

NEX JURIS

(Law Firm)
(Advocates & Solicitors)

**S.C.O.-36, SECTOR-3,
PANCHKULA. 134109**



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Ref No. N3/01/02

Dated 23-10-2018

To

Real Estate Regulatory Authority,
Punjab Mandi Bhawan, Sector 65,
S.A.S. Nagar (Mohali), Punjab

Subject: Search report of the Property of Smt. Rosy Singla w/o Sh. Bhupinder Singh (Prop. M/s Robus Landcorp Pvt.Ltd.) r/o Village Ramgarh Bhuda, Hadbast No.42, Sub-Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar Mohali.

I Pardeep Bajaj, Advocate, Office at S.C.O. No. 36, Sector-3, Panchkula (Haryana), (Enrolment No.P-1421/2007) do hereby declare that I am having an experience of more than 10 years and in my capacity as an Advocate, I certify to you that the title of property Smt. Rosy Singla w/o Sh. Bhupinder Singh (Prop. M/s Robus Landcorp Pvt.Ltd.) r/o Village Ramgarh Bhuda, Hadbast No.42, Sub-Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar Mohali is the owner of the immovable property as per revenue records.

The said M/s Rosy Singla w/o Sh. Bhupinder Singh (M/s Robus Landcorp Pvt. Ltd.) r/o Village Ramgarh Bhuda, Hadbast No. 42, Sub-Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar Mohali has purchased Land measuring 05 Bigha 02 Biswa 12 Biswasi comprising in Khata/Khatauni No. 202/232 and Khasra No. 520/3(0-4-12), 521/2(2-18), 522/2/2(2-0) has Purchased from Sh. Vinod Goyal & Sh. Deepak Goyal & Sh. Amit Goyal sons of Sh. Brij Lal Goyal s/o Sh. Charanji Lal Goyal & Sh. Harman Singh s/o Sh. Kehar Singh as GPA Holder of Smt. Navtej Kaur w/o Sh. Ramandeep Singh .The said land situated in



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the revenue estate of Village Ramgarh Bhuda, Hadbast No. 42, Sub-Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar Mohali as per the Jamabandi for the year 2016-17 and Sale Deed dated 15.03.2018 registered with Sub-Registrar Dera Bassi. Mutation was sanctioned in favour of Smt. Rosy Singla w/o Sh. Bhupinder Singh. The tital of ~~above said land in the~~ following manner:

The project land measuring 42 Bigha 19 Biswa comprising in Khasra No. 112 min(2-2), 164(6-3), 527(3-13), 528(2-16), 529(2-16), 530(2-16), 531(2-16), 532(2-12), 603(0-10), 712(0-2), 729(2-13) was earlier owned by Sh. Aatma Singh and Sh. Saroop Singh sons of Sh. Wadhwa Singh in $\frac{1}{2}$ share equally.

Further, Sh. Saroop Singh son of Sh. Wadhwa Singh died on 29.11.1999 and his share was devolved in the favour of Sh. Sajan Kumar s/o Saroop Singh $\frac{1}{3}$ share and Sh. Nirmal Singh & Sh. Bhupinder Singh sons of Sh. Sajan Singh $\frac{2}{3}$ share on the basis of registered will dated 11.12.1997 bearing scribe no.194 and the mutation of the same was duly sanctioned vide mutation no. 1086.

Then Sh. Aatma Singh son of Sh. Wadhwa Singh died on 08.01.2007 and his share was devolved in the favour of Sh. Chanan Singh s/o Sh. Aatma Singh, Sh. Gurnam Singh and Sh. Jaswinder Singh sons of Sh. Chanan Singh and Sh. Gurmail Singh Son of Sh. Gian singh and Sh. Gurpreet Singh s/o Sh. Gurmail Singh on the basis of registered will dated 14.05.1996 bearing scribe no.8 and the mutation of the same was duly sanctioned vide mutation no. 1193.

