

Jaswant Singh Toor

B.Com LLB, Advocate

Punjab & Haryana High Court, Chandigarh

Civil Courts, Dera Bassi

Ref no. 111

date 29.07.2019

SEARCH-CUM-INVESTIGATION REPORT-CUM-LEGAL OPINION- CUM-NON-ENCUMBRANCE CERTIFICATE

Report of title to property of M/s A.T.S. Infrastructure Ltd. regarding revenue record situated in the revenue estate of village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar (Mohali).

- 1) I, JASWANT SINGH TOOR, ADVOCATE do hereby certify to you in my capacity as your Advocate that the M/S ATS INFRASTRUCTURE LTD. (hereafter referred to as applicant/s), to the immovable property, brief particulars whereof are given in Schedule-I hereto, is clear, marketable and undisputed. I further confirm that the relevant documents and the original title deeds of this property, brief particulars whereof are given in Schedule-II hereto, have been examined by me for investigating the applicant(s) title to said property. The applicant(s) is/are the exclusive owner(s) or owner(s) of share of the property detailed in Schedule-I.
- 2) On the basis of my examination of the revenue documents and search into the records of the Sub-Registrar for a period of 13 years (from 18.07.2006 to 17.07.2019), I inspected of the index register lying in the Office of Sub-Registrar, Dera Bassi, vide receipt no. 3392472 dated 29.07.2019, is attached herewith, I certify that the said property is free from all legal bars and encumbrances, NON-ENCUMBRANCE issued by Sub-Registrar, Dera Bassi, vide receipt No. 3112253 dated 18.07.2019 on the basis of report of the Halka Patwari which was entered in the application, which was moved by applicant and after that I prepared the present report. Copy attached herewith.
- 3) I certify that the said immovable property(ies) is/are not as far as I have been able to ascertain, subject to any attachment or any process of court nor are they or any of them the subject matter of any litigation pending before any court.
- 4) I, confirm that the said property has not been notified for acquisition by the concerned authorities.

SCHEDULE-I

Particulars of Immoveable property:

| Sr. No. | Survey No. | Area | Brief description of property such as boundaries etc. | location |
|---------|------------|------|---|----------|
|---------|------------|------|---|----------|

M/s A.T.S. Infrastructure Ltd. is/are owner of the total land measuring khewat/khatoni no 24/38 khasra no. 247(4-16), 248(2-16), 249(4-0), 250(4-0), 253(4-0), 254(4-0), 257(3-10), 258(3-10), 259(2-12), 260(3-0), 261(4-0), 262(4-0), 263(3-0), 264(3-0), 265(4-0), 266(4-0), 267(3-0), 268(3-0), 270(2-5), 272(3-0), 273(1-16), 274/1(4-0), 274/2(1-0), 271/1(3-3), 271/2(0-12), 1148/246/2(0-16), 1149/246(3-4), 1150/269(2-12), 1151/269(2-18), 1555/275/1(1-0), 1556/275/2(2-9), 1556/275/2(1-11), 1557/276/1(1-0), 1558/276/2(4-0), 1559/277/1(1-0), 1560/277/2(4-0), 1561/278/1(1-0), 1562/278/2(4-0), 1563/279/1(0-18), 1564/279/2(3-10) kite-40

Jaswant Singh Toor
Advocate
Civil Court, Dera Bassi
29/7/19

Jaswant Singh Toor

B.Com LLB, Advocate
Punjab & Haryana High Court, Chandigarh
Civil Courts, Dera Bassi

Ref no. 1114

date 29.07.2019

land 113 bigha 18 biswa situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar.

