

Belleza

SUDESH KUMAR GOEL
B.A.(HONS.)L.L.B,EX-PCS ADVOCATE DERABASSI
Dated: 23-11-2020

SEARCH REPORT cum NON-ENCUMBRANCE OF LAND

To

Date: 23/11/2020

The Manager, M/s Suksha Developers Pvt. Ltd

Subject:-Title Search report in respect of land measuring 55 Bigha 02 Biswa 16 Biswasi or say 11.43 Acres Approx., being Khata No. 66/100, comprised under Khasra nos. 916/220(2-18-4), 221(4-0), 222(4-0), 223(4-0), 224/2(3-18), 225(4-0), 918/226(6-0-7), 227(4-0), 228(4-0), 920/229(1-15-16), 922/230(1-6-1), 924/861/235(0-0-0), 926/291/1(1-14-14) and Khata no. 87/167 comprised under Khasra nos. 928/286(0-2-12), 930/289(0-6-16), 932/290/1(3-9-9), 934/291(2-13-19), 936/292(2-18-14), 938/293(3-18-4) situated at village Nagla, Hadbast No. 51, Sub Tehsil Zirakpur, Tehsil Derabassi and District SAS Nagar Mohali (Punjab) - India. hereinafter referred to as "said property".

TRACING THE TITLE OF THE SAID PROPERTY

I have been asked to prepare the Title report for the land under the above subject. For the purpose of preparing this report, I have reviewed Jamababandi for the year 2013-2014 and the schedule of the said property i.e. total land measuring 55Bigha02Biswa 16 Biswasi Or Say 11.43 Acres approx. is as under (as per the schedule provided to me), situated in village Nagla, Hadbast No. 51, Sub Tehsil Zirakpur Tehsil Derabassi and District Sahibzada Ajit Singh Nagar (Mohali) Punjab - India. That further it has also been observed that the title of the said land is comprised under TwoKhatas of revenue records, therefore the title flow of the said land is described under Two different Khatas as per following schedule which are captured from Parcel A and Parcel B:

The detailed land schedule (as per Jamabandisfor the year 2014-2015) is as under:

Land Details						
Sr. No.	Khata No.	Khasra no.	Bigha	Biswa	Biswasi	Parcel
1	66/100	916/220(2-18-4), 221(4-0), 222(4-0), 223(4-0), 224/2(3-18), 225(4-0), 918/226(6-0-7), 227(4-0), 228(4-0), 920/229(1-15-16), 922/230(1-6-1), 924/861/235(0-0-0), 926/291/1(1-14-14)	41	13	02	Parcel-A
2	87/167	928/286(0-2-12)930/289(0-6-16), 932/290/1(3-9-9),934/291(2-13-19), 936/292(2-18-14), 938/293(3-18-4	13	09	14	Parcel-B
Total Land			55	02	16	

I have perused the revenue records as shown to us by the concerned Patwari in respect of the said property as mentioned above and my observation thereto including title flow is as under:

Su. 23.11.2020
SUDESH KUMAR GOEL
B.A. (Hons.) LL.B. Advocate
Dera Bassi, Distt. S.A.S. Nagar

A. For the land measuring 41 Bigha 13 Biswa 02 Biswasibeing Khata No. 66/100, comprised under Khasra no. 916/220(2-18-4), 221(4-0), 222(4-0), 223(4-0), 224/2(3-18), 225(4-0), 918/226(6-0-7), 227(4-0), 228(4-0), 920/229(1-15-16), 922/230(1-6-1), 924/861/235(0-0-0), 926/291/1(1-14-14) (herein after referred to as land comprised under Parcel A): -