Further, as per revenue records as after partition Sh. Gurmail Singh Son of Sh. Gian Singh and Sh. Nirmal Singh & Sh. Bhupinder Singh sons of Sh. Sajan Singh

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become the owner of the land Measuring 05 Bigha 02 Biswa 12 Biswasi comprising in khasra No. 520/3(0-4-12), 521/2(2-18), 522/2/2(2-0) basis of agreement dated 11.02.2014 and mutation of the same was duly sanctioned vide mutation no. 1320.

The said Sh. Gurmail Singh Son of Sh. Gian Singh and Sh. Nirmal Singh & Sh. Bhupinder Singh sons of Sh. Sajan sold the Land Measuring **05 Bigha 02 Biswa 12 Biswasi** to **Sh. Vinod Goyal & Sh. Deepak Goyal & Amit Goyal sons of Sh. Brij Lal Goyal s/o Sh. Charanji Lal Goyal** vide sale deed dated 22.05.2014 bearing scribe no.1989 and the mutation of the same was duly sanctioned vide mutation no. 1322.

Further, Sh. Vinod Goyal & Sh. Deepak Goyal & Amit Goyal sons of Sh. Brij Lal Goyal s/o Sh. Charanji Lal Goyal sold the Land Measuring **02 Bigha 11 Biswa 06 Biswasi** to Smt Navtej Kaur w/o Sh. Ramandeep Singh vide sale deed dated 31.05.2017 bearing scribe no.1653 and the mutation of the same was duly sanctioned vide mutation no. 1429.

Thereafter Smt. Navtej Kaur w/o Sh. Ramandeep Singh executed vide General Power of Attorney dated 01.06.2017 bearing scribe no.190 in respect of the property in favour of Sh. Harman Singh s/o Sh. Kehar Singh

Since then Sh. Vinod Goyal & Sh. Deepak Goyal & Sh. Amit Goyal sons of Sh. Brij Lal Goyal s/o Sh. Charanji Lal Goyal & Sh. Harman Singh s/o Kehar Singh as GPA Holder of Smt. Navtej Kaur w/o Sh. Ramandeep Singh sold the Land measuring 05 Bigha 02 Biswa 12 Biswasi to Smt. Rosy Singla w/o Sh. Bhupinder

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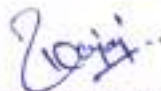
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Singh vide sale deed dated 15.3.2018 bearing scribe no. 15268 and the mutation of the same was duly sanctioned vide mutation no.1454.

That as per the records available from the office of the Sub-Registrar, Dera Bassi, the Land belonging to **Smt. Rosy Singla w/o Sh. Bhupinder Singh (Prop. M/s Robus Landcorp Pvt.Ltd.) r/o Village Ramgarh Bhuda, Hadbast No.42 , Sub-Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar Mohali** is free from any type of encumbrance. In this way the land mentioned above belonging to **Smt. Rosy Singla w/o Sh. Bhupinder Singh (Prop. M/s Robus Landcorp Pvt.Ltd.) r/o Village Ramgarh Bhuda, Hadbast No.42 , Sub-Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar Mohali** is owned and possessed by rosy.

I have inspected the revenue record i.e. Copy of Jamabandi for the year 2016-17, Photostat copy of title deed/sale mentioned above and on the basis of which, I hereby certify that now **Smt. Rosy Singla w/o Sh. Bhupinder Singh (Prop. M/s Robus Landcorp Pvt.Ltd.)** is the owner of the land mentioned above situated in the revenue estate of Village Ramgarh Bhuda, Hadbast No.42, Sub-Tehsil Zirakpur, Tehsil Dera Bassi, District SAS Nagar Mohali and **Smt. Rosy Singla w/o Sh. Bhupinder Singh (Prop. M/s Robus Landcorp Pvt.Ltd.)** is the owner in possession of the above said land and their title is clear.

Hence this report.


(Pardeep Bajaj)
Advocate



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TO THE ATTORNEY GENERAL, U.S. DEPARTMENT OF JUSTICE, WASHINGTON, D.C.

FROM THE ATTORNEY GENERAL, U.S. DEPARTMENT OF JUSTICE, WASHINGTON, D.C.

RE: [Illegible text]

[Illegible text]



U.S. DEPARTMENT OF JUSTICE
WASHINGTON, D.C. 20530