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Dated: 23.11.2021

To

The Managing Director
M/s Janta Land Promoters Pvt. Limited
Sector 82
Mohali

Sub :- **Opinion on investigation of title and search report of Residential Pocket 2B, Sector 66-A land measuring 3.59 Acres comprised at khasra no. 5//11/2, 12/1, 12/2, 13, 18, 19/1, 19/2, 20/1, 20/2, 21, 22, 23, 24, 26 situated at Village Papri, Hadbast No. 269, Tehsil and District SAS Nagar (Mohali).**

Sir

As requested I have conducted the legal investigation of the title and made a search of records in the Office M/s Janta Land Promoters Pvt. Limited, Halqa Patwari and Sub Registrar, Mohali as required in the matter.

1. **Project Land measuring 0.24 Acre out of Total land measuring 26 kanal 1-1/5 marla vide Sale deed No. 7587 dated 05.03.2010.**

As per jamabandi 2007-08, (i) Sh Mewa Singh S/o Sh Hakam Singh (ii) Sh Naik Singh S/o Sh Hakam Singh were owners of the land measuring 26 kanal 1-1/5 marla comprised at khewat/khatoni no. 7/8, khasra no. 3//19(2-11), 3//20(5-0), 3//21/2(6-4), 3//22(8-0), 3//23(8-11), 3//24/1(3-14), 5//8(6-0), **5//12/2(2-0), 5//13(8-0), 5//19/1(2-9), 5//20/1(2-8), 5//21(4-8),** 6//3/1(4-0), 6//25/2 min(0-6), 11/1(1-6) kitte 15, total rakba 64 kanal 17 marla being 2/5 share i.e. 25 kanal 18-4/5 marla and (ii) khewat no. 7/8min, khatoni no. 9, khasra no. 6//25/2 min(0-6) being 2/5 share i.e. 0 kanal 2-2/5 marla TOTAL 26 kanal 1-1/5 marla

Thereafter, (i) Sh Mewa Singh S/o Sh Hakam Singh (ii) Sh Naik Singh S/o Sh Hakam Singh sold the said land measuring 26 kanal 1-1/5 marla to M/s Janta Land Promoters Limited through its Director Sh Kulwant Singh vide Sale deed bearing regd. 7587 dated 05.03.2010 and the same got entered in the revenue record vide mutation no. 283 dated 23.08.2011.

2. **Project Land measuring 0.30 Acre out of total land measuring 75 kanal 12-3/4 marla vide Sale deed No. 1263 dated 31.05.2011.**

As per jamabandi 2007-08, (i) Sh Jasmeet Singh S/o Sh Natha Singh (ii) Sh Jasmer Singh S/o Sh Gurdev Singh (iii) Sh Darminder Singh S/o Sh Surjit Singh (iv) Sh Bhupinder Singh S/o Sh Gurbax Singh (v) Sh Hari Singh S/o Sh Gurbax Singh (vi) Smt Gurmal Kaur Wd/o Sh Gurbax Singh (vii) Smt Jaswant Kaur Wd/o Sh Gurdev Singh were joint owners of the land measuring 75 kanal 12-3/4 marla comprised at **(i)** Khewat/khatoni no. 4/5, khasra no. 6//1(7-12), 2(8-0), kitte 2, rakba

15 kanal 12 marla being 3/4 share i.e. 11 kanal 14 marla (ii) khewat/khatoni no. 5/6, khasra no. 2//16(7-11), 17/1(6-14), 24/2(5-12), 3//21/1(1-14), 5//9(9-2) **11/2(1-16), 12/1(6-0), 20/2(5-12),** 6//16/2(1-2), 25/1(6-18), 14//17/2(0-12), 18(8-0), 23(8-0), 24/1(0-12), 17//2/2(6-8), 3/1(1-12), kitte 16, rakba 77 kanal 5 marla being 3/4 share i.e. 57 kanal, 18-3/4 marla (iii) khewat/khatoni no 3/4, khasra no 7//5(8-0) kitte 1, rakba 8 kanal 0 marla being 3/320 share i.e. 0 kanal 1-1/2 marla (iv) khewat/khatoni no. 6/7, khasra no 2//25(8-0) kitte 1, rakba 8 kanal 0 marla being 237/320 share i.e. 5 kanal 18-1/2 marla TOTAL 75 kanal 12-3/4 marla