- ❖ The property is a freehold property and part of bigger piece of land & Un-divided share, which was earlier owned by following individuals **along with other land in other Khasra's which is not the part of this diligence** for the last more than 13 years.
 - Sh. Arjan Singh, Sh. Hakam Singh, Sh. Gurdev Singh sons of Sh. Shamsher Singh (4/5 share) and Sh. Gurnaam Singh son of Sh. Shamsher Singh (1/5 share) comprised under Khasra no. 220(4-0), 221(4-0), 222(4-0), 223(4-0), 224/2(3-18), 227(4-0), 228(4-0), 229(4-0).
 - M/s Sukhna Papers Mills Private Limited comprised under Khasra no. 235(6-0), 291/1(4-0)
 - Sh. Gian Singh, Sh. Ujagar Singh, Sh. Jaspal Singh sons of Sh. Shamsher Singh comprised under Khasra no. 230(5-16) **(Under Possessory Column the Industry of Department in Possession)**
 - Shamlaat Deh comprised under Khasra no. 225(4-0), 226(6-4).
- ❖ Further Sh. Hakam Singh son of Sh. Amar Singh died on 21/09/1996 and his entire share was got devolved in favor of Sh. Gurbachan Singh, Sh. Gurcharan Singh sons of Sh. Hakam Singh and the mutation of the same was duly sanctioned vide mutation no. 505.
- ❖ Further Sh. Arjan Singh son of Sh. Amar Singh died on 16/06/1999 and his entire share was got devolved in favor of Sh. Karnail Singh, Sh. Pritam Singh, Sh. Balbir Singh, Sh. Jagtar Singh sons of Sh. Arjan Singh and the mutation of the same was duly sanctioned vide mutation no. 506.
- ❖ Further the Shamlaat Deh land comprised under Khasra no. 225(4-0), 226(6-4), got acquired by Punjab Government (Industry Department) vide Notification no. 8/55/72-41IBI, 81/2857 dated 24/04/1981 and the mutation of the same was duly sanctioned vide mutation no. 510.
- ❖ Further Punjab Government (Industry Department) sold the land measuring 16 Bigha 00 Biswa comprised under Khasra no. 225(4-0), 226(6-4), 230(5-16) **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Sukhna Paper Mills Private Limited vide Sale Deed dated 03/05/1984 bearing vasika no. 750 and the mutation of the same was duly sanctioned vide mutation no. 511.
- ❖ Further Sh. Gurbachan Singh, Sh. Gurcharan Singh sons of Sh. Hakam Singh and Sh. Karnail Singh, Sh. Pritam Singh, Sh. Balbir Singh, Sh. Jagtar Singh sons of Sh. Arjan Singh and Sh. Gurdev Singh, Sh. Gurnaam Singh sold the land measuring 04 Bigha 02 Biswa comprised under Khasra no. 220(4-0), 221(4-0), 222(4-0), 223(4-0), 224/2(3-18), 227(4-0), 228(4-0), 229(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Shipra Estate Limited vide Sale Deed dated 07/07/2006 bearing vasika no. 2914 and the mutation of the same was duly sanctioned vide mutation no. 525.
- ❖ Further Sh. Gurbachan Singh, Sh. Gurcharan Singh sons of Sh. Hakam Singh and Sh. Karnail Singh, Sh. Pritam Singh, Sh. Balbir Singh, Sh. Jagtar Singh sons of Sh. Arjan Singh and Sh. Gurdev Singh, Sh. Gurnaam Singh sold the land measuring 27 Bigha 16 Biswa comprised under Khasra no. 220(4-0), 221(4-0), 222(4-0), 223(4-0), 224/2(3-18), 227(4-0), 228(4-0), 229(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Shipra Estate Limited vide Sale Deed dated

07/07/2006 bearing vasika no. 2915 and the mutation of the same was duly sanctioned vide mutation no. 526.

