

**Ankur Rishi, Advocate**  
PUNJAB & HARYANA HIGH COURT, CHANDIGARH  
Residence cum Office: H.No.98-A, M.S. Enclave, Dhakoli, M.C. Zirakpur,  
District S.A.S. Nagar (Pb), Phones: 99141-38484, 98149-58484  
E-mail:- rishi\_advocates@rediffmail.com

Ref.No. RA/GBP/2020/SMRTCITY/BANUR


Dated: 01.07.2020

**TITLE SEARCH REPORT**

**Title Search Report in respect of land measuring 88 Bighe 19 Biswe (88950 Sq. Yrds./18.378 Acres) situated at Vill: Banur (Hadbast No. 280), Sub Tehsil: Banur, District S.A.S. Nagar, Punjab owned by Mrs. Kuldeep Kaur w/o Mr. Paramjit Singh (28 Bighe 9 Biswe 10 Biswasi) and M/s J.B. Enterprises (60 Bighe 9 Biswe 10 Biswasi).**

**DESCRIPTION OF LAND MEASURING 88 BIGHE 19 BISWE (88950 SQ.YRDS./18.378 ACRES):-**

- **Land measuring 88 Bighe 19 Biswe consisting of** land measuring 28 Bigha 9 Biswe 10 Biswasi (Owned by Mrs. Kuldeep Kaur) comprised in Khewat/Khatoni No. 401/454 Khasra Nos. 690/1(1-18), 692/1(2-7-5), 7468/691/1(2-7-5) & 7469/691/1 (0-7) Pieces (Kitte) 4 & Khewat/Khatoni No. 457/537 Khasra Nos. 7471/694(0-4), 696/1(3-2), 698/1(3-6) & 697/1(3-6), Pieces (Kitte) 4 & Khewat/Khatoni No. 40/49 Khasra Nos. 693(4-0), 695(3-16), 7470/694(3-16), Pieces (Kitte) 3 AND land measuring 7 Bigha 18 Biswa being 158/885 share of land measuring 44 Bigha 5 Biswa comprised in Khewat/Khatoni No. 1210/1773, 1211/1774 Khasra Nos. 292(4-0), 293(4-0), 295(2-19), 296(5-3), 297(3-8), 298(4-0), 299(4-0), 300(4-0), 301(4-0), 302(4-0) & 294(4-15), Pieces (Kitte) 11 (Owned by M/s J.B. Enterprises) AND land measuring 31 Bighe 18 Biswe consisting of land measuring 18 Bighe 13-1/3 Biswe being 2/3 share of land measuring 28 Bighe comprised in Khewat/Khatoni No. 1245/1810 Khasra Nos. 303(4-0), 306(4-0), 307(4-0), 328(4-0), 330(4-0), 331(4-0) & 332(4-0), Pieces (Kitte) 7 & land measuring 13 Bighe 4-2/3 Biswe being 397/681 share of land measuring 22 Bighe 14 Biswe comprised in Khewat/Khatoni No. 1246/1811 Khasra Nos. 311(4-0), 326(4-0), 327(4-0), 333(3-10), 7689/310(3-12) & 7691/329(3-12), Pieces (Kitte) 6 (Owned by M/s J.B. Enterprises) AND land measuring 20 Bigha 13 Biswa 10 Biswasi consisting of land measuring 6 Bighe 19 Biswe 10 Biswasi comprised in Khewat/Khatoni No. 401/454 Khasra Nos. 690/2(1-3), 692/2(3-18-15), 7468/691/2(1-12-15), 7469/691/2(0-5), Pieces (Kitte) 4 & land measuring 3 Bighe 10 Biswe being 35/507 share of land measuring 50 Bighe 14 Biswe comprised in Khewat/Khatoni No. 1245/1810, 1246/1811 Khasra Nos. 303(4-0), 306(4-0), 307(4-0), 328(4-0), 330(4-0), 331(4-0), 332(4-0), 311(4-0), 326(4-0), 327(4-0), 333(3-10), 7689/310(3-12) & 7691/329(3-12), Pieces (Kitte) 13 and & land measuring 6 Bighe 8 Biswe comprised in Khewat/Khatoni No. 1038/1252 Khasra Nos. 359(4-0) & 9041/358(2-8), Pieces (Kitte) 2 & land measuring 3 Bighe 16 Biswe comprised in Khewat/Khatoni No. 1039/1253 Khasra Nos. 357(2-4) & 9040/358(1-12), Pieces (Kitte) 2 (Owned by M/s J.B. Enterprises).