Thereafter, (i) Sh Jasmeet Singh S/o Sh Natha Singh (ii) Sh Jasmer Singh S/o Sh Gurdev Singh (iii) Sh Darminder Singh S/o Sh Surjit Singh (iv) Sh Bhupinder Singh S/o Sh Gurbax Singh (v) Sh Hari Singh S/o Sh Gurbax Singh (vi) Smt Gurmal Kaur Wd/o Sh Gurbax Singh (vii) Smt Jaswant Kaur Wd/o Sh Gurdev Singh sold the land measuring 75 kanal 12-3/4 marla to M/s Janta Land Promoters Limited through its Director Sh Kulwant Singh vide Sale deed bearing regd. 1263 dated 31.05.2011 and the same got entered in the revenue record vide mutation no. 280 dated 27.06.2011.

3. Project Land measuring 0.28 Acre out of total land measuring 31 kanal 0-3/4 marla vide Sale deed No. 4919 dated 02.11.2011.

We, (i) Smt Charanjit Kaur Wd/o (ii) Sh Kamaljeet Singh (iii) Sh Gurjeet Singh S/o Sh Gurmeet Singh were joint owners of the land measuring 31 kanal 0-3/4 marla comprised at (i) khewat/khatoni no 3/4, khasra no 7//5(8-0) kitte 1, rakba 8 kanal 0 marla being 1/320 share i.e. 0 kanal 0-1/2 marla (ii) Khewat/khatoni no. 4/5, khasra no. 6//1(7-12), 2(8-0), kitte 2, rakba 15 kanal 12 marla being 1/4 share i.e. 3 kanal 18 marla (iii) khewat/khatoni no. 5/6, khasra no. 2//16(7-11), 17/1(6-14), 24/2(5-12), 3//21/1(1-14), 5//9(9-2) **11/2(1-16), 12/1(6-0), 20/2(5-12),** 6//16/2(1-2), 25/1(6-18), 14//17/2(0-12), 18(8-0), 23(8-0), 24/1(0-12), 17//2/2(6-8), 3/1(1-12), 13//3(7-6), 4/1(2-16_ kitte 18, rakba 87 kanal 17 marla being 1/4 share i.e. 21 kanal, 19-1/4 marla (iv) khewat/khatoni no. 5/6, khasra no. 13//8(7-18) kitte 1, rakba 7 kanal 18 marla being 43/316 share i.e. 1 kanal 1-12 marla (v) khewat/khatoni no. 5/6, khasra no. 13//9(8-0) kitte 1, rakba 8 kanal 0 marla being 13/320 share i.e. 0 kanal 6-1/2 marla (vi) khewat/khatoni no. 5/6, khasra no. 13//12(8-2) kitte 1, rakba 8 kanal 2 marla being 71/324 share i.e. 1 kanal 15-1/2 marla (vii) khewat/khatoni no. 6/7, khasra no. 2//25(8-0), kitte 1, rakba 79/320 share i.e. 1 kanal 19-1/2 marla TOTAL land measuring 31 kanal 0-3/4 marla

Thereafter, (i) Smt Charanjit Kaur Wd/o (ii) Sh Kamaljeet Singh (iii) Sh Gurjeet Singh S/o Sh Gurmeet Singh sold the said land measuring 31 kanal 0-3/4 marla to M/s Janta Land Promoters Limited through its Director Sh Kulwant Singh vide Sale deed bearing regd. 4919 dated 02.11.2011 and the same got entered in the revenue record vide mutation no. 286 dated 21.11.2011.

4. Project Land measuring 0.19 Acre out of total land measuring 23 kanal 6 marla vide Sale deed No. 2089 dated 04.07.2011.

As per jamabandi 2007-08, Smt Karnail Kaur Wd/o Sh Balbir Singh was owner of the land measuring 23 kanal 6 marla comprised at Khewat/khatoni no. 7/8, 9 khasra no. 3//19(2-11), 20(5-0), 21/2(6-4), 22(8-0), 23(8-11), 24/1(3-14), 5//8(6-0), **12/2(2-0), 13(8-0), 19/1(2-9), 20/1(2-8), 21(4-8)**, 6//3/1(4-0), 25/2(0-12), 11/1(1-6), 13//11(8-0), 14//6/2(1-1), 15(6-6), 16(8-0), 25/1(0-18) kitte 20, rakba 89 kanal 8 marla being 1/5 share i.e. 17 kanal 17-2/3 marla (ii)

