

# SUDESH KUMAR GOEL

B.A. (HONS), L.L.B., EX-PCS ADVOCATE DERA BASSI

Residence:- 690, Sector 21, Panchkula, Ph: 9872226100

Dated: 11-02-2014

## SEARCH CUM INVESTIGATION REPORT

Subject:- I have been asked to submit search report regarding land Measuring 14 Bighas 13 Biswe Land, Khewat/Khatauni No: 19/62,63 Khasra Nos. 16/3(4-0), 4(4-0), 5/1(1-2), 17/1/1(0-11), 25/18(4-0), 23(4-0), 24/2(3-0), 25/2(3-0), 30/1(0-4), 10(3-1), 11/1(2-4), 12/1(0-7), 31/5(2-2), 6(3-0), 15/2(2-0), 25/21(4-0), 22(4-0) Kite 17 Area 44 Bighas 11 Biswe 'KA' 1986/17820 share i.e. 4 Bighas 19 Biswe 0 Biswansi and Khewat/Khatauni No: 21/77 Khasra Nos: 6/21(2-8), 7/16(4-0), 25/1(3-6) Kite 3 Area 9 Bighas 14 Biswe 0 Biswansi, total Area 14 Bighas 13 Biswe 0 Biswansi, situated at village Gazipur, Tehsil Dera Bassi, "Hadbast No: 50", Dist. S.A.S. Nagar, Punjab, as per Jamabandi 2011-12 amended up-to-date belonging to the M/S GVT Builders and Developers, office old Ambala Road, Gazipur, M.C. Zirakpur, Tehsil Derabassi, Distt. Mohali, field-holder of village Gazipur, Tehsil Dera Bassi Distt S.A.S. Nagar (Punjab) from 11-2-1984 to 10-2-2014 and onwards up-to-date.

For that purpose I inspected the revenue record and index register of village Gazipur Tehsil Derabassi in the office of Sub Registrar Sahib Dera Bassi vide receipt No. 3255 dated 10-02-2014 and also compared the same with the more than 30 years revenue record of jamabandies and mutations of the above land pertaining to jamabandies 1986-87, 1991-92, 1996-97, 2001-02, 2006-07 and 2011-12 i.e. up to latest made jamabandi. The last jamabandi 2011-12 is the latest jamabandi and it is amended up-to-date as per the subsequent sales which are also incorporated in the remarks column of the jamabandi. I am a local advocate having experience of more than 30 years as an advocate (Sudesh Kumar Goel Advocate Enrollment No. P/241 Year 1974).

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Derabassi Distt. S.A.S. Nagar, Mohali

From the Jamabandies for the years 2011-12 which is the latest jamabandi and to which a presumption of truth is attached and from the non-encumbrance certificate issued by Sub-Registrar Dera Bassi Bearing No. 2278 dated 11-2-2014, it is quite clear that the above land is free from all types of encumbrances and litigations etc and the same is not subject to any ceiling and surplus laws.

As per jamabandi for the year 1986-87 and 1991-92 this land belonged to Surjan Singh S/o Mehma Singh S/o Kaka Singh 1/6 Share, Gulzar Singh, Zorawar Singh, Dilbagh Singh, Balbir Singh Swaran Singh S/o Surjan Singh S/o Mehma Singh 5/6 share and they exchange the land with Vishwanath, Lakhmir, Naresh Kumar, Ashok Kumar Ss/o of Bhagwan Das S/o Bahadar Chand.

As per Jamabandi for the year 1996-97 this land belongs to Surjan Singh S/o Mehma Singh S/o Kaka Singh 1/6 Share, Gulzar Singh, Zorawar Singh, Dilbagh Singh, Balbir Singh Swaran Singh Ss/o Surjan Singh S/o Mehma Singh 5/6 share and they exchange the land with Vishwanath, Lakhmir, Naresh Kumar, Ashok Kumar Ss/o of Bhagwan Das S/o Bahadar Chand.