  
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Enl. No. P/1553/2004  
ZIRAKPUR, Ph: 9914138484

**FLOW OF TITLE OF THE LAND**

- That as per the Revenue Records (Jamabandi & Mutation Numbers 16976, 16977, 16978, 17502) maintained by the concerned Halqa Patwari for the year 2006-07, 2011-12 & 2016-17 previously Mrs. Jaswinder Kaur w/o Mr. Ranjit Singh, Mr. Kewal Singh s/o Mr. Kartar Singh, Mr. Sukhdev Singh s/o Mr. Kartar Singh, Mr. Aman Singla (Son), Mrs. Satya (Mother), Mrs. Suman Singla (Wife), Ms. Rubina Singla (Daughter) of Late. Mr. Ram Pal had been the owners of land measuring 60 Bighe 9 Biswe 10 Biswasi in their shares and Mrs. Kuldeep Kaur w/o Mr. Paramjit Singh is the owner of land measuring 28 Bighe 9 Biswe 10 Biswasi.
- Thereafter, Mrs. Jaswinder Kaur w/o Mr. Ranjit Singh sold land measuring **7 Bighe 18 Biswe** being 158/885 share of land measuring 44 Bighe 5 Biswe comprised in Khasra Nos. 292(4-0), 293(4-0), 294(4-15), 295(2-19), 296(5-3), 297(3-8), 298(4-0), 299(4-0), 300(4-0), 301(4-0) & 302(4-0), Pieces (Kitte) 11 to M/s J. B. Enterprises vide Sale Deed No. 212 Dt: 06.11.2018, registered in the o/o Joint Sub Registrar, Banur. Accordingly the said property had been mutated in favour of M/s J. B. Enterprises vide Mutation (Intqal) No. 17230.
- Thereafter, Mr. Kewal Singh s/o Mr. Kartar Singh sold land measuring **15 Bighe 19 Biswe** consisting of land measuring 9 Bighe 6 Biswe 13-1/3 Biswasi being 1/3 share of land measuring 28 Bighe comprised in Khasra Nos. 303(4-0), 306(4-0), 307(4-0), 328(4-0), 330(4-0), 331(4-0) & 332(4-0), Pieces (Kitte) 7 and land measuring 6 Biswe 12 Biswe 6-2/3 Biswasi being 397/1362 share of land measuring 22 Bighe 14 Biswe comprised in Khasra Nos. 311(4-0), 326(4-0), 327(4-0), 333(3-10), 7689/310(3-12) & 7691/329(3-12), Pieces (Kitte) 6 to M/s J. B. Enterprises vide Sale Deed No. 959 Dt: 26.02.2020, registered in the o/o Joint Sub Registrar, Banur. Accordingly the said property had been mutated in favour of M/s J. B. Enterprises vide Mutation (Intqal) No. 17569.
- Thereafter, Mr. Sukhdev Singh s/o Mr. Kartar Singh sold land measuring **15 Bighe 19 Biswe** consisting of land measuring 9 Biswe 6 Biswe 13-1/3 Biswasi being 1/3 share of land measuring 28 Bighe comprised in Khasra Nos. 303(4-0), 306(4-0), 307(4-0), 328 (4-0), 330(4-0), 331(4-0) & 332(4-0), Pieces (Kitte) 7 and land measuring 6 Biswe 12 Biswe 6-2/3 Biswasi being 397/1362 share of land measuring 22 Bighe 14 Biswe comprised in Khasra Nos. 311(4-0), 326(4-0), 327(4-0), 333(3-10), 7689/310(3-12) & 7691/329(3-12), Pieces (Kitte) 6 to M/s J. B. Enterprises vide Sale Deed No. 961 Dt: 26.02.2020, registered in the o/o Joint Sub Registrar, Banur. Accordingly the said property had been mutated in favour of M/s J. B. Enterprises vide Mutation (Intqal) No. 17568.
- Thereafter, Mrs. Suman w/o Mr. Ram Pal sold land measuring **9 Bigha 13 Biswe 10 Biswasi** consisting of land measuring 5 Biswe 17 Biswe 10 Biswasi being