khewat/khatoni no. 7/8, khasra no. 13//1(8-0) being 3/160 share i.e. 0 kanal 3 marla (iii) khewat/khatoni no. 7/8, khasra no. 13//2(8-0) being 168/1600 share i.e. 0 kanal 16-4/5 marla (iv) khewat/khatoni no. 9/11, khasra no. 10//19(4-0), 22(7-19), 23(2-17), kitte 3, rakba 14 kanal 16 marla being 458/2290 share i.e. 2 kanal 19-1/5 marla (v) khewat/khatoni no. 9/11, khasra no. 13//10(8-0) being 297/1600 share i.e. 1 kanal 9-2/5 marla TOTAL 23 kanal 6 marla

Smt Karnail Kaur Wd/o Sh Balbir Singh was owner of the land measuring 23 kanal 6 marla to M/s Janta Land Promoters Limited through its Director Sh Kulwant Singh vide Sale deed bearing regd. 2089 dated 04.07.2011 and the same got entered in the revenue record vide mutation no. 284 dated 23.08.2011.

5. Project Land measuring 0.39 Acre out of total land measuring 37 kanal 0 marla vide Sale deed No. 6504 dated 11.01.2010.

As per jamabandi 2007-08, Sh Bahadur Singh and Sh Darshan Singh both S/o Sh Hakam Singh were owners of the land measuring 37 kanal 0 marla comprised at Khewat/khatoni no. 7/8, khasra no. 3//19(2-11), 20(5-0), 21/2(6-4), 22(8-0), 23(8-11), 24/1(3-14), 5//8(6-0), **12/2(2-0), 13(8-0), 19/1(2-9), 20/1(2-8), 21(4-8)**, 6//3/1(4-0), 25/2min(0-6), 11//1(1-6), 13//1(8-0), 2(8-0), 11(8-0), 14//6/2(1-1), 15(6-6), 16(8-0), 25/1(0-18) kitte 22, rakba 105 kanal 2 marla being 1/5 share i.e. 21 kanal 2 marla (ii) khewat/khatoni no. 7/8, khasra no. 3//19(2-11), 20(5-0), 21/2(6-4), 22(8-0), 23(8-11), 24/1(3-14), 5//8(6-0), **12/2(2-0), 13(8-0), 19/1(2-9), 20/1(2-8), 21(4-8)**, 6//3/1(4-0), 25/2min(0-6), 11//1(1-6), kitte 14, rakba 64 kanal 17 marla being 1/5 share i.e. 12 kanal 19 mara (iii) khewat/khatoni no. 8/10, khasra no. 10//19(4-0), 22(7-19), 23(2-7) kitte 3, rakba 14 kanal 16 marla being 458/2290 share i.e. 2 kanal 19 marla TOTAL 37 kanal 0 marla

Thereafter, Sh Bahadur Singh and Sh Darshan Singh both S/o Sh Hakam Singh sold the land measuring 37 kanal 0 marla to M/s Janta Land Promoters Limited through its Director Sh Kulwant Singh vide Sale deed bearing regd. 6504 dated 11.01.2010 and the same got entered in the revenue record vide mutation no. 261 dated 28.06.2010.

6. Project Land measuring 2.19 Acre out of total land measuring 176 kanal 11 marla vide Sale deed No. 1423 dated 07.06.2011.

