

Ankur Rishi, Advocate

PUNJAB & HARYANA HIGH COURT, CHANDIGARH
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Ref.No. RA/LEELA/2019/KHR

Dated: 29.05.2019

TITLE SEARCH REPORT

Title Search Report over the Property i.e. land measuring 17 Kanal (10285 Sq. Yrds. = 8603 Sq. Mtrs. = 2.12 Acres) situated at Vill: Khuni Majra (Hadbast No. 187), M.C. & Tehsil: Kharar, District S.A.S. Nagar, (Pb) owned by Leela Residencies Pvt. Ltd. (10 Kanal 7 Marle) Mr. Jagdeep Singh (12 Marle) Mr. Manmohan Singh (6 Kanal 1 Marla)

DESCRIPTION OF LAND MEASURING 17 KANAL (10285 Sq. Yrds. = 8603 Sq. Mtrs. = 2.12 Acres):-

Consists of

- Land measuring **5 Kanal 14 Marle** being 114/155 share of land measuring 7 Kanal 15 Marle comprised in Khewat/Khatoni No. 12/12 Khasra Nos. 32//12/2(7-15), Pieces (Kitte) 1 and land measuring **7 Kanal 18 Marle** being saalam share of land measuring 7 Kanal 18 Marle comprised in Khewat/Khatoni No. 10/10 Khasra Nos. 32//22(7-18), Pieces (Kitte) 1 and land measuring **2 Kanal 4 Marle** being saalam share of land measuring 2 Kanal 4 Marle comprised in Khewat/Khatoni No. 15/15 Khasra Nos. 32//23/1(2-4), Pieces (Kitte) 1 and land measuring **1 Kanal 4 Marle** being saalam share of land measuring 1 Kanal 4 Marle comprised in Khewat/Khatoni No. 229/231 Khasra Nos. 32//23/2/1(1-4), Pieces (Kitte) 1, Jamabandi (2016-17), Village: Khuni Majra, Tehsil: Kharar, District SAS Nagar, Punjab.

FLOW OF TITLE OF THE LAND of Land measuring 17 KANAL (10285 Sq. Yrds. = 8603 Sq. Mtrs. = 2.12 Acres):-

- That as per the Revenue Records (Jamabandi & Mutation (Intqal) No. 1656) maintained by the concerned Halqa Patwari for the year 2006-07, 2011-12 & 2016-17 previously Mr. Charanjit Singh s/o Mr. Banta Singh had been the owner of land measuring 53 Kanal 11 Marle.
- Thereafter, Mr. Charanjit Singh transferred the above said land in favour of his sons Mr. Manmohan Singh & Mr. Jagdeep Singh vide Transfer Deed No. 2497 Dt: 12.09.2007, registered in the o/o Sub Registrar, Kharar. Accordingly the said property had been mutated in favour of Mr. Manmohan Singh & Mr. Jagdeep Singh vide Mutation (Intqal) No. 1679.
- Thereafter, Mr. Jagdeep Singh transferred the land measuring 12 Kanal in favour of Mr. Manmohan Singh vide Exchange Deed No. 11810 Dt: 22.02.2012, registered in the o/o Sub Registrar, Kharar. Accordingly the said property had been mutated in favour of Mr. Manmohan Singh vide Mutation (Intqal) No. 2162.
- Thereafter, Mr. Jagdeep Singh out of his share of the above said land sold land measuring 4 Kanal 13 Marle to Leela Residencies Pvt. Ltd. vide Sale Deed No. 1034 Dt: 16.04.2019, registered in the o/o Sub Registrar, Kharar. Accordingly the said property had been mutated in favour of Leela Residencies Pvt. Ltd. vide Mutation (Intqal) No. 3779.
- Thereafter, Mr. Manmohan Singh out of his share of the above said land sold land measuring 5 Kanal 14 Marle to Leela Residencies Pvt. Ltd. vide Sale Deed No. 1279 Dt: 23.04.2019, registered in the o/o Sub Registrar, Kharar. Accordingly the said property had been mutated in favour of Leela Residencies Pvt. Ltd. vide Mutation (Intqal) No. 3785.
- **Accordingly as per above title chain - land in question measuring 17 Kanal is presently owned by**
 - **Leela Residencies Pvt. Ltd. (10 Kanal 7 Marle)** consisting of land measuring 5 Kanal 14 Marle being 114/155 share of land measuring 7 Kanal 15 Marle comprised Khasra Nos. 32//12/2(7-15), Pieces (Kitte) 1 & land measuring 2 Kanal 19 Marle being 59/158 share of land measuring 7 Kanal 18 Marle comprised in Khasra Nos. 32//22(7-18), Pieces (Kitte) 1 & land measuring 1 Kanal 2 Marle being 1/2 share of land measuring 2 Kanal 4 Marle comprised in Khasra Nos. 32//23/1(2-4), Pieces (Kitte) 1 & land measuring 12 Marle being 1/2 share of land measuring 1 Kanal 4 Marle comprised in Khasra Nos. 32//23/2/1(1-4), Pieces (Kitte) 1;
 - **Mr. Jagdeep Singh (12 Marle)** being 12/158 share of land measuring 7 Kanal 18 Marle comprised in Khasra Nos. 32//22(7-18), Pieces (Kitte) 1;