.....
AS PER JAMABANDI FOR THE YEAR 2002-03 After the death of Sh. Balak Ram inherited the land in the name of Sh. Gautam Kumar, Sukhwinder Kumar, Rohit Kumar sons of Late Sh. Balak Ram vide mutation no. 5224 mention in revenue record. and After that Sh. Durga Dass, Sita Ram, Rakesh Ram sons of Baseru Ram 4/5 share and Gautam Kumar, Sukhwinder Kumar, Rophit Kumar sons of Late Sh. Balak Ram 1/5 share sold to ATS Infrastructure Ltd. No. 130, Anupam Apartment Saket New Delhi vide mutation no. 8043 entered and sanction in revenue record in favour of ATS Inf. And Sh. Satnam Singh S/o Mehar Singh sold his share to ATS Infrastructure Ltd. No. 130, Anupam Apartment Saket New Delhi vide mutation no. 3043 entered and sanction in revenue record in favour of ATS Inf. AND Ratna Ram S/o Badri sold his share to ATS Infrastructure Ltd. No. 130, Anupam Apartment Saket New Delhi vide mutation no. 5530 entered and sanction in revenue record in favour of ATS Inf. AND After the death of Smt. Tara Devi transfer his share (inherited) to Durga Dass, Sita Ram, Ram Lal, Rakesh Kumar son of Baseru Ram and Rinku, Sukhwinder Kumar sons of Balak Ram, vide mutation no. 5736 mention in revenue record. AND Sh. Gurmej Sing, Ajaib Singh, Gurdial Singh, Herdeep Singh, Prem Singh, Mohinder Singh sons of Sh. Asha Singh sold his share to ATS Infrastructure Ltd. No. 130, Anupam Apartment Saket New Delhi vide mutation no. 5567 entered and sanction in revenue record in favour of ATS Inf.

AS PER JAMABANDI FOR THE YEAR 2007-08 ATS Infrastructure Ltd. No. 130, Anupam Apartment Saket New Delhi is absolute owner of 85 bigha 04 biswa. Sh. Narinder Singh, Baljinder Singh, Tajinder Singh sons of Jai Singh sold his land 03 bigha 04 biswa to ATS Infrastructure Ltd. No. 130, Anupam Apartment Saket New Delhi vide mutation no. 11361 entered and sanction in revenue record in favour of ATS Inf. AND ATS Infrastructure Ltd. No. 130, Anupam Apartment Saket New Delhi is absolute owner of 27 bigha 02 biswa vide Partition mutation no. 10499 mention in revenue record.

AS PER JAMABANDI FOR THE YEAR 2012-13 ATS Infrastructure Ltd. No. 130, Anupam Apartment Saket New Delhi is absolute owner of Caption property i.e. 113 bigha 18 biswa situated at Madhopur, Tehsil Dera Bassi, Distt SAS Nagar

Jaswant Singh Toor
Advocate
Civil Courts, Dera Bassi
29/7/19

Jaswant Singh Toor

B.Com LLB, Advocate

Punjab & Haryana High Court, Chandigarh

Civil Courts, Dera Bassi

Ref no. NLL

date 29.07.2019

*****AND*****

Sale deed no. 1671 dated 31.05.2005

As per above sale deed Sh. Rattan Lal @ Rattan Ram S/o Badri S/o Dasoundi Ram R/o Dera Bassi sold his land 02 bigha 10 biswa 15 biswasi bearing khewat/khatoni no.64/94 khasra no.1544/1147/245/2(1-4), 1148/246(0-16) kite 02 land 02 bigha 00 biswa and khewat/khatoni no.63/92-93 khasra no. 242(2-6), 241(2-0) kite-2 land 04 bigha 05 biswa being 1/8 share i.e. 00 bigha 10 biswa 15 biswasi total land 02 bigha 10 biswa 15 biswasi situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar to M/s ATS Infrastructure Ltd. No. 130 Anupam Apartments Saket, New Delhi Through its Director Sh. Anil Saha S/o Sh. A.K Saha R/o K-19, Sec-18, Noida (UP)

