



LEGAL DUE DILIGENCE AND TITLE REPORT

Record verified from the office of the Sub Registrar, Mohali Specifically Sale deed registered vide Vaseeka No. 6675 dated 29.02.2016 in respect of property measuring 30237.21 Sq. Yd. which was earlier in the name of Janta Land Promoters Ltd. SCO 538, Phase-10, Mohali who got the CLU of the area approved and vide sale deed dated 29.02.2016 the said land specifically Group housing site No. 10, Sector-91(JLPL), S.A.S Nagar (Mohali) was registered in the name of M/s Acme Builders Pvt. Ltd. who further entered into agreement dated 04.08.2020 with M/s Jubilee Infra Planners LLP to sell Land measuring 9179.687 Sq. Yd. out of 30237.21 Sq. Yd. The M/s Acme Builders Pvt. Ltd. represented that they are having clear, absolute and marketable title in respect of peace and parcel of contiguous land admeasuring 9179.687 Sq. Yd. M/s Jubilee Infra Planners LLP will get all the approvals, permissions from the Govt. authorities, Construct, Market the units purpose/ constructed on the area i.e. 9179.687 Sq. Yds.

Prepared By:

GAGANDEEP SINGH THIND
Gagandeep Singh ADVOCATE

Advocate



We have been instructed by M/s Jubilee Infra Planners LLP who got land admeasuring 9179.687 Sq. Yd. from M/s Acme Builders Private Limited who further purchased the same vide sale deed dated 29.02.2016 to carry out a title search on the property measuring 9179.687 Sq. Yds. in CLU in favour of M/s Janta Land Promoters Pvt. Ltd. in Khewat/Khatoni no. 153/172 comprised under Khasra No. 5// 19(0-8), 21(1-0), 22(6-14), 6// 1(6-13), 2(8-0), 9(8-0), 10(4-12) and Khewat/Khatoni No. 324/267 comprised under Khasra No. 5// 18/2(3-8), 23/ 1(6-0), 6// 3/1/ 1(1-6) and Khewat/Khatoni No. 229/259-261 comprised under Khasra No. 5// 17(6-11), 18/ 1(1-10), 23/ 2(2-0), 24(8-0), 6// 7/1(6-5), 3/2/ 1(0-9), 4/ 2(6-13) at Village Lakhnor, Hadbast No. 36, Tehsil Mohali, Distt , S.A.S, Nagar Mohali. Detailed particulars of which have been provided in Scheduled A of this report (the "said Property").

- i. In carrying out the title investigation, encumbrance ascertainment in the office of Revenue Records (Patwari).
- ii. We have relied on the following documents and records as provided to us by M/ s Acme Builders Private Limited.
 - a. Copy of agreement dated 04.08.2020 between M/s Acme Builders Pvt. Ltd. and M/s Jubilee Infra Planners LLP.
 - b. Copy of sale deed of group housing site no. 10 dated 29.02.2016 in favour of M/s Acme Builders Pvt. Ltd. by M/s Janta Land Promoters Ltd.
 - c. Electrostat copies of Jamabandi in respect of the said property.
1. For purposes of preparing this title report, I/We have reviewed each of the aforesaid documents and records in detail and our detailed findings in that respect as narrated hereunder in the present report.

DEVOLUTION OF TITLE:

1. The title of the property chain is enumerated as under:

In Khasra no .5// 19(0-8), 21(1-0), 22(6-14), 6// 1(6-13), 2(8-0), 9(8-0), 10(4-12) land measuring 35 Kanal 07 Marla

- a) The above said land was earlier owned by Sh. Tarlochan Singh, Sh. Sarlochan Singh, Sh. Kuldeep Singh, Sh. Amardeep Singh sons of Sh. Sanpuran Singh



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(1/5th share) and Sh. Sanpuran Singh son of Sh. Surta Singh (4/5th share) and for last more than 13 years.

