

MANISHA SHARMA

ADVOCATE

M: 98159-18469

TEHSIL COMPLEX, KHARAR (MOHALI)

LEGAL OPINION/SEARCH REPORT

2-9-2019.

Name of the owner

UNIVERSAL INFRASTRUCTURE COMPANY  
PVT. LTD. Regd. Office WZ-E, Raja Garden, New  
Delhi-110015

Description of property

(1) Residential Plot Nos. 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 1070, 1088, 1096, 1097, 1098, 1099, 1100, 1101, 1101-C, 1101-D, 1101-A, 1101-B, 1102, 1104, 1109, 1155, 1160, 1162, 1174, 1189, 1206, 1213, 1214, 1333, 1334, 1335, 1337, 1339 bearing Kh/Kh. Kh/Kh No. 349/351 Khasra No. 9//9/2/4(2-9), 10/3/1/3(0-2), 11/3(0-11), 12/1(2-0), 12/2(2-4), 19/2/1(4-4), 22/2(5-4), 14//2/2(5-4), 9/1(5-0), 143/5/3(0-3). Kite 10 , measuring 27 Kanal 1 Marla and Kh/Kh No. 346/348 Khasra No. 8//15/2/2(2-2), 9//11/1(2-9), 20/2(5-8), 21/1(5-8), 14//1/1(5-8), 10/3(5-8), Kite 6 , measuring 26 Kanal 3 Marla and Kh/Kh No. 75/75, 348/350 Khasra No. 9//10/1/3/2(0-16), 143/5/2(0-5), 9//11/2(4-11), 19/2/2(2-16), 20/1(2-12), 21/2(2-12), 22/1(2-16), 14//1/2(2-12), 2/1(2-16), 9/3(2-13), 10/1(2-9), Kite 11 , measuring 26 Kanal 18 Marla and Kh/Kh No. 355/357, Khasra No. 8//16(8-0), 25(8-0). Kite 2, measuring 16 Kanal 0 Marla, total area 96 Kanal 2 Marla its 5339/19220 share which comes to 26 Kanal 13.9 Marla

(2) Plot Nos. 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1537, 1538,

1539, 1541, EWS bearing Kh/Kh No. 74/74, Khasra No. 14/12/2(2-0), 18/1(7-9), 18/2(0-11), 19/1(2-0), 8/1(5-15), 8/2(2-5), 13/1(1-12), 13/2(6-8), 23/1(1-16), 23/2(3-16) Kite 10 , measuring 33 Kanal 12 Marla its 3552/6720 share which comes to 17 Kanal 15.2 Marla

Total area 44 Kanal 9.1 Marla (26894.16 Sq. Yrds) JTPL City, Sector 115, Greater Mohali Situated at Vill. Khuni Majra, H.B. No. 187 Tehsil Kharar Distt. S.A.S. Nagar(Mohali).

1. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Sh. Harnek Singh- Balbir Singh-Surinder Singh- Rajinder Singh- Kulbir Singh SS/o Bachan Singh R/o Village Sempli Tehsil Bassi Pathana Distt. Fatehgarh Sahib and Baldev Singh S/o Sh. Bachan Singh R/o Village Khuni Majra Tehsil Kharar and Sh. Jaswinder Singh- Harjinder Singh SS/o Sh. Ajaib Singh S/o Amar Kaur and Sh. Labh Singh- Jasbir Singh SS/o Sh. Jagir Kaur W/o Sh. Dudama Singh R/o Village Parhol Tehsil Kharar and Smt. Harbans Kaur D/o Sh. Rala Singh S/o Sh. Partap Singh now W/o Sh. Arjan Singh R/o Sante Majra Tehsil Kharar are the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 786 dated 19.4.2011 and Serial No. 3702 dated 23.10.2009 and Serial No. 787 dated 19.4.2011 and Serial No. 2766, 2767, 2768 dated 3.6.2011 registered in the office of sub registrar, Kharar.

2. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Smt. Paramjit Kaur D/o Sh. Labh Singh S/o Sh. Rulda Singh now W/o Sh. Balvir Singh R/o H.No. 183, Ward No. 9, Khanpur, Tehsil Kharar and Sh. Dara Singh S/o Sh. Prem Singh R/o H.No. 1742, Ward No. 6, Kharar and Satnam Singh S/o Sh. Labh Singh S/o Sh. Rulda Singh and Smt. Chanan Kaur Wd/o Sh. Labh Singh S/o Sh. Rulda Singh and Harpreet Singh S/o Sh. Labh Singh S/o Sh. Rulda Singh both R/o Vill. Khuni Majra Tehsil Kharar are the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 2260, 2257, 2256, 2259 dated 26.5.2011, registered in the office of sub registrar, Kharar.

3. That I have seen the copy of Jamabandi for the year 2016-2017 which shows that JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi is the owner in possession of the above said Land and they have sold the above said property to the UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD. Regd. Office WZ-E, Raja Garden, New Delhi-110015 vide sale deed Serial No. 2018-19/15/1/3882 dated 6.11.2018 registered in the office of sub registrar, Kharar.

4. That I have also seen the Non encumbrance certificate dated 14.8.2019 issued by Sub-registrar Kharar, pertaining to the above said land from 13.8.2006 to 12.8.2019 which shows that above said land has mortgaged with Aditya Birla Finance Ltd. Bank Delhi and have marketable value. I am practising since 1998 in Kharar Bar Association (SAS Nagar).

There is no harm if the bank advances any loan to the above said owner against the security of above said property.

Dated:

Enc.

1. Copy of Non Encumbrance certificate.
2. Copy of Jamabandi,

*Manisha Sharma*  
MANISHA SHARMA  
Advocate (Notary) 2/9/2019.  
Kharar, Distt. Mohali

MANISHA SHARMA

ADVOCATE

M: 98159-18469

TEHSIL COMPLEX, KHARAR (MOHALI)

LEGAL OPINION/SEARCH REPORT

2-9-2019.

Name of the owner

UNIVERSAL INFRASTRUCTURE COMPANY  
PVT. LTD. Regd. Office WZ-E, Raja Garden, New  
Delhi-110015

Description of property

(1) Residential Plot Nos. 644, 1040, 1058, 1059, 1040-A, 1059-A, bearing Kh/Kh No. 179/180, Khasra No. 9//6/1(2-16), 14/2(3-8), 15(8-0), 16(8-0), 17/1(1-16), 25(8-4), 10//9/3(2-12), 10(8-0), 11/1(7-0), 11/2(1-0), 20/1(7-0), 20/2(1-0), Kite 12, measuring 58 Kanal 16 Marla its 523/11760 share which comes to 2 Kanal 12.3 Marla

(2) Plot No. 237 bearing Kh/Kh No. 70/70, Khasra No. 12//11(4-4), 13//15/1(0-12), 15/2(7-8), Kite 3, measuring 12 Kanal 4 Marla its 76/2440 share which comes to 0 Kanal 7.6 Marla

Plot No. 239 bearing Kh/Kh No. 70/70, Khasra No. 12//11(4-4), 13//15/1(0-12), 15/2(7-8), Kite 3, measuring 12 Kanal 4 Marla its 5/244 share which comes to 0 Kanal 5 Marla and Kh/Kh No. 67/67, Khasra No. 13//14/2(1-0) its 235/2000 share which comes to 0 Kanal 2.35 Marla, total area 0 Kanal 7.35 Marla

(3) Plot No. 1530, 1531, 1514, 1515, bearing Kh/Kh No. 74/74, Khasra No. 14//12/2(2-0), 18/1(7-9), 18/2(0-11), 19/1(2-0), 8/1(5-15), 8/2(2-5), 13/1(1-12), 13/2(6-8), 23/1(1-16), 23/2(3-16), Kite 10, measuring 33 Kanal 12 Marla its 33/672 share which comes to 1 Kanal 13 Marla