- ❖ Further M/s Sukhna Paper Mills Private Limited (2340/2730) sold the total land measuring 08Bigha11Biswacomprised under Khasra no. 235(6-0), 291/1(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Sadashiv Enterprises Private Limited vide Sale Deed dated 26/07/2006 bearing vasika no. 3370 and the mutation of the same was duly sanctioned vide mutation no. 527.
- ❖ Further M/s Sukhna Paper Mills Private Limited (390/2730) sold the total land measuring 01Bigha09 Biswacomprised under underKhasra no. 235(6-0), 291/1(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Sadashiv Enterprises Private Limited vide Sale Deed dated 26/07/2006 bearing vasika no. 3368 and the mutation of the same was duly sanctioned vide mutation no. 528.
- ❖ Further M/s Sadashiv Enterprises Private Limited (1280/2730 share) sold the land measuring 04Bigha 14Biswacomprised under Khasra no. 235(6-0), 291/1(4-0),**along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Shipra Estate Limited vide Sale Deed dated 20/11/2006 bearing vasika no. 5690 and the mutation of the same was duly sanctioned vide mutation no. 535.
- ❖ Further M/s Sadashiv Enterprises Private Limited (333/2730) sold the land measuring 01Bigha 04Biswa08Biswasicomprised under Khasra no. 235(6-0), 291/1(4-0)**along with other land in other Khasra's which is not the part of this diligence** in favor of Sh. Sunny Garg son of Sh. Ramesh Kumar vide Sale Deed dated 30/01/2007 bearing vasika no. 7427 and the mutation of the same was duly sanctioned vide mutation no. 545.
- ❖ Further M/s Sadashiv Enterprises Private Limited (1117/2730) sold the land measuring 04Bigha 01Biswa17Biswasicomprised under Khasra no. 235(6-0), 291(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Shipra Estate Limited vide Sale Deed dated 18/01/2007 bearing vasika no. 7163 and the mutation of the same was duly sanctioned vide mutation no. 547.
- ❖ Further Sh. Sunny Garg son of Sh. Ramesh Kumar (333/2730) sold the land measuring 01Bigha 04Biswa03Biswasi comprised under Khasra no. 235(6-0), 291(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Shipra Estate Limited vide Sale Deed dated 07/03/2007 bearing vasika no. 8265 and the mutation of the same was duly sanctioned vide mutation no. 560.
- ❖ Further M/s Shipra Estate Limited sold the land measuring 41 Bigha 13 Biswa 02 Biswasi under Khasra nos. 916/220(2-18-4), 221(4-0), 222(4-0), 223(4-0), 224/2(3-18), (but in the Sale Deed 4-0), 225(4-0), 918/226(6-0-7), 227(4-0), 228(4-0), 920/229(1-15-16), 922/230(1-6-1), 924/861/235(0-0-0), 926/291/1(1-14-14) **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Suksha Developers Private Limited vide Sale deed dated 24/02/2020 bearing vasika no. 12163 was duly sanctioned vide mutation no. 792
- ❖ **Since then M/s Suksha Developers Private Limited continues to be the owner of the land measuring 41 Bigha 13 Biswa 02 Biswasi comprised under Parcel Aas per the revenue records shown to us by Patwari.**

For the land measuring 13Bigha 09Biswa 14 Biswasibeing Khata No. 87/167, comprised under Khasra no. 928/286(0-2-12), 930/289(0-6-16), 932/290/1(3-9-9),

934/291(2-13-19), 936/292(2-18-14), 938/293(3-18-4) (herein after referred to as Land Under Parcel B): -

