇ ਜਿਸ ਤੇ ਉਸ ਦੇ ਹਸਤਾਖਰ ਹੋਣਗੇ ਦੀ ਫੋਟੋ ਕਾਪੀ ਵਿੱਤੀ ਸਾਲ ਦੇ ਖਤਮ ਹੋਣ ਤੇ ਛੇ ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਦਫਤਰ ਪੇਸ਼ ਕਰੋਗੇ।
3. ਕਿ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਆਪ ਦੇ ਬਿਜਨੈਸ ਨਾਲ ਸਬੰਧਤ ਲੇਖਾ ਤੇ ਰਿਕਾਰਡ ਕਿਸੇ ਸਮੇਂ ਵੀ ਚੈਕ ਕਰ ਸਕਦੇ ਹਨ।
4. ਕਿ ਆਪ ਫਾਰਮ ਨੰ:ਏ.ਪੀ.ਆਰ.-XVII ਅਨੁਸਾਰ ਰਜਿਸਟਰ ਤਿਆਰ ਕਰੋਗੇ।
5. ਕਿ ਆਪ ਫਾਰਮ ਨੰ:ਏ.ਪੀ.ਆਰ.-XXII ਵਿੱਚ ਭਰਕੇ ਸਾਲਾਨਾ ਰਿਕਾਰਡ ਵਿੱਤੀ ਸਾਲ ਦੇ ਖਤਮ ਹੋਣ ਤੇ 3 ਮਹੀਨੇ ਦੇ ਅੰਦਰ-ਅੰਦਰ ਸਮੇਤ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸ ਜਮ੍ਹਾਂ ਕਰਾਉਣਗੇ।
6. ਕਿ ਆਪ ਸਰਟੀਫਿਕੇਟ ਦੀ ਮਿਆਦ ਖਤਮ ਹੋਣ ਤੇ 3 ਮਹੀਨੇ ਪਹਿਲਾਂ ਲਾਈਸੈਂਸ ਰਿਨਿਊ ਕਰਨ ਲਈ ਸਮਰੱਥ ਅਧਿਕਾਰੀ ਪਾਸ ਅਪਲਾਈ ਕਰੋਗੇ।

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ

ਸਥਾਨਕ ਸਰਕਾਰ ਪਟਿਆਲਾ।

-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ

ਮਿਤੀ:

ਪਿੱਠ ਐਕਟ ਨੰ:3ਡਡਸਸ-2019/

ਉਕਤ ਦਾ ਉਤਾਰਾ ਚੇਅਰਮੈਨ, ਰੀਅਲ ਅਸਟੇਟ ਰੈਗੂਲੇਟਰੀ ਅਥਾਰਟੀ, ਫਸਟ ਫਲੋਰ, ਬਲਾਕ-ਬੀ, ਪਲਾਟ ਨੰ 3, ਸੈਕਟਰ-18ਏ(ਨੀਅਰ ਗੋਰਮਿੰਟ ਪੈਸ ਯੂ.ਟੀ.) ਮੱਧਿਆ ਮਾਰਗ, ਚੰਡੀਗੜ੍ਹ-160018 ਜੀ ਨੂੰ ਸੂਚਨਾ/ਅਗਲੇਰੀ ਕਾਰਵਾਈ ਹਿੱਤ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ ਜੀ।

ਰਿਜਨਲ ਡਿਪਟੀ ਡਾਇਰੈਕਟਰ

-ਕਮ-ਸਮਰੱਥ ਅਧਿਕਾਰੀ

ਸਥਾਨਕ ਸਰਕਾਰ ਪਟਿਆਲਾ।



Regional Deputy Director Local Government Patiala-Cum-Competent Authority

Certificate of registration as Promoter,

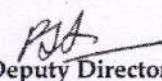
(See Rule 23(2))

Order No. 12

Date: 01-07-2019

The certificate of registration is hereby granted to M/s Malwa Projects Pvt. Ltd., having its Registered Office at #3439, Sector-27D, Chandigarh as a qualification to obtain a license u/s 5 of the Punjab Apartment and Property Regulation Act, 1995 and the rules made thereunder for developing a colony and constructing apartments which would be subject to following terms:-

- i) The certificate shall be operative in the jurisdiction of Local Government, state of Punjab Only.
- ii) The certificate doesnot entitle the promoter to set up a Colony without obtaining the requisite license as mandated under the Punjab Apartment and Property Regulation Act, 1995.
- iii) The certificate shall remain Valid for a period of five year from the date of its issue
- iv) The Certificate may renewed on submission of fresh application alongwith prescribed fee provided that the application has been submitted three months, before the date of expiry as mentioned above.
- v) The promoter shall onform Local Government, Punjab in case development of any colony/apartment is undertaken by it in any area which outside the jurisdiction of Local Government, Patiala Region.
- vi) The Promoter shall maintain a website which shall exhibit the details of allapprovals taken by with regard to any project undertaken by the promoter, which include this certificate approved layout plans payment terms ect. or any other documents/information which requires to be disseminated to the prospective buyers.
- vii) The undersigned reserves the right to withdraw or cancel this Certificate at any time during the tenure of its validity, if it is found that the promoter :-
  - a) has given any wrong information in his application for registration, or
  - b) has been adjudicated as insolvent or is under-charged insolvent, or
  - c) has been convicted under the Act or any other law relating to business of promoter, or
  - d) has contravened any of the terms and conditions of this Certificate or any of the provision of the Act or the rules made thereunder or any other law enacted by the central or the State Government.

  
Regional Deputy Director  
Local Government Patiala  
-Cum-Competent Authority