As per jamabandi 2007-08, (i) Smt Nirmal Kaur Wd/o (ii) Sh Raghvir Singh (iii) Sh Sarabjit Singh S/o Sh Charan Singh (iv) Sh Ajaib Singh S/o Sh Chajju Singh (v) Smt Karnail Kaur Wd/o (vi) Sh Harnaik Singh (vii) Sh Balwant Singh (viii) Sh Harbans Singh and (ix) Sh Baljinder Singh all S/o Sh Amar Singh were joint owners of the said land measuring 176 kanal 11 marla comprised at (i) Khewat/khatoni no. 36/38, khasra no. 6//28(2-11), 7//7/2(4-6), 14//7(8-0), 14//13/1(5-8), 17//2/1(1-12), 17//9/2(7-19), 17//12/1/1(0-1), 17//12/1/3(0-1) kitte 8, rakba 29 kanal 18 marla (ii) khewat/khatoni no. 37/39, khasra no. 2//19(5-9), 20(5-8), 22/1(5-10), 10//20/1(0-7), 14//4/2(7-11), 16//16(8-6), 17//1(4-18) kitte 7, rakba 37 kanal 9 marla (iii) khewat/khatoni no. 39/41, khasra no. 7//7/1(0-16), 15(9-6), 14//13/2(2-12), 14(7-7), 17/1(6-16), 22/2(0-13), 24/2(6-16), 17//10/1(2-11), 10/3(0-7), 11/2(5-12) kitte 10, rakba 42 kanal 16 marla (iv) khewat/khatoni no. 40/42, khasra no. 5//14(8-2), 16(8-2), 17(8-0), **18(8-0), 19/2(4-19), 26(0-12)** kitte 6, rakba 37 kanal 15 marla (vi) khewat/khatoni no. 40/42, khara no. **5//22(7-5), 23(8-0), 24(8-0)** kitte 3, rakba 23 kanal 5 marla being 1/2 share i.e. 11 kanal 12-1/2 marla (viii) khewt/khatoni no. 42/44, khasra no. 4//21/1(4-18), 5//25(5-19), 28(4-2), 11//5(3-6) kitte 4, rakba 18 kanal 5 marla being 315/365 share i.e. 15 kanal 15 marla (viii) khewat/khatoni no. 49/51,

khasra no. 4//21/2(1-) rakba 1 kanal 5 marla TOTAL area 176 kanal 11 marla

Thereafter, (i) Smt Nirmal Kaur Wd/o (ii) Sh Raghvir Singh (iii) Sh Sarabjit Singh S/o Sh Charan Singh executed General Power of Attorney in favor of Sh Surmukh Singh S/o Sh Raghvir Singh and the same got registered vide regd. no. 64 dated 08.04.2011.

Similarly, (i) Sh Ajaib Singh S/o Sh Chajju Singh executed General Power of Attorney in favor of Sh Surmukh Singh S/o Sh Raghvir Singh and the same got registered vide regd. no. 738 dated 05.08.2008 and regd. no. 62 dated 08.04.2011.

Similarly, (i) Smt Karnail Kaur Wd/o (ii) Sh Harnaik Singh (iii) Sh Balwant Singh (iv) Sh Harbans Singh and (v) Sh Baljinder Singh all S/o Sh Amar Singh executed General Power of Attorney in favor of Sh Surmukh Singh S/o Sh Raghvir Singh and the same got registered vide regd. no. 63 dated 08.04.2011.

After that Sh Surmukh Singh S/o Sh Raghvir Singh GPA holder of (i) Smt Nirmal Kaur Wd/o (ii) Sh Raghvir Singh (iii) Sh Sarabjit Singh S/o Sh Charan Singh (iv) Sh Ajaib Singh S/o Sh Chajju Singh (v) Smt Karnail Kaur Wd/o (vi) Sh Harnaik Singh (vii) Sh Balwant Singh (viii) Sh Harbans Singh and (ix) Sh Baljinder Singh all S/o Sh Amar Singh sold the said land measuring 176 kanal 11 marla to to M/s Janta Land Promoters Limited through its Director Sh Kulwant Singh vide Sale deed bearing regd. 1423 dated 07.06.2011 and the same got entered in the revenue record vide mutation no. 281 dated 28.06.2011.

M/s Janta Land Promoters Pvt. Limited owned total land measuring 369 kanal 11.70 marla from the above mentioned six Sale deeds.

M/s Janta Land Promoters Pvt. Limited is Company registered under Company Act having its Registered and Corporate Office at SCO 39-42, Sector 82, SAS Nagar (Mohali) – Punjab.

M/s Janta Land Promoters Pvt. Limited executed agreement with Governor of Punjab through the Additional Secretary Industries & Commerce, Government of Punjab on 30.05.2011 for set up Super Mixed Use Integrated Industrial Park project on 2970 Acres of land in Sector 66-A, 82 & 83 Mohali.

Empowered Committee constituted under Industrial Policy, 2009 of State Govt. issued Letter of intent indicating the concessions proposed to be granted to the company vide letter memo no. CC/JDP/Super Mega/JLPL/18978 dated 10.05.211.

Further, Supplementary Agreement was executed on 13.12.2016 between M/s Janta Land Promoters Private Limited through its Managing Director S. Kulwant Singh and Governor of Punjab through the Chief Administrator, Punjab Urban Planning and Development Authority.