Sale deed no. 2285 dated 15.06.2005

As per above sale deed Sh. Urmej Singh, Ajaib Singh, Gurdyal Singh, Hardeep Singh, Prem Singh, Mohinder Singh sons of Asha R/o Dera Bassi sold his land 32 bigha 02 biswa bearing khewat/khatoni no.85/131-132 khasra no. 135(1-7), 1061/138(2-2), 1066/139(2-7), 249(4-0), 248(2-16), 250(4-0), 253(4-0), 254(4-0), 257(3-10), 301(3-0), 302(3-8), 305(3-8), 1058/131(1-10), 136(2-1), 137(4-7), 247(3-16), 251(4-0), 255(4-0) 256(3-10), 300(3-10), 303(4-0), 304(4-0), 646(0-2), 672(0-4) kite-25 land 77 bigha 18 biswa being 642/1558 share 32 bigha 02 biswa situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar to M/s ATS Infrastructure Ltd. No. 130 Anupam Apartments Saket, New Delhi Through its Director Sh. Anil Saha S/o Sh. A.K Saha R/o K-19, Sec-18, Noida (UP)

Sale deed no. 3221 dated 19.07.2005

As per above sale deed Sh. Jai Singh S/o Rachna Ram R/o Dera Bassi GPA holder of Narinder Singh, Baljinder Singh, Tejinder Singh sons of Jai Singh R/o Dera Bassi khewatdar of village Madhopur, Tehsil Dera Bassi sold his land 03 bigha 04 biswa bearing khewat/khatoni no.60/89 khasra no. 1149/246(3-4) situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar to M/s ATS Infrastructure Ltd. No. 130 Anupam Apartments Saket, New Delhi Through its Director Sh. Anil Saha S/o Sh. A.K Saha R/o K-19, Sec-18, Noida (UP).

Sale deed no. 4494 dated 02.09.2005

Jaswant Singh Toor
Advocate
Civil Court, Dera Bassi
29/7/19

Jaswant Singh Toor

B.Com LLB, Advocate

Punjab & Haryana High Court, Chandigarh

Civil Courts, Dera Bassi

Ref no. N/Ldate 29.07.2019

As per above sale deed Sh. Satnam Singh S/o Mehar Singh R/o Dera Bassi khewatdar of village Madhopur, Tehsil Dera Bassi sold his land 08 bigha 10 biswa 10 biswasi bearing khewat/khatoni no.35/55 khasra no. 1556/272/2(1-11), 1558/276/2(4-0), 1562/278/2(4-0), 1560/277/2(4-0), 1564/279/2(3-10) kite-5 land 17 bigha 01 biswa being ½ share i.e. 08 bigha 10 biswa 10 biswasi situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar to M/s ATS Infrastructure Ltd. No. 130 Anupam Apartments Saket, New Delhi Through its Director Sh. Anil Saha S/o Sh. A.K Saha R/o K-19, Sec-18, Noida (UP).

Sale deed no. 13543 dated 07.03.2006

As per above sale deed Sh. Durga Dass, Sita Ram, Rakesh Ram @ Bittu Ram sons of Sh. Baseru Ram 4/5 share and Sh. Gautam Kumar, Sukhwinder Kumar, Rohit Kumar sons of Sh. Balak Ram 1/5 share R/o Dera Bassi, Distt SAS Nagar khewatdar of village Madhopur, Tehsil Dera Bassi sold his land 67 bigha 07 biswa khewat/khatoni no. 36/56-57, 393/753-754 khasra no. 271/1(3-3), 271/2(0-12), 272(3-0), 273(3-8), 274/1(4-0), 274/2(1-0), 1555/275/1(3-0), 1556/275/2(2-9), 1557/276/1(1-10), 1554/276/1(1-0), 1561/278(1-0), 1563/279/1(0-18), 259(2-12), 260(3-0), 258(3-10), 261(4-0), 264(4-0), 265(4-0), 266(4-0), 1151/269(2-18) kite-26 land 67 bigha 07 biswa situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar to M/s ATS Infrastructure Ltd. No. 130 Anupam Apartments Saket, New Delhi Through its Director Sh. Anil Saha S/o Sh. A.K Saha R/o K-19, Sec-18, Noida (UP)

