

From The Office Of
ASHISH GOEL & ASSOCIATES

Ashish Goel

(Advocate)

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Dated: 09.10.2019

To

M/s K.S. Infracon Pvt. Ltd.,
Village Peermuchalla,
Zirakpur.

Subject: Title Search Report regarding of land measuring 4 Bigha 0 Biswa situated at within the Revenue Estate of Village Peermuchalla, Hadbast No. 53, MC and Sub Tehsil Zirakpur, Tehsil Derabassi, District S.A.S. Nagar, Mohali (Punjab).

Madam/Sir,

1. **DESCRIPTION OF PROPERTY:**

Village	Khewat/Khatoni No.	Killa No./Khasra No.	Owner Area Bigha Biswa	of in &	Share	Total Land
Peermuchalla	34/49	331	4-0			
		332	4-0			
		335	4-0			
		336	4-0			
		339	4-0			
		340	3-14			
		343	4-0			
		347	4-16			
		348	3-10			
	Kitte	9	36-0		1/18	2 Bigha 0 Biswa
	81/104	330	4-13			
		333	4-0			
		334	4-0			
		337	4-0			
		338	4-0			
		341	4-0			
		342	4-0			
	Kitte	7	28-13		40/573	2 Bigha 0 Biswa



				Total Land measuring	4 Bigha 0 Biswa
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OWNER OF THE SAID PROPERTY

Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal.

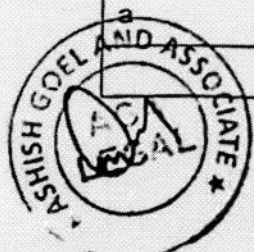
DOCUMENTS SCRUTINISED:

1. Photocopy of Full and Final Agreement of land measuring 4 Bigha 0 Biswa executed between Sh. Dinesh Jindal S/o Sh. O.P. Jindal and M/s K.S. Infracon Pvt. Ltd.
2. Photocopy of Correction Deed dated 22.02.2006 bearing Vasika No. 12967 executed by Smt. Reeta Rani W/o Sh. Pawan Kumar in respect of land measuring 2 Bigha 0 Biswa in favour of Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal.
3. Photocopy of Sale Deed dated 01.12.2005 bearing Vasika No. 8248 executed by Smt. Reeta Rani W/o Sh. Pawan Kumar in respect of land measuring 2 Bigha 0 Biswa in favour of Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal.
4. Photocopy of Sale Deed dated 21.02.2006 bearing Vasika No. 12881 executed by Sh. Gurdas Bansal S/o Sh. Lal Chand Bansal as a GPA Holder of Sh. Lal Chand Bansal S/o Sh. Valaiti Ram Bansal in respect of land measuring 2 Bigha 8 Biswa 14 Biswasi in favour of Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal (800/11460 Share) and Sh. Chander Khosla W/o Sh. Davinder Khosla (174/11460 Share).
5. Photocopy of NEC dated 18.09.2019 issued by Joint Sub Registrar Zirakpur.
6. Photocopy of Jamabandies for the year 1991-1992, 1996-1997, 2001-2002, 2006-2007, 2011-2012 and 2016-2017.
7. Photocopy of NOC for construction dated 26.03.2007 bearing memo no. 7620 issued by MC, Zirakpur.
8. Photocopy of NOC for project name called "Ashirwad Towers" issued by MC Zirakpur.
9. Photocopy of Certificate of Registration as Promoter dated 11.04.2018 bearing no. 20 issued by GMADA. (Valid upto 05.03.2023)
10. Photocopy of NOC of sewerage connection dated 30.08.2012 bearing no. 321 issued by MC Zirakpur.
11. Photocopy of NOC in regard to CLU dated 30.08.2012 bearing memo no. 322 issued by MC Zirakpur.
12. Photocopy of NOC for Electrical Connection dated 15.02.2019 bearing no. 695 issued by MC Zirakpur.

TRACING OF PROPERTY'S TITLE:

1. Flow Title of below mentioned Khasra no.:-

Village	Khewat/Khatoni No.	Killa No./Khasra No.	Owner of Area in Bigha & Biswa	Share	Total Land
Peermuchall	34/49	331	4-0		
		332	4-0		



		335	4-0		
		336	4-0		
		339	4-0		
		340	3-14		
		343	4-0		
		347	4-16		
		348	3-10		
	Kitte	9	36-0	1/18	2 Bigha 0 Biswa
	81/104	330	4-13		
		333	4-0		
		334	4-0		
		337	4-0		
		338	4-0		
		341	4-0		
		342	4-0		
	Kitte	7	28-13	40/573	2 Bigha 0 Biswa
				Total Land measu ring	4 Bigha 0 Biswa