As per Jamabandi for the year 2001-02. This land was sold by Vishwanath, Lakhmir, Naresh Kumar, Ashok Kumar Ss/o of Bhagwan Das to Ramesh Kumar S/o Shan Lal 30/100 share, Suresh Kumar S/o Jai Pal 20/100 Share, Anil Yogi S/o Joginder Singh 25/100 share, Raghubir Singh S/o Gopal Singh 25/100 share to M/S GVT Builders and Developers, office old Ambala Road, Gazipur, M.C. Zirakpur, Tehsil Derabassi, Distt. Mohali. And now they are owner in possession of 9 Bighas 14 Biswas of Land and regarding other land 4 Bighas 19 Biswas the original owners Roshini Devi widow and Harwinder Kaur daughter and Amreek Singh and Jarnail Singh, Ss/o of Maangat Singh S/o Ganga Ram were owners of 1/2 Share out of 44 Bighas 11 Biswas out of which Roshni Devi Sold her share measuring 4 Bighas 19 Biswas 0 Biswasi to the M/S GVT Builders

11-2-2014  
SUD SH. P. J. P. COEL  
S.A. (P. S. J. P. COEL)  
Derabassi Distt. S.A. Nagar, Mohali

As the date fixed for the trial of the case is the 1st day of January 1900, the court has ordered that the trial be held on that day.

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As per Note 3 and 4 to 1740 dated 23-03-2011 Mysore Mining Co. Ltd. vide  
201103 stamp of Mysore Mining Co. Ltd. Mysore. No. 2111-81. 23-03-2011.

As per Sale Deed No. 17215 dated 22.01.2011 And Yogi S/o Jaginder Singh sold  
25/100 share of Khewat/Khasamti No. 18/69 Bhasa Nos. 6/21C2-8), 7/16C4-6), 25/1C3-6)  
Khas 3 Area 9 Bighas 14 Biswa 0 Biswami i.e. 2 Bigha 8 (Bhasa 10 Biswas)

As per Sale Deed dated 26.12.2011 (Roshan Devi and Anand Singh, Karnal Singh, Jarnail Singh S/o of Mangal Singh and Sawrup Singh, Sargod Singh, Dharam Singh S/o of Sawan Singh and Sukhjinder Singh S/o Karan Singh sold 99/101 share of Khewat/Khatami No: 17/61 Khasta Nos. 16/3(4-0), 4(4-0), 5/1(1-2), 17/7/1(0-11), 25/18(4-9), 21(4-0), 22(4-0), 23(4-0), 24(2-3-0), 25/2(3-0), 30/1(0-4), 10(3-1), 11/1(2

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4), 12/1(0-7), 31/5(2-2), 6(3-0), 15/2(2-0), Kitta 17 Area 44 Bighas 11 Biswa i.e. 4

Bigha 19 Biswa 0 Biswasi

The sale deeds are valid and subsisting and the chain of title is complete. The mutations have been duly sanctioned in the name of M/S GVT Builders and Developers, office old Ambala Road, Gazipur, M.C. Zirakpur, Tehsil Derabassi, Distt. Mohali.

### Certificate of Title

Hence I certify that the above said M/S GVT Builders and Developers, office old Ambala Road, Gazipur, M.C. Zirakpur, Tehsil Derabassi, Distt. Mohali, has absolute, clear, marketable title in this land measuring 14 Bighas 13 Biswa at village Gazipur, Tehsil Dera Bassi, and can sell, mortgage etc the land in any manner and loan can be raised from any bank/financial institution/Corp./Company etc, on its basis.

Dated 11-2-2014

Submitted by:-

*Signature*  
11-2-2014  
SUDHAN KUMAR  
B.A. (Hons.) LL.B. - 1st Year  
Operations Unit, G.A. Nagar, Mohali

# ਬਾਰ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ



ਸੀ. ਮਾਮਲਾ ਜੀ. ਟੀ. ਟੀ. ਵਿਸ਼ਵਕੋਸ਼ ਨਾਂਕ 135545, ਪਤਾ ਮਾਮਲਾ 73  
 ਵਾਸੀ ਗਾਜ਼ੀਪੁਰ, ਮਾਮਲਾ ਨੰਬਰ 36, ਭੋਗਤਾ, ਗਾਜ਼ੀਪੁਰ, ਤਹਿਸੀਲ ਈ. ਨਾਂ, ਡੇਰਾ ਭਾਈ  
 ਜ਼ਿਲ੍ਹਾ ਮਾਮਲਾ 143, ਗਾਜ਼ੀਪੁਰ, 36, ਭੋਗਤਾ ਦੀ ਜਾਇਦਾਦ ਵਾਕਿਆ ਪਿੰਡ ਗਾਜ਼ੀਪੁਰ  
 ਹਦਬਸਤ ਨੰ: 50 ਤਹਿਸੀਲ ਡੇਰਾ ਭਾਈ ਵਾ ਜ਼ਿਲ੍ਹਾ  
 ਮਾਮਲਾ 143, ਗਾਜ਼ੀਪੁਰ ਦੇ ਪਹਿਲੇ ਬਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ :-

