

TITLE SEARCH REPORT

Title Search Report in respect of **Land Measuring 58 Bighe 16 Biswe 10 Biswasi** at Vill: Chatt (Hadbast No. 286), Sub Tehsil: Zirakpur, District: SAS Nagar, Punjab owned by **Affinity Buildtech**.

DESCRIPTION OF Property:-

- Land Measuring **58 Bighe 16 Biswe 10 Biswasi** consisting of land measuring *55 Bighe 15 Biswe 10 Biswasi* being Complete (Saalam) share comprised in Khewat/Khatoni No. 4/5 Khasra Nos. 1046(4-0), 1049(4-0), 1050(0-16), 1051(2-10), 1060(4-0), 1061(4-0), 1066(4-14), 1067(4-0), 1068(2-8), 1069(5-9), 1070(4-0), 1405/1071(4-2), 1408/1072(2-0), 1409/1076(2-0), 2207/1044(1-11), 2209/1047(0-14), 2211/1048(0-14), 2213/1052(0-13-10), 2215/1057(1-8), 2217/1062(1-8) & 2219/1065(1-8), Pieces (Kitte) 21, and land measuring *3 Bighe 1 Biswa* being Complete (Saalam) share comprised in Khewat/Khatoni No. 8/9 Khasra Nos. Khasra Numbers 1045(3-1), Pieces (Kitte) 1, Jamabandi (2018-19), Chatt (Hadbast No. 286), Sub Tehsil: Zirakpur, District: SAS Nagar, Punjab.

FLOW OF TITLE/PRESENT STATUS:-

- That as per the Revenue Records (Jamabandi & Mutation Nos. 2399, 2400, 2458, 2517, 2557, 2558, 2559, 2560, 2592, 2598, 2610, 2612, 2611, 2625, 2626, 2636, 2663, 2664, 2669, 2737, 2713, 2751, 2809, 2815, 2880, 2891, 2899, 2755, 2977, 2978, 3005, 3006, 3007, 3008, 3062, 3158, 3462, 3588, 3768, 3788) maintained by the concerned Halqa Patwari for the last 30 years i.e. 1993-94, 1998-99, 2003-04, 2008-09, 2013-14 & 2018-19 previously Mrs. Vijay Lakshmi w/o Mr. Ravinder Kumar, Mr. Ved Prakash Bansal s/o Mr. Hansraj, Mr. Ravinder Kumar s/o Mr. Hansraj, Mr. Navdeep Singh Dhaliwal s/o Mr. Jagjit Singh, Mr. Pavinder Singh Mann s/o Mr. Avtar Singh Mann, Mr. Amrik Paul Singh s/o Mr. Harbans Singh, Ms. Sukhminder Kaur w/o Mr. Amrik Paul Singh & Mr. Gurbinderjit Singh Brar s/o Mr. Hakam Singh, Self Care Health Resorts Pvt. Ltd., Heaven City Developers Ltd., Mr. Chaman Bansal s/o Mr. Hansraj Bansal, Mr. Sunil Bansal s/o

ANKUR RISHI, ADVOCATE

Enr. No. P/055/2004

ZIRAKPUR, PB: 9914138484

Ankur Rishi, Advocate

PUNJAB & HARYANA HIGH COURT, CHANDIGARH
Residence cum Office; H.No.98-A, M.S. Enclave, Dhakoli, M.C. Zirakpur,
District S.A.S. Nagar (Pb), Phones: 99141-38484, 98149-58484
E-mail:- rishi_advocates@rediffmail.com

Mr. Vijay Kumar Bansal & Mr. Davinder Bansal s/o Mr. Vijay Kumar Bansal, Sushma Buildtech Ltd. , Self Care Health Resorts Pvt. Ltd., Absolute Developers & Promoters and Seven Seas Resorts Pvt. Ltd. had been/became the owners of land in question measuring 58 Bighe 16 Biswe 10 Biswasi.