- ❖ The property is a freehold property and part of bigger piece of land & Un-divided share, which was earlier owned by following individuals **along with other land in other Khasra's which is not the part of this diligence** for the last more than 13 years.
- ShamlaatDeh comprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0)
- ❖ Further the ShamlaatDeh land comprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0) got acquired by Punjab Government (Industry Department) vide Notification no. 8/55/72-41IBI, 81/2857 dated 24/04/1981 and the mutation of the same was duly sanctioned vide mutation no. 510.
- ❖ Further Punjab Government (Industry Department) sold the land comprised comprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Sukhna Paper Mills Private Limited vide Sale Deed dated 03/05/1984 bearing vasika no. 750 and the mutation of the same was duly sanctioned vide mutation no. 511.
- ❖ Further M/s Sukhna Paper Mills Private Limited (2037/3237 share) sold the land measuring 16Bigha 07Biswa05Biswasicomprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favour of M/s Sadashiv Casting Limited vide sale deed dated 26/07/2006 bearing vasika no. 3367 and the mutation of the same was duly sanctioned vide mutation no. 529.
- ❖ Further M/s Sukhna Paper Mills Private Limited (1200/3237Share), sold the land measuring 09Bigha12Biswa 15 Biswasicomprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favour of M/s Jagan Industries Limited vide sale deed dated 26/07/2006 bearing vasika no. 3369 and the mutation of the same was duly sanctioned vide mutation no. 530.
- ❖ Further M/s Jagan Industries Limited (480/3237share) sold the land measuring 03Bigha17Biswa02Biswasicomprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favour of M/s Shipra Estate Limited vide Sale deed dated 13/12/2006 bearing vasika no. 6295 and the mutation of the same was duly sanctioned vide mutation no. 537.
- ❖ Further M/s Sadashiv Enterprises Limited (1000/3237 share) sold the land measuring 08 Bigha 00Biswa13Biswasicomprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favour of M/s Shipra Estate Limited vide Sale deed dated 13/12/2006 bearing vasika no. 6294 and the mutation of the same was duly sanctioned vide mutation no. 538.
- ❖ Further M/s Jagan Industries Limited (75/3237 share) and M/s Sadashiv Enterprises Limited (1037/3237 share), sold the land measuring 08 Bigha 18 Biswa 13 Biswasicomprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favour of Sh. Chetan Singla s/o Sh. Madan Mohan Singla 400/1112 Share and Sh. Sunny Garg s/o Sh. Tersem Kumar 712/1112 Share vide Sale deed dated 03/01/2007 bearing vasika no. 6426 and the mutation of the same was duly sanctioned vide mutation no. 544.

- ❖ Further M/s Jagan Industries Limited sold the its remaining share i.e. share land measuring 05Bigha03 Biswa 12Biswasicomprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favour of M/s Shipra Estate Limited vide Sale deed dated 18/01/2007 bearing vasika no. 7164 and the mutation of the same was duly sanctioned vide mutation no. 546.
- ❖ Further Sh. Chetan Singla s/o Sh. Madan Mohan Singla and Sh. Sunny Garg s/o Sh. TarsemKumar(1112/3237 Share) sold the land measuring 08Bigha 18 Biswa 13 Biswasicomprised under Khasra no. 286(4-0), 289(4-0), 290/1(6-0), 291(4-0), 292(4-0) 293(4-0), **along with other land in other Khasra's which is not the part of this diligence** in favour of M/s Shipra Estate Limited vide Sale deed dated 07/03/2007 bearing vasika no. 8266 and the mutation of the same was duly sanctioned vide mutation no. 561.
- ❖ Further one FardBadar No. 7 is recorded in the revenue records in the jamabandis for the year 2008-2009, whereby the above referred entries recorded vide mutation nos. 529,530,537,538,544,546,561 got effected or recorded under Ownership column from the Possessory Rights (Khudkasht) column.
- ❖ Further M/s Shipra Estate Limited sold the land measuring 13 Bigha 09 Biswa 14 Biswasi under Khasra nos. 928/286(0-2-12), 930/289(0-6-16), 932/290/1(3-9-9), 934/291(2-13-19),936/292(2-18-14), 938/293(3-18-4) **along with other land in other Khasra's which is not the part of this diligence** in favor of M/s Suksha Developers Private Limited vide Sale deed dated 24/02/2020 bearing vasika no. 12163 and the mutation of the same was duly sanctioned vide mutation no. 792.
- ❖ **Since then M/s Suksha Developers Private Limited continues to be the owner of the land measuring 13Bigha 09Biswa14 Biswasi comprised under Parcel Bas per the revenue records shown to us by Patwari.**

ENCUMBRANCES and REMARKS:

- ❖ As per the Rapat no. 131 dated 17/09/2020, the said land under present report i.e. **55Bigha02Biswa 16 Biswasi** is lying mortgage with IDBI Trustee ship Services Limited against an amount of Rs. **2,000,000,000/- (Rupees Two Billion only)**.
- ❖ The said property is a part of bigger piece of land & proper demarcated share as per the site plan duly sanctioned / approved by Greater Mohali Area Development Authority (GMADA) vide Letter No. 43308 dated 04.11.2020 has been ascertained by the competent sanctioning authority(ies) in favour of M/s Suksha Developers Private Limited.
- ❖ **That during the perusal of jamabandi dated 12/10/2020 for the year 2013-14 as issued by FardKenderZirakpur, we have observed that a Court Case No. Miscellaneous/7/2020 dated 31/07/2020 comprised under Khasra no. 0//218, 0//219, 0//220, 0//221, 0//222, 0//223, 0//224, 0//225, 0//226, 0//227, 0//228, 0//229, 0//230, 0//231, 0//232, 0//233, 0//234, 0//235, 0//236/1, 0//237, 0//238, 0//239, 0//240, 0//241, 0//241/1, 0//245, 0//248, 0//249, 0//250, 0//257, 0//258, 0//259, 0//260, 0//261, 0//262, 0//269, 0//270, 0//271, 0//281, 0//290, 0//291/1 was subjudice in the court of Sub Divisional Magistrate Cum Assistant Collector - 1, DeraBassi, which vide order dated 31.08.2020 has been decreed in favour of the land purchaser M/s Suksha Developers Pvt Ltd and mutation of the said land has duly been sanctioned.**

Submitted by:-


Sudesh Kumar Goel
SUDESH KUMAR GOEL
B.A. (Hons.) LL.B. Advocate
Dera Bassi, Distt. S.A.S. Nagar

SUDESH KUMAR GOEL
23.11.2020
B.A. (Hons.) LL.B. Advocate
Dera Bassi, Distt. S.A.S. Nagar

Schedule-A

Land Details						
Land measuring 55 Bigha 02 Biswa 16 Biswasi, situated at village Nagla, Hadbast no. 51, Sub Tehsil Zirakpur, Tehsil Derabassi, District SahibzadaAjit Singh Nagar (Mohali) Punjab- India.						
Sr. No.	Khata No.	Khasra no.	Bigha	Biswa	Biswasi	Parcel
1	66/10 0	916/220(2-18-4), 221(4-0), 222(4-0), 223(4-0), 224/2(3-18), 225(4-0), 918/226(6-0-7), 227(4-0), 228(4-0), 920/229(1- 15-16), 922/230(1-6-1), 924/861/235(0-0-0), 926/291/1(1-14-14)	41	13	02	Parcel-A
2	87/16 7	928/286(0-2-12)930/289(0-6- 16), 932/290/1(3-9- 9),934/291(2-13-19), 936/292(2-18-14), 938/293(3- 18-4	13	09	14	Parcel-B
Total Land			55	02	16	

Submitted by:-

Sudesh Kumar Goel
23.11.2020
SUDESH KUMAR GOEL
B.A. (Hons.) LL.B. Advocate
Dera Bassi, Distt. S.A.S. Nagar

SUDESH KUMAR GOEL
B.A.(HONS.)L.L.B,EX-PCS ADVOCATE DERABASSI

Dated: 23-11-2020

Certified that the due diligence has been conducted by the undersigned Advocate Sudesh Kumar Goel, and I declare I am having experience more than 20 years as I am enrolled as an Advocate with the Bar Council Punjab and Haryana High court by Enrolment No. P/241, Year 1974 and I am practising in the Sub Division Dera Bassi since 2001


23-11-2020
SUDESH KUMAR GOEL
B.A. (Hons.) LL.B. Advocate
Dera Bassi, Distt. S.A.S. Nagar




BAR ASSOCIATION
Derabassi

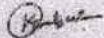


Name : SUDESH KUMAR GOEL
Advocate

Enrl. No. : P/241/1974

Contact No. : 09872226100


President


Secretary

D.O. B. : 30-01-1952

Blood Group : B+ve

Address : Flat No. 2, Chandigarh, Apartment,
Barwala Road, Dera Bassi,

EMPANELED WITH INDUS HOSPITAL, DERABASSI

If found, Please return to
President, Bar Association, Derabassi

23.11.2020
SUDESH KUMAR GOEL
B.A. (Hons.) LL.B. Advocate
Dera Bassi, Distt. S.A.S. Nagar