Sale deed no. 5501 dated 19.11.2007

As per above sale deed Sh. Jasbir Singh S/o Kulwant Singh R/o Dera Bassi GPA holder (vide vasika no.690/4 dated 29.05.2006) from Satnam Singh S/o Mehar Singh R/o Dera Bassi khewatdar of village Madhopur, Tehsil Dera Bassi sold his land 08 bigha 10 biswa 10 biswasi bearing khewat/khatoni no.35/55 khasra no. 1556/272/2(1-11), 1568/276/2(4-0), 1560/277/2(4-0), 1564/279/2(3-10) kite-5 land 17 bigha 01 biswa being ½ share i.e. 08 bigha 10 biswa 10 biswasi situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar to M/s ATS Infrastructure Ltd. No. 130 Anupam Apartments Saket, New Delhi Through its Director Sh. Anil Saha S/o Sh. A.K Saha R/o K-19, Sec-18, Noida (UP)

Jaswant Singh Toor
Advocate
Civil Court
29/7/19

Jaswant Singh Toor

B.Com LLB, Advocate

Punjab & Haryana High Court, Chandigarh

Civil Courts, Dera Bassi

Ref no. N/Ldate 29.07.2019**Sale deed no. 11640 dated 15.12.2010**

As per above sale deed Smnt. Mandeep Kaur @ Mohinder Kaur D/o Late Sh. Teja Singh wife of Malkit Singh R/o village Sakrulapur, Tehsil Kharar, Distt SAS Nagar and Smt. Jaswant Kaur D/o Late Sh. Teja Singh wife of Sh. Mohan Singh R/o village Gaddo Majra, Tehsil Rajpura, khewatdar of village Madhopur, Tehsil Dera Bassi sold his land 07 bigha 15 biswa 08 biswasi bearing khewat/khatoni no.83/113 to 116/1 khasra no. 1558/131(1-10), 137/2min(3-19), 247(4-16), 251(4-0), 252(4-0), 255(4-0), 256(3-10), 1061/138/2(1-8), 300(3-10), 303(4-0), 304(4-0), 136(2-1), 135(1-7), 137/1(0-8), 1061/138/1(0-4), 1064/139(2-7), 248(2-16), 249(4-0), 250(4-0), 253(4-0), 254(4-0), 257(3-10), 301(3-0), 302(2-8), 305(3-8) kite-25 total land 77 bigha 12 biswa eing 3108/31040 share i.e. 07 bigha 15 biswa 08 biswasi situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar to M/s ATS Infrastructure Ltd. No. 130 Anupam Apartments Saket, New Delhi Through its Director Sh. Anil Saha S/o Sh. A.K Saha R/o K-19, Sec-18, Noida (UP).

And **AS PER JAMABANDI 2012-13** comprising khasra no. 24/38 total land 113 bigha 18 biswa the **ATS company** is owner in possession of the land measuring 113 bigha 18 biswa and the above sale deed registered with Sub-Registrar Dera Bassi and NEC issued by Halka Patwari and the same are attached herewith for the perusal of the report.

NON ENCUMBRANCES CERTIFICATE NO. 311253 DATED 18.07.2019

I have searched the non-encumbrances certificate in the office of Sub Registrar, Dera Bassi. It shown that the land is free from all type of encumbrances, litigation, ceiling and surplus etc.

Conclusion :-

I have come to the conclusion from a search report that ATS Infrastructure Ltd. is owner in possession land measuring 113 bigha 18 biswa from the above said total land measuring 113 bigha 18 biswa and the land is free from all type of encumbrances, litigation, ceiling and surplus etc.