- Thereafter, Mrs. Vijay Lakshmi w/o Mr. Ravinder Kumar, Mr. Ved Prakash Bansal s/o Mr. Hansraj, Mr. Ravinder Kumar s/o Mr. Hansraj, Mr. Navdeep Singh Dhaliwal s/o Mr. Jagjit Singh sold the land measuring 1 Bigha 12 Biswe to Affinity Buildtech vide Sale Deed No. 4981 Dt: 29.07.2021 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3464.
- Thereafter, Seven Seas Resorts Pvt. Ltd. sold the land measuring 5 Bighe 13 Biswe to Affinity Buildtech vide Sale Deed No. 4982 Dt: 29.07.2021 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3465.
- Thereafter, Mr. Pavinder Singh Mann s/o Mr. Avtar Singh Mann, Mr. Amrik Paul Singh s/o Mr. Harbans Singh, Ms. Sukhminder Kaur w/o Mr. Amrik Paul Singh & Mr. Gurbinderjit Singh Brar s/o Mr. Hakam Singh sold the land measuring 3 Bighe 8 Biswe to Affinity Buildtech vide Sale Deed No. 4983 Dt: 29.07.2021 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3466.
- Thereafter, Self Care Health Resorts Pvt. Ltd. sold the land measuring 9 Bighe to Affinity Buildtech vide Sale Deed No. 4993 Dt: 03.08.2021 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech. vide Mutation (Intqal) No. 3467.
- Thereafter, Heaven City Developers Ltd. sold the land measuring 4 Bighe 17 Biswe to Affinity Buildtech vide Sale Deed No. 4994 Dt: 03.08.2021 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech. vide Mutation (Intqal) No. 3468.

ANKUR RISHI, ADVOCATE
Enr. No. 171553/2004
ZIRAKPUR, Ph: 9914138484

- Thereafter, Mr. Chaman Bansal s/o Mr. Hansraj Bansal, Mr. Sunil Bansal s/o Mr. Vijay Kumar Bansal & Mr. Davinder Bansal s/o Mr. Vijay Kumar Bansal sold the land measuring 3 Bighe 10 Biswe to Affinity Buildtech vide Sale Deed No. 4995 Dt: 03.08.2021 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3469.
- Thereafter, Sushma Buildtech Ltd. sold the land measuring 5 Bighe 7 Biswe 12 Biswasi to Affinity Buildtech vide Sale Deed No. 13011 Dt: 03.02.2022 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3606.
- Thereafter, Self Care Health Resorts Pvt. Ltd. sold the land measuring 4 Bighe to Affinity Buildtech vide Sale Deed No. 15106 Dt: 21.03.2022 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3667.
- Thereafter, Mr. Chaman Bansal s/o Mr. Hansraj Bansal, Mr. Sunil Bansal s/o Mr. Vijay Kumar Bansal & Mr. Davinder Bansal s/o Mr. Vijay Kumar Bansal sold the land measuring 3 Bighe 10 Biswe to Affinity Buildtech vide Sale Deed No. 2591 Dt: 18.05.2022 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3736.
- Thereafter, Mr. Pavinder Singh Mann s/o Mr. Avtar Singh Mann, Mr. Amrik Paul Singh s/o Mr. Harbans Singh, Ms. Sukhminder Kaur w/o Mr. Amrik Paul Singh & Mr. Gurbinderjit Singh Brar s/o Mr. Hakam Singh sold the land measuring 3 Bighe 8 Biswe 4 Biswasi to Affinity Buildtech vide Sale Deed No. 3192 Dt: 31.05.2022 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3764.
- Thereafter, Self Care Health Resorts Pvt. Ltd. sold the land measuring 5 Bighe 16 Biswe 2 Biswasi to Affinity Buildtech vide Sale Deed No. 3937 Dt: 28.06.2022 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3765.


- Thereafter, Mrs. Vijay Lakshmi w/o Mr. Ravinder Kumar, Mr. Ved Prakash Bansal s/o Mr. Hansraj, Absolute Developers & Promoters (Self & As GPA of) Mr. Navdeep Singh Dhaliwal s/o Mr. Jagjit Singh sold the land measuring 2 Bigha 8 Biswe 4 Biswai to Affinity Buildtech vide Sale Deed No. 5080 Dt: 25.07.2022 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3787.
- Thereafter, **Seven Seas Resorts Pvt. Ltd.** sold the land measuring 3 Bighe 0 Biswe 14 Biswasi to Affinity Buildtech vide Sale Deed No. 7189 Dt: 19.09.2022 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3828.
- Thereafter, **Seven Seas Resorts Pvt. Ltd.** sold the land measuring 3 Bighe 5 Biswe 14 Biswasi to Affinity Buildtech vide Sale Deed No. 8897 Dt: 11.11.2022 registered in the o/o Joint Sub Registrar, Zirakpur. Accordingly the said property had been mutated in favour of Affinity Buildtech vide Mutation (Intqal) No. 3836.
- Accordingly as per above title chain land in question measuring 58 Bighe 16 Biswe 10 Biswasi is presently owned by **Affinity Buildtech**.