- b) That Sh. Sanpuram Singh son of Sh. Surta Singh (4/5th share) and Sh. Tarlochan Singh, Sh. Sarlochan Singh, Sh. Kuldeep Singh, Sh. Amarjit Singh son of Sh. Sanpuram Singh (1/5th share) sold the land measuring 35 Kanal 07 Marla to **M/s Janta Land Promoters Limited vide registered sale deed dated 20/20/2006 bearing vasika No.5830 and the mutations of the same was duly sanctioned vide mutation no. 1808.**

In Khasra no.5//18/2(3-8), 23/ 1(6-0), 6//3/1/ 1(1-6) land measuring 10 Kanal 14 Marla

- a) The above said land was a part of bigger piece of land which was earlier owned by Smt. Sarla wife of Sh. Raj Pal (1/4th Share), Smt. Agiya Wanti wife of Sh. Tirath Nath (1/4th Share) and Sh. Jaspal Singh, Sh. Gurnam Singh, Sh. Gurbaaz Singh, Sh. Jasmeet Singh, Sh. Palwinder Singh sons of Sh. Sucha Singh (1/2 Share) in Khasra no. 5//18/ 2(3-8), 23/ 1(6-0), 6//3/ 1(6-0), 8/ 2(6-0) and for last more than 13 years.
- b) That Smt. Sarla wife of Sh. Raj Pal sold her 1/4th share i.e. land measuring 05 Kanal 07 Marla in Khasra no. 5//18/ 2(3-8), 23/ 1(6-0), 6//3/ 1(6-0), 8/ 2(6-0) to **M/s Janta Land Promoters Limited vide registered sale deed dated 15/09/2006 bearing vaskia No. 1942 and the mutation of the same was duly sanctioned vide mutation no. 1831.**
- c) That Smt. Agiya Wanti wife of Sh. Tirath Ram sold her 1/4th share i.e. land measuring 05 Kanal 07 Marla in Khasra no.5//18/ 2(3-8), 23/ 1(6-0), 6//3/ 1(6-0), 8/ 2(6-0) to **M/s Janta Land Promoters Limited vide registered sale deed dated 17/11/2006 bearing vasika No. 2563 and the mutation of the same was duly sanctioned vide mutation no. 1836**
- d) That as per the revenue records one partition entry recorded and as per that partition Khasra no. 5//18/ 2(3-8), 23/ 1(6-0), 6//3/1/ 1(1-6) were devolved in favor of **M/s Janta Land Promoters Limited and the mutation of the same was duly sanctioned vide mutation no. 1886.**

In Khasra no. 5/ 17(6-11), 18/ 1(1-10), 23/ 2(2-0), 24(8-0), 24(8-0), 6//3/2/ 1(0-9), 4/ 2(6-13), 7/ 1(6-5) land measuring 32 Kanal 15.5 Marla