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- **Mr. Manmohan Singh (6 Kanal 1 Marla)** consisting of land measuring 4 Kanal 7 Marle being 87/158 share of land measuring 7 Kanal 18 Marle comprised in Khasra Nos. 32//22(7-18), Pieces (Kitte) 1 & land measuring 1 Kanal 2 Marle being ½ share of land measuring 2 Kanal 4 Marle comprised in Khasra Nos. 32//23/1(2-4), Pieces (Kitte) 1 & land measuring 12 Marle being ½ share of land measuring 1 Kanal 4 Marle comprised in Khasra Nos. 32//23/2/1(1-4), Pieces (Kitte) 1.

ENCUMBRANCE CERTIFICATE:-

- As per the search of Revenue Records (Jamabandi) maintained by the concerned Halqa Patwari for the last 13 years the
- Land in question owned by Leela Residencies Pvt. Ltd. & Mr. Jagdeep Singh is free from all sorts of encumbrances, liens, charges, etc. and said owners have clear, valid, marketable title over the same and
- Land owned by Mr. Manmohan Singh is mortgaged with India Infoline Housing Finance Ltd as per Rapat No. 88 Dt: 18.09.2015.

OPINION / CERTIFICATE:-

- On the basis of search made and documents examined in respect of the land in question, it is hereby stated that **Leela Residencies Pvt. Ltd.** (10 Kanal 7 Marle) **Mr. Jagdeep Singh** (12 Marle) **Mr. Manmohan Singh** (6 Kanal 1 Marla) are the owners of the land in question and land in question owned by Leela Residencies Pvt. Ltd. & Mr. Jagdeep Singh is free from all sorts of encumbrances, liens, charges, etc. and said owners have clear, valid, marketable title over the same and as per Rapat No. 88 Dt: 18.09.2015 the land owned by Mr. Manmohan Singh is mortgaged with India Infoline Housing Finance Ltd.

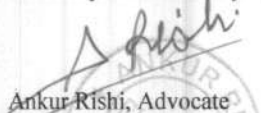
DOCUMENTS SCRUTINIZED:-

1. **Jamabandi** for the years 2006-07, 2011-12 & 2016-17 issued by the Halqa Patwari. **(Photo Copy)**
2. **Sale Deed** No. 1034 Dt: 16.04.2019 registered in the o/o Sub Registrar, Kharar executed by Mr. Jagdeep Singh in favour of Leela Residencies Pvt. Ltd. **(Photo Copy)**
3. **Sale Deed** No. 1279 Dt: 23.04.2019 registered in the o/o Sub Registrar, Kharar executed by Mr. Manmohan Singh in favour of Leela Residencies Pvt. Ltd. **(Photo Copy)**
4. **Consent Letters** executed by Mr. Jagdeep Singh Mr. Manmohan Singh in favour of Leela Residencies Pvt. Ltd. **(Photo Copy)**

Note:

Undersigned was enrolled as an Advocate with the Bar Council of Punjab & Haryana in the year 2004 vide License No. P/1553/2004 & is having experience of 14 years as an Advocate.

Should you desire any further information and/or clarification please revert.


Ankur Rishi, Advocate