ENCUMBRANCE CERTIFICATE:-

As per the Revenue Records(Jamabandi) maintained by the concerned Halqa Patwari, the land in question measuring 58 Bighe 16 Biswe 10 Biswasi is presently owned by **Affinity Buildtech** and is free from encumbrances, liens, charges.

OPINION / CERTIFICATE:-

- On the basis of search made and documents examined in respect of the property in question for the last 30 Years, it is hereby certified that the present owner **Affinity Buildtech** has clear, valid & marketable title over the above said land.


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Ankur Rishi, Advocate
PUNJAB & HARYANA HIGH COURT, CHANDIGARH
Residence cum Office: H.No.98-A, M.S. Enclave, Dhakoli, M.C. Zirakpur,
District S.A.S. Nagar (Pb), Phones: 99141-38484, 98149-58484
E-mail:- rishi_advocates@rediffmail.com

DOCUMENTS SCRUTINIZED:-

1. **Jamabandi** for the years 1993-94, 1998-99, 2003-04, 2008-09, 2013-14 & 2018-19. **(Photo Copy)**
2. **Sale Deeds. (Photo Copy)**
3. **Non Encumbrance Certificate. (Photo Copy)**

Note:-

Title Search/ Legal Opinion is given on the basis of Revenue Records maintained by the concerned Halqa Patwari wherein Boundations/Number of the property are not mentioned and (Only share of the land owned by a person is mentioned). Further, address of the property along with share & area of plot/land as per the revenue records is mentioned in the Title/Sale Deed. Accordingly, Boundations, location & possession of the property should be ascertained from the Valuation/Technical Agency.

Undersigned was enrolled as an Advocate with the Bar Council of Punjab & Haryana in the year 2004 vide License No. P/1553/2004 & is having experience of more than 17 years as an Advocate.



Ankur Rishi, Advocate

ANKUR RISHI, ADVOCATE
Enrl. No. P/1553/2004
ZIRAKPUR, Ph: 9914138484



For Citizen Use

Sewa Kendra Name: MC Office Zirakpur
Sewa Kendra Code: PB-052-00266-U034
Service Operator : DIGITAL SOLUTION SERVICES PRIVATE LIMITED
(03AAAGCD7856A1ZX)



SERVICE ASKED FOR

DATE OF COMPLETION

APPLICANT NAME

ADDRESS

MOBILE NUMBER

GOVT. FEES(CASH)

TOTAL CHARGES

Issuance of Non Encumbrance Certificate

02/12/2022

AFFINITY
BUILDTECH

KHEWATDAR VILL CHHAT TEHSIL/SUBTEHSIL SUB TEHSIL, ZIRAKPUR, DISTRICT S A S
NAGAR, STATE PUNJAB

9988460982

280.00

540.00

DATE OF APPLICATION

So/DarWo

DESIGNATED OFFICER

NAIB TEHSILDAR DERA
BASRI

FACILITATION CHARGES(INC.GST)
(CASH)

280.00

OPERATOR NAME

SUKHWINDER SINGH

ਮੇਰਾ ਕੈਸ਼ ਨਾਲ ਸਬੰਧਤ ਸਿਕਰਿਟਰੀ / ਸੁਝਾਅ ਲਈ 1100 ਤੇ ਫੋਨ ਕਰੋ ਜੀ

I AFFINITY BUILDTECH certify that the details shared to the Sewa Kendra operator are correct and verified by me.