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235/279 share of land measuring 6 Bighe 19 Biswe 10 Biwasi comprised in Khasra Nos. 690/2(1-3), 692/2(3-18-15), 7468/691/2(1-12-15) & 7469/691/2(0-5), Pieces (Kitte) 4 and land measuring 3 Bighe 16 Biswe being 76/200 share of land measuring 10 Bighe comprised in Khasra Nos. 356/2(2-4), 357(2-4), 360(4-0) & 9040/358(1-12), Pieces (Kitte) 4 to M/s J. B. Enterprises vide Sale Deed No. 1059 Dt: 19.03.2020, registered in the o/o Joint Sub Registrar, Banur. Accordingly the said property had been mutated in favour of M/s J. B. Enterprises vide Mutation (Intqal) No. 17577.

- Thereafter, Mr. Aman Singla, sold land measuring **4 Bighe 12 Biswe** consisting of land measuring 1 Bigha 2 Biswe being 44/279 share of land measuring 6 Bighe 19 Biswe 10 Biswasi comprised in Khasra Nos. 690/2 (1-3), 692/2(3-18-15), 7468/691/2(1-12-15), 7469/691/2(0-5), Pieces (Kitte) 4 and land measuring 3 Bighe 10 Biswe being 35/507 share of land measuring 50 Bighe 14 Biswe comprised in Khasra Nos. 311(4-0), 326(4-0), 327(4-0), 333(3-10), 7689/310(3-12) & 7691/329(3-12), 303(4-0), 306(4-0), 307(4-0), 328(4-0), 330(4-0), 331(4-0), 332(4-0), Pieces (Kitte) 13 to M/s J. B. Enterprises vide Sale Deed No. 1060 Dt: 19.03.2020, registered in the o/o Joint Sub Registrar, Banur. Accordingly the said property had been mutated in favour of M/s J. B. Enterprises vide Mutation (Intqal) No. 17578.
- Thereafter, Mr. Aman Singla (son), Mrs. Satya (mother), Mrs. Suman Singla (wife), Ms. Rubina Singla d/o Mr. Ram Pal, sold land measuring **6 Bighe 8 Biswe** comprised in Khasra Nos. 359(4-0) & 9041/358(2-8), Pieces (Kitte) 2 to M/s J. B. Enterprises vide Sale Deed No. 1061 Dt: 19.03.2020, registered in the o/o Joint Sub Registrar, Banur. Accordingly the said property had been mutated in favour of M/s J. B. Enterprises vide Mutation (Intqal) No. 17576.
- Further a Letter of Consent has been excuted by Mrs. Kuldeep Kaur in favour of M/s J. B. Enterprises in respect of land measuring **28 Bighe 9 Biswe 10 Biswasi** comprised in Khasra Nos. 696/1(3-2), 697/1(3-6), 698/1(3-6) & 7471/694(0-4), Pieces (Kitte) 4 and Khewat/Khatoni No. 34/42 Khasra Nos. 693(4-0), 695(3-16), 7470/694(3-16), Pieces (Kitte) 3 and Khewat/Khatoni No. 353/407 Khasra Nos. 690(3-1), 692(6-6), 7468/691(4-0), 7469/691(0-12), Pieces (Kitte) 4.
- Further a Joint Development Agreement No. 2020-21/14/4/18 Dt: 22.06.2020, registered in the o/o Sub Registrar, Derabassi has been executed by M/s J. B. Enterprises in favour of M/s GBP Real Assets.

