

Gurcharan Singh (Advocate) Mob. No. 98880-35812 PUNJAB & HARYANA HIGH COURT AT CHANDIGARH Enr. No. 1719/2003	Office Address: D.A.C., Sector 76, : S.A.S. Nagar Email : advocategurcharan@yahoo.com
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Date: 13/10/2021

Non-encumbrances report in respect of land measuring 3.59 acres belonging to Janta Land Promoters Pvt. Ltd., Reg. Office

SCO No. 39-42, Sector-82, SAS Nagar being developed as Super Mega Project Sector 66-A,82&83 as per approval of State Govt.

It is certified that:-

1. The undersigned is competent to render this report having more than ten years legal practice as a lawyer & have no financial dealing with the above named promoters company.
2. Janta Land Promoters Pvt Limited **CIN No.U45200 PB 2003PTC026226** duly registered with the Registrar of Companies as per the certificate of incorporation issued vide **SRN No.C05693544 Dated 12.06.2014** having its registered office at **SCO No.39-42, Sector 82, SAS Nagar** has been granted approval as per **LOI dated 10-05-2011** and agreement duly executed with the State Government on **30-05-2011** through the **Department of Housing & Urban Development Punjab** to develop **Super Mega project on 258.51 acres** of land situated in villages-**Chilla, Papri, Kambala, Manauli** falling in **Sector-66A,82&83** Tehsil and District SAS Nagar.
3. The promoter company has decided to develop the **Residential Pocket 2B named as Galaxy Heights 2** on the land measuring **3.59 acres** falling in **Sector 66A, SAS Nagar**, the details of which are appended hereunder.
4. I have gone through the authenticated/certified copies of the jamabandis reflecting the title of the promoter to the land the details of which are as under on which development of project is proposed/being developed and the legally valid documents i.e. jamabandis for the last **30 years** for chain of title with authentication of such title:-

GURCHARAN SINGH
ADVOCATE
D.A.C. S.A.S. NAGAR

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Village Papri Hadbast No.269 jamabandi years
2017-18 (3.59Acres)

Sr.No	Khasra No.	Total Area	
1	5//11/2	1	1
2	5//12/1	1	6.80
3	5//12/2	0	11.64
4	5//13	0	8.36
5	5//18	4	4.90
6	5//19/1	2	9.87
7	5//19/2	4	18.70
8	5//20/1	2	8
9	5//20/2	2	7.28
10	5//21	0	10.45
11	5//22	3	16.54
12	5//23	3	15.59
13	5//24	0	3.27
14	5//26	0	12
Total Area		28	14.40
Total Acres		3.59	

4. As per the above record it is certified that out of the total land measuring **3.59 acres** has been mortgaged against loan amounting to **Rs.55 Crore** in favour of the bank, **LIC HOUSING FINANCE LIMITED.NEW DELHI** as per the **Rapat No.67** dated **02-11-2018** duly entered in the respective roznamcha vakiati of the revenue circle **Kambala** Tehsil & Distt. S.A.S Nagar Mohali .


GURCHARAN SINGH
ADVOCATE
D.A.C. SECTOR 76, MOHALI
13/10/21