

**SURINDER KUMAR GERA
ADVOCATE**

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08.10.2020

**SEARCH CUM TITLE VERIFICATION REPORT OF LAND OF VILLAGE
SINGHPURA**

To

M/s S. S. Estates (Proprietor Sh. Sehaj Bir Singh Sidhu)
Address: S.C.O. No. 145, Sector-28-D, Chandigarh.

Sub: Search cum Title Verification report of land of Village Singhpura, Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).

Reference to your request by M/s S. S. Estates (Proprietor Sh. Sehaj Bir Singh Sidhu), a Sole Proprietorship Firm, having office at S.C.O. No. 145, Sector-28-D, Chandigarh, for title verification report of Total Land Measuring 3 Bigha- 16 Biswas Situated at Village Singhpura, Sub-Tehsil Zirakpur, Tehsil DeraBassi Distt.SAS Nagar, Mohali, (Punjab), which forms one piece of land within village Singhpura.

Land of M/s S. S. Estates at Village Singhpura total land measuring 3 Bighas- 16 Biswas, as per details :-comprised in Khata No. 144/171, Khasra Nos. 207/1 (1-18), 207/2 (1-18) Pieces 2, Land Measuring 3 Bigha - 16 Biswas, situated at Village Singhpura, Hadbast No. 43, Sub Tehsil Zirakpur, Tehsil DeraBassi, District SAS Nagar, Mohali (Punjab).

The M/s S. S. Estates., has purchased 3 Bighas - 16 Biswas total land vide 2 Registered Sale Deeds i.e.,

1. Sale Deed No. 2020-21/13/1/101, Dated:-15-05-2020, Registered with Joint-Sub-Registrar, Zirakpur, measuring 1 Bighas - 18 Biswas, from the Seller namely Mrs. Rajinder Saini W/o Sh. Satish Kumar Saini S/o Sh. Vidya Parkash R/o H. No. 3101, Sector-32-D, Chandigarh (U.T.) Khewatdar of Village Singhpura, Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).
2. Sale Deed No. 2019-20/13/1/11631, Dated:-10-02-2020, Registered with Joint-Sub-Registrar, Zirakpur, measuring 1 Bighas - 18 Biswas, from the

SURINDER GERA

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Seller namely Sh. Satish Kumar Saini S/o Sh. Vidya Parkash R/o H. No. 3101, Sector-32-D, Chandigarh (U.T.) Khewatdar of Village Singhpura, Sub-Tehsil Zirakpur, Distt. SAS Nagar, Mohali, (Punjab).

I have also checked and inspected last 13 Years revenue record of the above said land and the mutation of the above said total land measuring 3 Bighas - 16 Biswas has already been sanctioned in the name of M/s S. S. Estates.

As per revenue record/Jamabandi for the year 2003-04, Sh. Satish Kumar Saini S/o Sh. Vidya Parkash and Mrs. Rajinder Saini W/o Sh. Satish Kumar Saini are the owners of land measuring 3 Bighas 16 Biswa having equal $\frac{1}{2}$ share in khewat/Khatoni No.115/168, Khasra Nos. 207 (3-16), situated as Village Singhpura.

As per revenue record/Jamabandi for the year 2008-09, vide report no. 1827 Satish Kumar transferred his half share in the name of his wife Mrs. Rajinder Saini, which was later on transferred by her wife again in his name vide report no. 3097 by way of "Tabdeel Malkiat" (Transfer of Ownership) as depicting in the Jamabandi for the year 2013-14

So as per revenue record/Jamabandi for the year 2013-14, Sh. Satish Kumar Saini S/o Sh. Vidya Parkash and Mrs. Rajinder Saini W/o Sh. Satish Kumar Saini are the owners of land measuring 3 Bighas 16 Biswa having equal $\frac{1}{2}$ share in khewat/Khatoni No.115/168, Khasra Nos. 207 (3-16).

As per report no. 3122 of the revenue record the above Khasra no. 207, the share of both the owners was partitioned and demarcated by carrying division of Khasra no. 207, later which was 207/1 (1-18) was registered in the name of Mrs. Rajinder Saini W/o Sh. Satish Kumar Saini and 207/2 (1-18) was registered in the name of situated Sh. Satish Kumar Saini S/o Sh. Vidya Parkash and both have sold their shares in the above land to M/s S. S. Estates as depicting in the Jamabandi for the year 2013-14, in which vide 5610 and 5611 the mutation of the land total measuring 3 Bighas- 16-Biswas situated at V. Singhpura is sanctioned in the name M/s S. S. Estate.

As per revenue record of 13 years Sh. Satish Kumar Saini S/o Sh. Vidya Parkash, Mrs. Rajinder Saini years and M/s S. S. Estates are the owners and subsequent owners of the land measuring total land measuring 3 Bighas - 16 Biswas.



SURINDER GERA
Advocate

The above said total land measuring 3 Bighas - 16 Biswas forms one piece of land as mentioned above, which is a commercial land. The office of Regional Deputy Director-cum-Competent Authority Local Govt. Patiala under Papra vide its letter no. CLU/DDLG/PTL/2020/8802 dated 15.07.2020 has permitted M/s S. S. Estates for change of land use for commercial purposes for land measuring 3 Bighas - 16 Biswas. Copy of the same is attached.

I, Surinder Kumar Gera, Advocate, have started practicing at District Courts Patiala in the year 2000 and has 20 years of experience before the Patiala Bar. I have been enrolled with Hon'ble Punjab & Haryana High Court at Chandigarh vide enrolment no. P/737/2000, do hereby certify in my capacity as an Advocate that the title of the said land is clear marketable and free from any encumbrances, reasonable doubt and also free from any defect whatsoever for the period, as per documents provided to me. Further on the basis of my search of the relevant revenue record for the past 13 years, I am certifying that the said immoveable property/ properties is/are not subject to any encumbrances, attachment or any process of court nor are they or any of them the subject matter of any litigation pending before any court. I further certify that Bank or any other authority may rely upon and acting on my certificate, proceed to sanction and disburse the loan applied for.


DESCRIPTION OF PROPERTY

The land situated at Village Singhpura, Sub Tehsil Zirakpur, Tehsil DeraBassi, District SAS Nagar, (Land of M/s S. S. Estates.), total land measuring 3 Bighas - 16 Biswas, as per details :- comprised in Khata No. 144/171, Khasra Nos. 207/1 (1-18), 207/2 (1-18) Pieces 2, situated at Village Singhpur a, Hadbast No. 43, Sub Tehsil Zirakpur, Tehsil DeraBassi, District SAS Nagar, Mohali (Punjab).

My report is based upon the documents supplied to me by the party and list of which is annexed with the report.

Hence the report is submitted.

Yours faithfully


SURINDER GERA
Surinder Kumar Gera
Advocate
Dist. Courts, Patiala

Encl.

1. Copy of Jamabandi for the year 2003-04 of Village Singhpura
2. Copy of Jamabandi for the year 2008-09 of Village Singhpura
3. Copy of Jamabandi for the year 2013-14 of Village Singhpura
4. Copy of Non Encumbrance Certificate dated 10.06.2020
5. Copy of Sale Deed No. 2020-21/13/1/101, Dated:-15-05-2020
6. Copy of Sale Deed No. 2019-20/13/1/11631, Dated:-10-02-2020
7. Copy of 13 Years record of the land