

MANBIR SINGH
ADVOCATE

JUDICIAL COURTS COMPLEX
KHARAR, DISTT. MOHALI

PHONE No.: 98766-01913
OFFICE CUM RESIDENCE
MULLANPUR GARIBDASS
TEHSIL KHARAR, DISTT. MOHALI

Ref. No. M.S/December/2022

DATE: 16/12/22

To

_____,
_____,

LEGAL OPINION/SEARCH REPORT

Dear Sir,

With regards to the Legal Opinion/Search Report on the charge, if any, subsisting on the property of Mahavir Builders, registered Office Opposite Grain Market, Badala Road, Kharar, Tehsil Kharar, Distt. Sahibzada Ajit Singh Nagar (Mohali), Punjab, I hereby given my legal opinion/search report as under:

1. That Mahavir Builders, registered Office Opposite Grain Market, Badala Road, Kharar, Tehsil Kharar, Distt. Sahibzada Ajit Singh Nagar (Mohali), Punjab is owner in possession of land measuring 13 Kanal 15 Marla as per Khewat/Khatoni No.70/71, Khasra No. 9//6(8-0) entire land, and Khewat/Khatoni No. 13/14, Khasra No. 10//10/2/2/2(3-13) entire land, and Khewat/Khatoni No. 16/17 Khasra No. 9//7(1-6) entire land and Khewat/Khatoni No. 16/17 Khasra No. 10//10/2/2/1(0-16) entire land, Total Area 13 Kanal 15 Marle situated at Village Aujla, Hadbast No. 182, Tehsil Kharar, District S.A.S. Nagar (Mohali), as per Jamabandi for the year 2017-18.

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2. That vide mutation No. 4936 through deed No. 1170 dated 23-04-2021 dated 3-5-2021 property falls in Khasra No. 9//8(0-8) out of it 1/2 Share i.e. 0 Kanal - 4 Marle has been sold to Ram Murti Son of Sh. Sudarshan Kumar S/O Chhaju Ram. Thereafter Ram Murti Son of Sh. Sudarshan Kumar S/O Chhaju Ram has been sold to Mahavir Buildes Regd. Vide Mutation No. 5069 vide Deed No. 7944 deed dated 6-9-2021 vide mutation dated 9/9/2021.
3. That as per Farad Jamabandi for the year 2017-2018 Mahavir Builders Regd. has purchased said whole land and has become absolute owner in possession of said property.
4. That this is to certify that I have searched the relevant record of the above said land from dated 01-01-2006 to 14-12-2022, and certificate regarding encumbrance has been issued by office of Sub-Registrar Kharar in favour of borrower **Mahavir Builders**, and found that **Mahavir Builders** intend to Sell/Mortgage/Transfer/Gift/Lease etc. the said property/land, there are no prior charges over the same and as per Revenue Record, no litigation is either pending in any competent court of law regarding the above said properties.
5. That **Mahavir Builders** has clear and marketable title over the said property measuring 13 Kanal - 15 Marle, hence the property is free for all sorts of encumbrances, and for Sale, Gift, Simple Mortgage or Equitable Mortgage or Registered Mortgage, Exchange, Transfer, Gift, Lease etc. etc. except the note given below.
1. Note: Vide Rapat No. 395 Dated 16/11/2022 of equitable mortgage for Khasra No. 9//6(8-0), 10//2/2/2(3-13), 9//7(1-6), 10//10/2/2/1(0-16) Kite 4 Area 13 Kanal - 15 Marle out of it 1/275 Share has been equitably mortgaged by Mahavir



Builders for sum of Rs.28,17,500/- (as per above 1/275 Share) with competent authority-cum-additional deputy commissioner (UD) SAS Nagar (Mohali).

2. Note: Vide Rapat No. 397 Dated 16/11/2022 of equitable mortgage for Khasra No. 9//6(8-0), 10//2/2/2(3-13), 9//7(1-6), 10//10/2/2/1(0-16) Kite 4 Area 13 Kanal - 15 Marle out of it 9/550 Share has been equitably mortgaged by Mahavir Builders for sum of Rs.1,39,70,215/- (as per above 9/550 Share) with competent authority-cum-additional deputy commissioner (UD) SAS Nagar (Mohali).

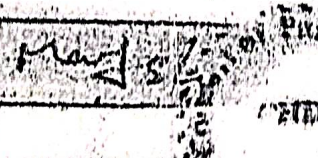
16/11/22
MANBIR SINGH,
ADVOCATE

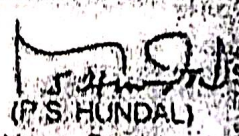
MANBIR SINGH
Advocate
Court Complex Kharar

BAR COUNCIL OF PUNJAB & HARYANA
(Under Advocates Act, 1961)
Distt. Courts Complex, Sector 17, Chandigarh

 Name **MAHDIR SINGH** ADVOCATE
S/o **SATWINDER SINGH**
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MULLANPUR GARIBHOAS
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Registration No. **PA 577/2000**
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 (P.S. HUNDAL)
Hony. Secretary

Self Attest
21/11/22
Mahdir Singr
Advocate
Court Complex, Khara