- a) The above said land was a part of bigger piece of land which was earlier owned by Sh. Joginder Singh son of Sh. Gajan Singh (84/816 share), Sh. Sewa Singh son of Sh. Gajan Singh (77/816th share), Sh. Rulda Singh son of Sh. Hari Singh (43/816th share), Sh. Jarnail Singh (53/816th share), Sh. Labh Singh (35/816th share), sons of Sh. Hari Singh, Sh. Harinder Kaur wife of Sh. Amrik Singh (7/816th share), Sh. Rattan Singh (87/1632nd share), Sh. Sadhu Singh, Sh. Karnail Singh (157/1632nd share) sons of Sh. Gurdial Singh, Sh. Amrik Singh son of Sh. Fuman Singh (114/816th share), Sh. Malkiat Singh son of Sh. Fuman Singh, Sh. Ram Kishan son of Sh. Garibu (43/816th share) in Khasra no. 5// 17(6-11), 18/1(1-10), 23/2(2-0), 24(8-0), 6//7(8-0), 8/1(2-0), 3/ 2(2-0), 4(8-0) and for last more than 13 years.
- b) That Sh. Rulda Singh son of Sh. Hari Singh died on 15/01/1993 and his 43/816th share in the property was devolved in favor of Sh. Darbara Singh, Sh. Baldev Singh, Sh. Sukhdev Singh, h. Gurmukh Singh sons of Sh. Rulda Singh on the basis of oral WILL dated 22/11/1991 **and the mutation of the same was duly sanctioned vide mutation no .1556.**
- c) That Sh. Hari Singh son of Sh. Maghi Singh died on 04/09/1996 and his 78/816th share devolved in favor of Smt. Kartar Kaur wife of Sh. Hari Singh **and the mutation of the same was duly sanctioned vide mutation no. 1686.**
- d) Further Smt. Kartar Kaur wife of Sh. Hari Singh sold the land measuring 3 Kanal 18 Marla to **Sh. Mohan Lal son of Sh. Nihal Chand vide sale deed dated 31/01/2005 bearing vasika no. 3834 and the mutation of the same was duly sanctioned vide mutation no.1771.**
- e) Further Sh. Malkiat Singh son of Sh. Fuman Singh died on 31/05/1999 and his 38/2448th share was devolved in favor of Smt. Gurnam Kaur widow of Sh. Malkiat Singh, Sh. Harjit Singh, Sh. Jaswant Singh sons of and Smt. Kulwinder Kaur, Smt. Ranjit Kaur daughters of Sh. Malkiat Singh **and the mutation of the same was duly sanctioned vide mutation no. 1791.**
- f) Further Sh. Sewa Singh son of Sh. Gajan Singh died on 27/02/1992 and his 77/816th share was devolved in favor of Sh. Karamjit Singh, Sh. Ranjit Singh, Sh. Kuljit Singh, Sh. Daljit Singh sons of and Smt. Hardev Kaur widow of Sh. Sewa Singh **and the mutation of the same was duly sanctioned vide mutation no. 1792.**



- g) Further Sh. Joginder Singh son of Sh. Gajan Singh (84/ 816th share), Sh. Karamjit Singh, Sh. Ranjit Singh, Sh. Kuljit Singh, Sh. Daljit Singh sons of and Smt. Hardev Kaur widow of Sh. Sewa Singh (77/ 816th share), Sh. Dalbara Singh, Sh. Baldev Singh, Sh. Sukhdev Singh, Sh. Gurmukh Singh sons of Sh. Rulda Singh (43/ 816th share), Sh. Jarnail Singh (53/8/16th share), Sh. Labh Singh (35/ 816th share), Sh. Milkhi Singh (35/ 816th share) sons of Sh. Hari Singh, Smt. Harinder Kaur wife of Sh. Amrik Singh (7/816th share), Sh. Rattan Singh (87/1632nd share), Sh. Sadhu Singh, Sh. Karnail Singh (157/ 1632nd equal share), sons of Sh. Gurdiyal Singh, Sh. Amrik Singh son of Sh. Fuman Singh (114/ 816th share) and Smt. Gurnam Kaur widow of Malkiat Singh son of Sh. Fuman Singh, Sh. Harjit Singh, Sh. Jaswant Singh sons of and Smt. Kulwinder Kaur, Smt. Ranjit Kaur daughters of Sh. Malkiat Singh (13/ 816th share) sold the land measuring 27 Kanal 03 Marla in Khasra no. 5//17(6-11), 18/1(1-0), 23/2(2-0), 24(8-0), 6//7(8-0), 8/1(2-0), 3/2(2-0), 498-0) to **M/s Janta Land Promoter Limited vide registered sale deed dated 30/08/2006 bearing vasika no. 1765 and the mutation of the same was duly sanctioned vide mutation no. 1825.**
- h) Further, Sh. Ram Kishan son of Sh. Garibu sold his 43/ 816TH share i.e. land measuring 02 Kanal 00 Marla in Khasra no. 5//17(6-11), 18/1(1-10), 23/2(2-0), 24(8-0), 6//7(8-0), 8/1(2-0), 3/2(2-0), 4(8-0) to **M/s Janta Land Promoters Limited vide registered sale deed dated 21/07/2006 bearing vasika no. 1346 and the mutation of the same was duly sanctioned vide mutation no. 1826.**
- i) Further, Sh. Mohan Lal son of Sh. Nihal Chand sold his 78/816th share i.e. land measuring 03 Kanal 12-1/2 Marla in Khasra no. 5//17(6-11), 18/1(1-10), 23/2(2-0), 24(8-0), 6//7(8-0), 8/1(2-0), 3/2(2-0), 4(8-0) to **M/s Janta Land Promoters Limited vide registered sale deed dated 25/09/2006 bearing vasika no. 2030 and the mutation of the same was duly sanctioned vide mutation no. 1827.**
- j) That as per the revenue records one partition entry recorded and as per that partition 604/628th share in Khasra no. 5//17(6-11), 18/1(1-10), 23/2(2-0), 24(8-0), 6//3/2/1(0-9), 4/2(6-13), 7/1(6-5) was devolved in favor of **M/s Janta Land Promoters Limited and the mutation of the same was duly sanctioned vide mutation no. 1886.**