SECHDUL-II**c) Particulars of the title deeds deposited**

| S. No. | Date | Parties | Brief Description of documents of property registration | Brief description |
|--------|------|---------|---|-------------------|
|--------|------|---------|---|-------------------|

Examined copy of the jamabandi for the year 2012-13 of the property fully detailed in Schedule-I.

d) Particulars of Revenue documents examinations

Jaswant Singh Toor
Advocate
Civil Court, Dera Bassi
29/7/19

Jaswant Singh Toor

B.Com LLB, Advocate

Punjab & Haryana High Court, Chandigarh
Civil Courts, Dera BassiRef no. NIL

date 29.07.2019

| S. No | Date | Area of land owned | Area under irrigation | Area under double cropping |
|-------|------|--------------------|-----------------------|----------------------------|
|-------|------|--------------------|-----------------------|----------------------------|

Area per copy of khewat/khatoni no 24/38 khasra no. 247(4-16), 248(2-16), 249(4-0), 250(4-0), 253(4-0), 254(4-0), 257(3-10), 258(3-10), 259(2-12), 260(3-0), 261(4-0), 262(4-0), 263(3-0), 264(3-0), 265(4-0), 266(4-0), 267(3-0), 268(3-0), 270(2-5), 272(3-0), 273(1-16), 274/1(4-0), 274/2(1-0), 271/1(3-3), 271/2(0-12), 1148/246/2(0-16), 1149/246(3-4), 1150/269(2-12), 1151/269(2-18), 1555/275/1(1-0), 1556/275/2(2-9), 1556/275/2(1-11), 1557/276/1(1-0), 1558/276/2(4-0), 1559/277/1(1-0), 1560/277/2(4-0), 1561/278/1(1-0), 1562/278/2(4-0), 1563/279/1(0-18), 1564/279/2(3-10) kite-40 land 113 bigha 18 biswa situated at village Madhopur, Tehsil Dera Bassi, Distt SAS Nagar.

SCHEDULE-III

Details of encumbrance on the property

| S No. | Survey No. | Tupe of encumbered | Consid-eration | Since when the property encumbered & agency to which encumbered. |
|-------|------------|--------------------|----------------|--|
|-------|------------|--------------------|----------------|--|

I have inspected the record maintained by the Halqa Patwari which confirm the above ownership fact.

Thus M/s A.T.S Infrastructure Ltd. can validly sell/mortgage their respective share in the Schedule property i.e.113 bigha 18 biswa.

I am practicing at Civil Court, Dera Bassi Since 2007.

JASWANT SINGH TOOR, ADVOCATE

Jaswant Singh Toor
Advocate
Civil Court, Dera Bassi
29/7/19



For Citizen Use

Sewa Kendra Name: Opp Community Centre Tehsil Road Derra Bassi
Sewa Kendra Code: PB-052-00266-U002

Service Operator : DIGIQAL SOLUTION SERVICES PRIVATE LIMITED
(03AAGCD7856A1ZX)



| | | | |
|--------------------|--|--------------------------------------|----------------------|
| SERVICE ASKED FOR | Inspection of Revenue Records | | |
| DATE OF COMPLETION | 05/08/2019 | DATE OF APPLICATION | 29/07/2019 |
| APPLICANT NAME | Jaswant Singh Toor | So/Do/Wo | Advocate |
| ADDRESS | DERA BASSI MOHALI, TEHSIL/SUBTEHSIL DERABASSI, DISTRICT SAHIBJADA AJIT SINGH NAGAR, STATE PUNJAB | | |
| MOBILE NUMBER | 9417874611 | DESIGNATED OFFICER | TEHSILDAR DERA BASSI |
| GOVT. FEES(CASH) | 300.00 | FACILITATION CHARGES(INC.GST) (CASH) | 200.00 |
| TOTAL CHARGES | 500.00 | OPERATOR NAME | ROHIT KUMAR |

DESCRIPTION :

You can track your application status on <https://esewa.punjab.gov.in/trackStatus>

I Jaswant Singh Toor certify that the above information is true and correct as per the records maintained by me.

Print Date : 29-07-2019 02:44 PM

ਨਸ਼ਿਆ ਨੂੰ ਨਾਂਹ ਕਰੋ। ਇਲਾਜ ਲਈ ਆਪਣੇ ਨੇੜੇ ਦੇ ਨਸ਼ਾ ਛੁਡਾਊ ਕੇਂਦਰ ਜਾਓ।



Signature of Official

Operator ID

Signature