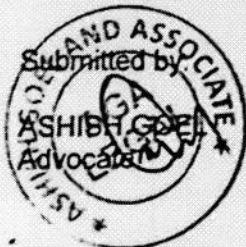
- The undersigned went to the office of concerned Patwari (Revenue Officer) of Village Peermuchulla and inspected the necessary records pertaining to the title of the above said property.
- Initially as per the Jamabandi for the year 1991-1992, Sh. Sadhu Singh, Sh. Narmail Singh, Sh. Jarnail Singh, Sh. Surmukh Singh sons of Sh. Shamsher Singh were the earlier owners of Khasra no. 331(4-0), 332(4-0), 335(4-0), 336(4-0), 339(4-0), 340(3-14), 343(4-0), 347(4-16), 348(3-10) and Sh. Shamsher Singh S/o Sh. Sampuran Singh were the earlier Owner in Khasra no. 330(4-13), 333(4-0), 334(4-0), 337(4-0), 338(4-0), 341(4-0), 342(4-0).
- Further, Sh. Shamsher Singh S/o Sh. Sampuran Singh Singh executed Sale Deed dated 09.05.2000 bearing Vasika no. 697 in respect of land measuring 8 Bigha 0 Biswa in favour of Sh. Lal Chand S/o Sh. Valaiti Ram and due Mutation was sanctioned in his favour vide



- Further, Sh. Sadhu Singh, Sh. Narmail Singh, Sh. Jarnail Singh, Sh. Surmukh Singh sons of Sh. Shamsher Singh executed Sale Deed dated 22.11.2000 bearing Vasika no. 3815 in respect of land measuring 8 Bigha 0 Biswa in favour of Smt. Reeta Rani W/o Sh. Pawan Kumar and due Mutation was sanctioned in her favour vide Mutation no. 632.
- Further, Smt. Reeta Rani W/o Sh. Pawan Kumar executed Sale Deed dated 01.12.2005 bearing Vasika No. 8248 in respect of land measuring 2 Bigha 0 Biswa in favour of Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal and due Mutation was sanctioned in his favour vide Mutation no. 774.
- Further, Smt. Reeta Rani W/o Sh. Pawan Kumar executed Correction Deed dated 22.02.2006 bearing Vasika No. 12967 in respect to change dimension mentioned in Sale Deed dated 01.12.2005 bearing Vasika no. 8248 from 72 Ft x 250 Ft to 144 Ft x 125 Ft in favour of Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal.
- Further, Sh. Gurdas Bansal S/o Sh. Lal Chand Bansal as a GPA Holder of Sh. Lal Chand Bansal S/o Sh. Valaiti Ram Bansal executed Sale Deed dated 21.02.2006 bearing Vasika No. 12881 in respect of land measuring 2 Bigha 8 Biswa 14 Biswasi in favour of Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal (800/11460 Share) and Sh. Chander Khosla W/o Sh. Davinder Khosla (174/11460 Share) and due Mutation was sanctioned in his favour vide Mutation no. 823.
- Since then, Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal is continuing to be the owner of 4 Bigha 0 Biswa in Khasra no. 331(4-0), 332(4-0), 335(4-0), 336(4-0), 339(4-0), 340(3-14), 343(4-0), 347(4-16), 348(3-10) and Khasra no. 330(4-13), 333(4-0), 334(4-0), 337(4-0), 338(4-0), 341(4-0), 342(4-0).
- Further, Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal has entered into Full and Final Agreement dated 23.09.2019 in respect of land measuring 4 Bigha 0 Biswa with M/s K.S. Infracon Pvt. Ltd.

ENCUMBRANCE CERTIFICATE:

- That we have conducted the search in the concerned office of Revenue Officer (Patwari) and in the office of Joint Sub Registrar, Zirakpur and as per our search of the records as we have been able to verify, that Sh. Dinesh Jindal S/o Sh. Om Prakash Jindal is the owner of land measuring 4 Bigha 0 Biswa and above said property is free from all sort of encumbrance and have a clear valid marketable title over the same.



To

The Competent Authority
Patiala, Punjab.

Date 07-10-2019

Dear Sir

That I have made the Title Search Report on dated 07-10-2019 of land measuring 4 Bigha 0 Biswa situated at within the Revenue Estate of Village Peermuchalla, Hadbast No. 53, MC and Sub Tehsil Zirakpur, Tehsil Derabassi, District S.A.S. Nagar, Mohali (Punjab) and Certified that the Due Diligence has been conducted by undersigned Advocate and I declare that I am having experience of more than 10 years as I am enrolled as an Advocate with Bar Council, Punjab and Haryana vide Enrollment No. P-126/2004 and I am practicing at Panchkula Court as an Advocate since 2004.

Name of the Advocate: Ashish Goel
Enrollment No. P-126/2004
Mobile No. 9872333331