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M/s Janta Land Promoters Limited got CLU of the area in which above mentioned area is included and also got the layout plan of the area on 08.01.2013 and entered into sale deed to transfer group housing site no. 10 to the M/s Acme Builders Pvt. Ltd. for total area of 30237.21 Sq. Yds. and now the M/s Acme Builders Pvt. Ltd. has entered into agreement with M/s Jubilee Infra Planners LLP on 04.08.2020 to transfer 9179.687 Sq. Yds. from the 30237.21 Sq. Yds. and also give all the rights to get all the approvals, permissions from the Govt. authorities, Construct, Market the units purpose/ constructed on the area i.e. 9179.687 Sq. Yds.

That since no physical verification of the land has been conducted and as such we are unable to comment on the possession of the land.

Brief particulars of the property are given below:

Name of the owner	:	M/s Jubilee Infra Planners LLP
Description of the Title Deeds with details of registration	:	As details hereinbefore
Types of Property	:	As per the records, it is freehold property.
Details of any Powers of Attorneys issued by the owners	:	NA
Plot Nos.	:	GH-10
Street No.	:	NA
Village/ Taluka	:	Sector-91(JLPL), Mohali
District	:	Mohali
State	:	Punjab
Pin code	:	160091
Boundaries	:	
Map showing the property highlighted	:	-
Brief Description of Area	:	The said property is total admeasuring 9179.687Sq. Yds. in Sector-91(JLPL), Mohali
Land Usage	:	Land usage as per layout plan approved vide

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GAGANDEEP SINGH THIND



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		08.01.2013
Measurements	:	The property is ad measuring 9179.687 Sq. Yds.
Details of any construction on the land	:	Unable to comment on the status as no physical verification of the land has been done by us and the same is not within our scope of work.

Conclusions:

- a) That as per search conducted by us at the office of the Patwari (Revenue Officer), Sub Registrar, Mohali the property is free from any registered encumbrance.

LAND USE CONVERSION:

That property was agricultural in nature. After the obtaining the CLU of the land layout plan of the area was passed on 08.01.2013.

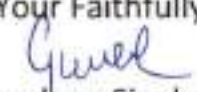
SUMMARY OF CONCLUSIONS AND RECOMMENDATIONS:

So, in the nutshell, M/s Janta Land Promoters Limited was owner of the entire land and out of that M/s Acme Builders Pvt. Ltd. got the sale deed in their favour of 30237.21 Sq. Yds. out of which M/s Jubilee Infra Planner LLP purchased the area 9179.687 Sq. Yds.

Should you desire any further information and/or clarification please do revert.

Thanking you,

Dated: 01/02/2021

Your Faithfully,

Gagandeep Singh Thind
Advocate P/236/20008
GAGANDEEP SINGH THIND

GAGANDEEP SINGH THIND
ADVOCATE

PUNJAB & HARYANA HIGH COURT



Mob. 99142-10710

Chamber No. 121, Distt. COURT COMPLEX,

SAS NAGAR, MOHALI (PB)

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Ref. No. 19/10/GS/21

Dated: 01-09-2021

TO WHOM SO EVER IT MAY CONCERN

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 the Bar Council, Punjab and Haryana vide **Enrolment no. P/236/2008** and is practicing in the District Court of Mohali, Chandigarh and High Court of Punjab and Haryana as an Advocate since 2008.

Gagandeep Singh Thind

GAGANDEEP SINGH THIND
(Advocate)

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