M/s Janta Land Promoters Pvt. Limited developing a Residential Pocket 2B namely "Galaxy Heights II" at Sector 66-A, Mohali on the said land measuring 3.59 Acres comprised at khasra no. 5//11/2, 12/1, 12/2, 13, 18, 19/1, 19/2, 20/1, 20/2, 21, 22, 23, 24, 26 situated at Village Papri, Hadbast No. 269, Tehsil and District SAS Nagar (Mohali).

Sl. No.	Sale Deed and Date	Mutation no. & sanctioned date	Total Area as per Sale deed	Area as per Khasra no in which	Project Area

				the said project falls.	
1.	SD No. 2089 dated 04.07.2011	Mutation no. 284 dated 23.08.2011	23 kanal 6 marla	3 kanal 17 marla	0.19
2.	SD No. 4919 dated 02.11.2011	Mutation no. 286 dated 21.11.2011	31 kanal 0 marla	3 kanal 7 marla	0.28
3.	SD No. 1263 dated 31.05.2011	Mutation no. 280 dated 25.06.2011	75 kanal 12-3/4 marla	10 kanal 1 marla	0.30
4.	SD No. 7587 dated 05.03.2010	Mutation no. 283 dated 23.08.2011	26 kanal 1-1/5 marla	7 kanal 14 marla	0.24
5.	SD No. 6504 dated 11.01.2010	Mutation no.261 dated 23.08.2010	37 kanal 0-3/4 marla	7 kanal 14 marla	0.39
6.	SD No. 1423 dated 07.06.2011	Mutation no.281 dated 28.06.2011	176 kanal 11 marla	25 kanal 3-1/2 marla	2.19
	Total			57 kanal 16.1/2 marla	**3.59 Acres**

The detail of project land falls under khasra numbers are as under:-

Sr. No.	**Khasra no.**	**Total Area Kanal**	**Marla**
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	10.457
11.	5//22	3	16.54
12.	5//23	3	15.59
13.	5//24	0	3.27
14.	5//26	0	12
	Total	**28 Kanal**	**14.40 Marla**
	Total	**3.597 Acres**	

M/s Janta Land Promoters Pvt. Limited has obtained the following permissions/approvals of the said Project from the competent authorities as under:-

1. Addl. Chief Administrator issued Certificate of Registration as Promoter in favour of M/s Janta Land Promoters Pvt Ltd vide registration no. 121 dated 16.09.2019.
2. Air Headquarters, New Delhi issued NOC for construction of Mega Mixed use Industrial Park Project at Sector 66-A, 82 & 83, Mohali vide letter dated 22.05.2012.
3. Government of India, Ministry of Defence issued NOC for construction of Mega Mixed use Industrial Park Project at Sector 66-A, 82 & 83, Mohali vide letter dated 17.05.2011.
4. Layout plan of Residential Pocket 2B at Sector 66-A, Mohali has been approved vide letter memo no. 99746 dated 28.02.2020.
5. State Level Environment Impact Assessment Authority Punjab issued Environmental Clearance under EIA notification for establishment of Residential Pocket 2B namely "Galaxy Heights II at Sector 66-A, Mohali vide letter memo no. 4246 dated 07.06.2011.
6. HQ Western Air Command, IAF, New Delhi-10 issued NOC from Aviation Angle for Construction of Building vide letter dated 21.06.2017.
7. M/s Janta Land Promoters Pvt. Limited certificate that the said project i.e. Residential Pocket 2B namely "Galaxy Heights II" Sector 66-A, Mohali falls under the khasra no. 5//11/2, 12/1, 12/2, 13, 18, 19/1, 19/2, 20/1, 20/2, 21, 22, 23, 24, 26 situated at Village Papri, Hadbast No. 269, Tehsil and District SAS Nagar (Mohali) having total land measuring 3.579 Acres.
8. Layout Map of Mega Mixed use Industrial Park Project at Sector 66-A, 82 & 83, Mohali was approved by Chief Town Planner on 24.11.2020.

Imp. Note: The said land measuring 3.597 Acres of Residential Pocket 2B at Sector 66-A, Mohali mortgaged with LIC Housing Finance Limited. Loan amount of Rs 55 Crore in favour of LIC Housing Finance Limited entered in the revenue record vide Rapat No. 67 dated 02.11.2018.

(MANMOHAN)
Advocate
Enrol. No. P/897/2009