Print Date : 25/11/2022 14:46:40

ਸਹਿਮਤੀ ਨੂੰ ਦਿਖਾ ਕੇ : ਸਿਕਰਿਟਰੀ ਨੰਬਰ 1100 ਦੇ ਨਾਲ ਫੋਨ ਕਰੋ ਜੀ

PB-052-00266-U034

Signature of Official
SEWA KENDRA, PUNJAB

DATE
OPERATOR NAME
SIGNATURE

ਭਾਰ ਮੁਕਤ ਸਰਟੀਫਿਕੇਟ

ਐਫਨਿਟੀ ਬਿਲਡਟੈਕ, ਦਫਤਰ ਐਸ.ਸੀ.ਓ. ਨੰਬਰ 2, ਨੇੜੇ ਹੋਟਲ ਸ਼ਗੁਨ, ਕਾਲਕਾ ਰੋਡ, ਬਲਟਾਨਾ, ਸਬ ਤਹਿਸੀਲ ਜੀਰਕਪੁਰ, ਜ਼ਿਲਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਰਾਹੀਂ ਰਾਹੁਲ ਬੰਸਲ ਪੁੱਤਰ ਸ੍ਰੀ ਜਵਾਹਰ ਲਾਲ ਬੰਸਲ ਵਾਸੀ ਮਕਾਨ ਨੰਬਰ 41, ਸੈਕਟਰ 4, ਪੰਚਕੁਲਾ, ਹਰਿਆਣਾ ਦੇ ਪਹਿਲੇ ਬਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ:-

ਬਕਦਰ 58 ਬਿਘੇ 16 ਬਿਸਵੇ 10 ਬਿਸਵਾਸੀ ਜਮੀਨ ਖੇਵਟ ਖਤੋਨੀ ਨੰਬਰ 4/5, ਖਸਰਾ ਨੰਬਰਾਂ 1046(4-0), 1049(4-0), 1050(0-16), 1051(2-10), 1060(4-0), 1061(4-0), 1066(4-14), 1067(4-0), 1068(2-8), 1069(5-9), 1070(4-0), 1405/1071(4-2), 1408/1072(2-0), 1409/1076(2-0), 2207/1044(1-11), 2209/1047(0-14), 2211/1048(0-14), 2213/1052(0-13-10), 2215/1057(1-8), 2217/1062(1-8), 2219/1065(1-8), ਕਿਤੇ 21 ਰਕਬਾ 55 ਬਿਘੇ 15 ਬਿਸਵੇ 10 ਬਿਸਵਾਸੀ ਸਾਲਮ ਵਾ ਖੇਵਟ ਖਤੋਨੀ ਨੰਬਰ 8/9, ਖਸਰਾ ਨੰਬਰ 1045 ਰਕਬਾ 3 ਬਿਘੇ 1 ਬਿਸਵੇ ਜਮੀਨ ਯਾਨੀ ਫੁਲ ਰਕਬਾ ਬਕਦਰ 58 ਬਿਘੇ 16 ਬਿਸਵੇ 10 ਬਿਸਵੇ ਵਾਕਿਆ ਪਿੰਡ ਛੱਤ, ਬਦਬਸਤ ਨੰਬਰ 286, ਸਬ ਤਹਿਸੀਲ ਜੀਰਕਪੁਰ, ਤਹਿਸੀਲ ਡੇਰਾਬੱਸੀ, ਜ਼ਿਲਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ, ਮੋਹਾਲੀ, ਪੰਜਾਬ ਮੁਤਾਬਕ ਰਿਪੋਰਟ ਹਲਕਾ ਪਟਵਾਰੀ ਮਿਤੀ 25-11-2009 ਤੋਂ 24-11-2022 ਤੱਕ ਦਾ ਪੜਤਾਲ ਕਰ ਲਿਆ ਹੈ, ਪਰ ਉਪਰੋਕਤ ਜਾਇਦਾਦ ਬਾਰੇ ਜਾਂ ਹੱਕਾਂ ਦੀ ਤਬਦੀਲੀ ਨਿਮਨਲਿਖਤ ਹੋਈ ਹੈ। ਮੁਤਾਬਕ ਮਾਲ ਰਿਕਾਰਡ ਤੋਂ ਪਾਤਸ਼ਾਹੀ ਸਵੈ-ਘੋਸ਼ਣਾ ਪੱਤਰ ਜਾਇਦਾਦ ਉਪਰੋਕਤ ਦਰਜ ਬਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਹਰ ਕਿਸਮ ਦੇ ਭਾਰ ਤੋਂ ਰਹਿਤ ਹੈ।

ਜੀਰਕਪੁਰ

ਚੁਆਇੰਟ ਸਬ-ਰਜਿਸਟਰਾਰ
ਜੀਰਕਪੁਰ

28/11/22