**ENCUMBRANCE CERTIFICATE:-**

- As per the search of Revenue Records (Jamabandi) maintained by the concerned Halqa Patwari for the last 13 years presently **Mrs. Kuldeep Kaur w/o Mr. Paramjit Singh (28 Bighe 9 Biswe 10 Biswasi) and M/s J.B. Enterprises (60**

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Bighe 9 Biswe 10 Biswasi) are the owners of the land in question measuring 88 Bighe 19 Biswe as described above and the said land is free from all sorts of encumbrances, liens, charges, etc. and said owners have clear, valid, marketable title over the same.

**OPINION / CERTIFICATE:-**

- On the basis of search made and documents examined in respect of the land in question, it is hereby stated that land in question measuring 88 Bighe 19 Biswe as described above is owned by **Mrs. Kuldeep Kaur w/o Mr. Paramjit Singh** (28 Bighe 9 Biswe 10 Biswasi) and **M/s J.B. Enterprises** (60 Bighe 9 Biswe 10 Biswasi) and the said land is free from all sorts of encumbrances, liens, charges, etc. and said owners have clear, valid, marketable title over the same.

**DOCUMENTS SCRUTINIZED:-**

1. **Jamabandi** for the years 2006-07, 2011-12 & 2016-17 issued by the Halqa Patwari. **(Photo Copy)**
2. **Non Encumbrance Certificates** Dt: 11.05.2020 issued by Joint Sub registrar, Banur. **(Photo Copy)**
3. **Sale Deed** (7 Bighe 18 Biswe) No. 212 Dt: 06.11.2018, registered in the o/o Joint Sub Registrar, Banur executed by Mrs. Jaswinder Kaur in favour of M/s J. B. Enterprises. **(Photo Copy)**
4. **Sale Deed** (15 Bighe 19 Biswe) No. 959 Dt: 26.02.2020, registered in the o/o Joint Sub Registrar, Banur executed by Mr. Kewal Singh in favour of M/s J. B. Enterprises. **(Photo Copy)**
5. **Sale Deed** (15 Bighe 19 Biswe) No. 961 Dt: 26.02.2020, registered in the o/o Joint Sub Registrar, Banur executed by Mr. Sukhdev Singh in favour of M/s J. B. Enterprises. **(Photo Copy)**
6. **Sale Deed** (9 Bigha 13 Biswe 10 Biswasi) No. 1059 Dt: 19.03.2020, registered in the o/o Joint Sub Registrar, Banur executed by Mrs. Suman in favour of M/s J. B. Enterprises. **(Photo Copy)**
7. **Sale Deed** (4 Bighe 12 Biswe) No. 1060 Dt: 19.03.2020, registered in the o/o Joint Sub Registrar, Banur executed by Mr. Aman Singla in favour of M/s J. B. Enterprises. **(Photo Copy)**

  
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8. **Sale Deed** (6 Bighe 8 Biswe) No. 1061 Dt: 19.03.2020, registered in the o/o Joint Sub Registrar, Banur executed by Mr. Aman Singla, Mrs. Satya, Mrs. Suman Singla, Ms. Rubina Singla in favour of M/s J. B. Enterprises. **(Photo Copy)**
9. **Letter of Consent** (28 Bighe 9 Biswe 10 Biswasi) excuted by Mrs. Kuldeep Kaur in favour of M/s J. B. Enterprises. **(Photo Copy)**
10. **Joint Development Agreement** No. 2020-21/14/4/18 Dt: 22.06.2020, registered in the o/o Sub Registrar, Derabassi executed by M/s J. B. Enterprises in favour of M/s GBP Real Assets. **(Photo Copy)**
11. **Regularization Certificate** Endst No. S2-DDLG-20/54 Dt: 20.05.2020 issued by Competent Authority cum Deputy Director, Local Govt, Patiala in respect of the colony namely Smart City. **(Photo Copy)**
12. **Layout/Site Plan** approved/sanctioned by Competent Authority cum Deputy Director, Local Govt, Patiala in respect of the colony namely Smart City. **(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.



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