| ਲੜੀ ਨੰ:     | ਪਿੰਡ ਦਾ ਨਾਂ ਤੇ ਹਦਬਸਤ ਨੰਬਰ                                                                                                                                                                                               | ਖਸਰਾ ਨੰ: | ਰਕਬਾ |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|
| ਮਾਮਲਾ 143   | ਮਾਮਲਾ ਨੰਬਰ:- 19/62, ਖਸਰਾ ਨੰਬਰ:- 16/3(4-0), 4(4-0), 5/1(1-2), 17/1/1(0-11), 25/18(4-0), 23(4-0), 24/2(3-0), 25/2(3-0), 30/1(0-4), 10(3-0), 11/1(2-4), 12/1(0-7), 31/5(2-2), 6(3-0), 15/2(2-0), ਕੁੱਲ 15, 36 ਢਿੱਘ 11 ਫਿਸਦੇ |          |      |
| ਮਾਮਲਾ 63    | ਮਾਮਲਾ ਨੰਬਰ:- 25/21(4-0), 22(4-0), ਕੁੱਲ-2, 8 ਢਿੱਘ 0 ਫਿਸਦੇ                                                                                                                                                                |          |      |
| ਮਾਮਲਾ 173   | ਖਸਰਾ ਨੰਬਰ:- 17, 44 ਢਿੱਘ 11 ਫਿਸਦੇ ਇਸੇ 1980/17820/5 ਨਾਂ,                                                                                                                                                                  |          |      |
| ਮਾਮਲਾ 21/77 | ਮਾਮਲਾ ਨੰਬਰ:- 6/12(2-8), 7/16(4-0), 25/1(3-0), ਕੁੱਲ-3, 9 ਢਿੱਘ 14 ਫਿਸਦੇ 0 ਫਿਸਦੇ                                                                                                                                           |          |      |
|             | ਇਸੇ 514/2139/5 ਨਾਂ                                                                                                                                                                                                      |          |      |

ਮੁਤਾਬਕ ਰਿਪੋਰਟ ਹਲਕਾ ਪਟਵਾਰੀ ਮਿਤੀ 11-2-1984 ਤੋਂ 12-2-2014 ਤੱਕ ਦਾ ਪੜਤਾਲ ਕਰ ਲਿਆ ਹੈ, ਪਰ ਉਪਰੋਕਤ ਜਾਇਦਾਦ ਬਾਰੇ ਜਾਂ ਹੱਕਾਂ ਦੀ ਤਬਦੀਲੀ ਨਿਮਨਲਿਖਤ ਹੋਈ ਹੈ।

| ਲੜੀ ਨੰ: | ਧਿਰਾਂ ਦਾ ਨਾਂ | ਰਜਿਸਟਰੀ ਦੀ ਮਿਤੀ ਤੇ ਨੰ: | ਰਜਿਸਟਰੀ ਦੀ ਕਿਸਮ | ਜਾਇਦਾਦ ਤੇ ਖਸਰਾ ਨੰ: | ਰਕਮ |
|---------|--------------|------------------------|-----------------|--------------------|-----|
|         |              |                        |                 |                    |     |

ਮੁਤਾਬਕ ਪ੍ਰਾਰਥੀ ਸਵੈ-ਘੋਸ਼ਣਾ ਪੱਤਰ ਜਾਇਦਾਦ ਉਪਰੋਕਤ ਦਰਜ ਬਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਤੋਂ ਬਗੈਰ ਹਰ ਕਿਸਮ ਦੇ ਬਾਰ ਤੋਂ ਰਹਿਤ ਹੈ।  
 11/2/14  
 ਸਬ ਰਜਿਸਟਰ