(4) Plot No. 1322, 1324, bearing Kh/Kh No. 346/348, Khasra No. 8//15/2/2(2-2), 9//11/1(2-9), 20/2(5-8), 21/1(5-8), 14//1/1(5-8), 10/3(5-8), Kite 6, measuring 26 Kanal 3 Marla its 166/5230 share which comes to 0

Kanal 16.6 Marla

- (5) Plot No. 1301, 1311, bearing Kh/Kh No. 351/353, Khasra No. 15//6(8-0) its 1415/16000 share which comes to 0 Kanal 14.15 Marla
- (6) Plot No. 1205, 1207, bearing Kh/Kh No. 355/357, Khasra No. 8//16(8-0), 25(8-0), Kite 2, measuring 16 Kanal 0 Marla its 15/370 share which comes to 0 Kanal 15 Marla
- (7) Plot No. 1107, bearing Kh/Kh No. 349/351, Khasra No. 9//9/2/4(2-9), 10/3/1/3(0-2), 11/3(0-11), 12/1(2-0), 12/2(2-4), 19/2/1(4-4), 22/2(5-4), 14//2/2(5-4), 9/1(5-0), 143/5/3(0-3), Kite 10, measuring 27 Kanal 1 Marla its 73/5410 share which comes to 0 Kanal 7.3 Marla
- (8) Plot No. 1183, 1332, bearing Kh/Kh No. 75/75, 348/350, Khasra No. 9//10/1/3/2(0-16), 143/5/2(0-5), 9//11/2(4-11), 19/2/2(2-16), 20/1(2-12), 21/2(2-12), 22/1(2-16), 14//1/2(2-12), 2/1(2-16), 9/3(2-13), 10/1(2-9), Kite 11, measuring 26 Kanal 18 Marla its 15/538 share which comes to 0 Kanal 15 Marla
- (9) Plot No. 1025, 1026, 1028, 1029 bearing Kh/Kh No. 185/186, Khasra No. 13//11(8-0), 14//15/2/2(3-0) Kite 2, measuring 11 Kanal 0 Marla its 53/220 share which comes to 2 Kanal 13 Marla
- (10) Plot No. 1125 bearing Kh/Kh No. 180/181, Khasra No. 9//8/2(5-2), 13/2(5-0), 17/2(5-12), 18/1(4-0), 23/2(2-16), 24(7-4), 14//3/2(1-4), 4(8-16), Kite 8, measuring 39 Kanal 14 Marla its 8/794 share which comes to 0 Kanal 8 Marla,

Total area 11 Kanal 9.3 Marla, (6936 Sq. Yrds)  
JTPL City, Sector 115, Greater Mohali Situated at  
Vill. Khuni Majra, H.B. No. 187 Tehsil Kharar  
Distt. S.A.S. Nagar(Mohali).

1. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Sh. Gurpal Singh- Hari Singh- Dharam Singh S/o Sh. Ralla Singh S/o Gopy R/o Village Palsora UT Chandigarh and Sh. Jaswant Singh S/o Sh. Ralla Singh S/o Gopy R/o Village Ghel Distt. Fatehgarh Sahib are the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji

Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 3624 dated 15.10.2009 registered in the office of sub registrar, Kharar.

2. That I have seen the copy of Jamabandi for the year 2001-02, which shows that Sh. Sawaran Singh S/o Sh. Joginder Singh S/o Sh. Naranjan Singh R/o Vill. Khuni Majra Tehsil Kharar is the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 7469 dated 8.2.2006 registered in the office of sub registrar, Kharar.

3. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Smt. Paramjit Kaur D/o Sh. Labh Singh S/o Sh. Rulda Singh now W/o Sh. Balvir Singh R/o H.No. 183, Ward No. 9, Khanpur, Tehsil Kharar and Sh. Dara Singh S/o Sh. Prem Singh R/o H.No. 1742, Ward No. 6, Kharar and Satnam Singh S/o Sh. Labh Singh S/o Sh. Rulda Singh and Smt. Chanan Kaur Wd/o Sh. Labh Singh S/o Sh. Rulda Singh and Harpreet Singh S/o Sh. Labh Singh S/o Sh. Rulda Singh both R/o Vill. Khuni Majra Tehsil Kharar are the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 2260, 2257, 2256, 2259 dated 26.5.2011, registered in the office of sub registrar, Kharar.

4. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Sh. Jaswinder Singh- Harjinder Singh SS/o Sh. Ajaib Singh S/o Amar Kaur are the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 3702 dated 23.10.2009 registered in the office of sub registrar, Kharar.

5. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Smt. Harbans Kaur D/o Sh. Rala Singh S/o Sh. Partap Singh now W/o Sh. Arjan Singh R/o Sante Majra Tehsil Kharar is the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 2767 dated 3.6.2011 registered in the office of sub registrar, Kharar.

6. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Smt. Harbans Kaur D/o Sh. Rala Singh S/o Sh. Partap Singh now W/o Sh. Arjan Singh R/o Sante Majra Tehsil Kharar is the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 2766, 2767, 2768 dated 3.6.2011 registered in the office of sub registrar, Kharar

7. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Sh. Harnek Singh- Balbir Singh-Surinder Singh- Rajinder Singh- Kulbir Singh SS/o Bachan Singh R/o Village Sempli Tehsil Bassi Pathana Distt. Fatehgarh Sahib and Baldev Singh S/o Sh. Bachan Singh R/o Village Khuni Majra Tehsil Kharar are the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt.



Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 786 dated 19.4.2011 registered in the office of sub registrar, Kharar.

8. That I have seen the copy of Jamabandi for the year 2006-07, which shows that Sh. Labh Singh- Jasbir Singh SS/o Sh. Jagir Kaur W/o Sh. Dudama Singh R/o Village Parhol Tehsil Kharar are the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 787 dated 19.4.2011 registered in the office of sub registrar, Kharar.

9. That I have seen the copy of Jamabandi for the year 2001-02, which shows that Sh. Inderraj Singh S/o Sh. Bakhtawar Singh R/o H.No. 1160, Sector 67, SAS Nagar(Mohali) is the owner in possession of the above said Land and they have sold the above said property to the JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi vide sale deed Serial No. 1019 dated 6.6.2007 registered in the office of sub registrar, Kharar.

10. That I have seen the copy of Jamabandi for the year 2001-02, which shows that Sh. Nachhater singh- Pal Singh- Kuldeep Singh SS/o Sh. Sarja Singh R/o Village Khuni Majra Tehsil Kharar are the owner in possession of the above said Land and they have sold the above said property to the MEGA Township Pvt. Ltd. Registered Office B-96, Mansarovar Garden, New Delhi-15 vide sale deed Serial No. 3078 dated 11.10.2006 registered in the office of sub registrar, Kharar.

11. That I have seen the copy of Jamabandi for the year 2016-2017 which shows that JTPL Township Pvt. Ltd. Registered Office F-82, Shivaji Enclave, Near Rajori Garden Metro Station, New Delhi is the owner in possession of the above said Land and they have sold the above said property to the UNIVERSAL INFRASTRUCTURE COMPANY PVT. LTD. Regd. Office WZ-E, Raja Garden, New Delhi-110015 vide sale deed Serial No. 2018-19/15/1/3889 dated 6.11.2018 registered in the office of sub registrar, Kharar.

12. That I have also seen the Non encumbrance certificate dated 14.8.2019 issued by Sub-registrar Kharar, pertaining to the above said land from 13.8.2006 to 12.8.2019 which shows that above said land has mortgaged with Aditya Birla Finance Ltd. Bank Delhi and have marketable value. I am practising since 1998 in Kharar Bar Association (SAS Nagar).

There is no harm if the bank advances any loan to the above said owner against the security of above said property.

Dated:

Enc.

1. Copy of Non Encumbrance certificate.
2. Copy of Jamabandi,

*Manisha Sharma*  
MANISHA SHARMA  
Advocate (Notary)  
Kharar, Distt. Mohali  
Adv  
21/9/2019.