

99 Annexure – E: Checklist for scrutiny of TIR by the branches/ operating units

The officials scrutinising the TIR need to verify and examine each and every columns/ paragraphs in the TIR and the certificate. This checklist is not in substitution but in addition to such a scrutiny.

Name of the borrower : **Omaxe Limited**

Name of the Advocate submitted the TIR : **Adv. Shalini Bagdi**

Number & Date of TIR : Number : **23.12.2022**

Short description of the property covered by TIR: **1.291 acre, Residential mega housing project land in Revenue Estate of Village Bharonjian Sub tehsil Majri Tehsil Kharar, District SAS Nagar, Chandigarh Punjab**

1	Whether the Advocate submitted the TIR is in Bank's panel of lawyers identified for submission of TIR?	Yes
2	Whether the report and certificate submitted by the advocate are in the Bank's prescribed format?	Yes
3	Whether the TIR by the advocate is unconditional?	Yes
4	If the TIR has any conditions, whether the same are complied with?	There is no any condition.
5	As per the TIR, whether the documents of title are complete in all respects and sufficient to convey a clear, absolute and marketable title to the property	Yes
6	As per the TIR, whether the property offered as security to the Bank is unencumbered/ unattached?	Yes
7	As per the TIR, whether the persons seeking to secure the property to the Bank have a clear and marketable title thereto and are legally capable of creating the charge thereon in favour of the Bank?	Yes
8	As per the TIR, whether the property is subject to any tenancy law which will affect the Bank's rights eventually to take possession thereof or cause it to be sold or otherwise exercise its rights as mortgagee?	No
9	As per the TIR, whether the property offered is an agricultural property and if so additional precautions in respect of the acceptability of such security has been examined?	No
10	Whether the advocate has made searches of the registers and other records maintained by the Sub-Registrar of Assurances, Collector and/or other revenue authorities for ascertaining whether there is any outstanding mortgage or charge on the property to be mortgaged to the Bank?	Yes
11	Whether the advocate has confirmed that he has conducted independent Search in the Records of Sub-Registrar Office(s) concerned and that the documents, convey Clear, Absolute and Marketable Title and are sufficient for creation of a valid	Yes



Sl. No.	Date	Name/ Nature of the Document	Original/ certified Copy / certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	23.12.2022	As mentioned at Sl. No. 6 (a) above.	Photo Copies	Photo Copies

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	Mortgage?	
12	Whether the TIR reveals involvement of any gift deed, PoA, or other circumstances attracting special precautions?	No
13	Whether the advocate has also submitted the fee receipt for conducting Search in the Office of Sub-Registrar(s) along with the TIR?	Yes
14	Whether the property particulars mentioned in the Title Deed (Sale Deed/ Khatauni) tally with those in the Non Encumbrance Certificate, approved Building Plan and TIR, etc.?	Yes
15	Whether all the Original Documents and other Link Documents as stipulated by the advocate in the TIR are obtained?	Yes
16	In respect of loans of Rs.1.00 crore and above: (a) Whether search of title/encumbrance was made by the advocate for a period of not less than 30 years? (b) Whether satisfactory search report (TIR) is obtained from two panel advocates?	Yes Yes
17	Whether the TIR or any other documents in the matter reveal any pending or concluded litigation in respect of the property offered as security and whether the impact of such litigation has been satisfactorily explained/ got examined?	--Nap--
18	(a) Findings, if any in respect of the property offered as the security in the valuation report? (b) Whether there is any inconsistency in the TIR and valuation report in respect of the property?	N/A No

	CSO/Field Officer/ Authorised Officer	Relationship Manager/ Branch Head/Unit Head
Signature		
Name	Himanshu Sachan	Ravi Mohan
Designation	Service Officer	Relationship Manager
Branch/ Unit	AMT-III, CBNP, New Delhi	AMT-III, CBNP, New Delhi
Date of scrutiny	28.12.2022	28.12.2022



Sl.	Date	Name/ Nature of	Original/ certified	In case of copies,
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10.01.2023

State Bank of India,
The Branch Manager,
Commercial Branch,
61, 6th Floor, IFCI Tower,
Nehru Place, New Delhi-110019

Sub: Submission of TSR of land parcel adm. 1.29 acres located at Chandigarh
alongwith Copy of NEC's.

Ref : Credit facility availed by Omaxe Limited.

Dear Sir,

This is in reference to our request for renewal cum enhancement of the credit facility, we hereby submit the **Original Copy** of following **Title Search Report** done by bank's empaneled Advocate for the security located at Chandigarh. The Details of TSR Reports & NEC's are as under:-

1. TSR Report dated 23.12.2023 by Shalini Bagdi (Advocate) alongwith Non-Encumbrance Certificate for land parcel adm. 1.29 acre located at Village Bharonjiya, Sub Tehsil Majri, Tehsil Kharar, Distt. SAS Nagar, Owned by M/s Omaxe New Chandigarh Developers Pvt. Ltd. (a wholly subsidiary company of Omaxe Limited).

Kindly acknowledge receipt of the same.

Thanking you,
Yours truly,

For Omaxe Limited



(Authorized Signatory)



"This is to inform that please make all correspondence with us on our **Corporate Office** Address only"

OMAXE LIMITED

Corporate Office: 7, Local Shopping Centre, Kalkaji, New Delhi-110019.

Tel.: +91-11-41896680-85, 41893100, **Fax:** +91-11-41896653, 41896655, 41896799

Regd. Office: Shop No. 19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon - 122 001, (Haryana)
Toll Free No. 18001020064, **Website:** www.omaxe.com, **CIN:** L74899HR1989PLC051918



Shalini Bagdi

Advocate

Chamber No 230, District Courts Complex

Sector 43, Chandigarh

Tele: 9417492161, 0172-4043673, Email:advshalini74@gmail.com

Date: 23.12.2022

Annexure – B:

Report of Investigation of Title in respect of immovable Property.

1.	a) Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Commercial Branch IFCI, Tower, Nehru Place, New Delhi-110019.		
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.			
	c) Name of the Borrower	M/s Omaxe Limited		
2.	a) Type of Loan	Commercial		
	b) Type of property	Residential		
3.	a) Name of the unit/concern/ company/person offering the property/ (ies) as security.	M/s Omaxe New Chandigarh Developers Pvt. Ltd.		
	b) Constitution of the unit/concern/person/ body/authority offering the property for creation of charge.	Company		
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/ Mortgagor.		
4.	a) Value of Loan (Rs. in crores)			
5.	Complete or full description of the immovable property/ (ies) offered as security including the following details.	<p>The Land Measuring 06 Bigha 04 Biswa out of which, 00 Bigha 16 Biswa which is 16/55th share of the land measuring 02 Bigha 15 Biswa comprised under Khasra No. 101(2-15), 03 Bigha 11 Biswa which is 71/80th share of the land measuring 04 Bigha 00 Biswa comprised under Khasra No. 104(4-0) & 01 Bigha 17 Biswa which is 37/95th share of the land measuring 04 Bigha 15 Biswa comprised under Khasra No. 105(4-15) situated in the Revenue Estate of Village Bharonjian (Hadbast No. 160), Sub Tehsil Majri, Tehsil Majri, Distt. SAS Nagar (Mohali). Punjab.</p>		
	(a) Survey No.	-		
	(b) Door/House no. (in case of house property)	-		
	(c) Extent/area including plinth/ built up area in case of house property	-		
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Village Bharonjian, Sub Tehsil Majri, Tehsil Majri, Distt. SAS Nagar (Mohali).		
6.	a) Particulars of the documents scrutinized-serially and chronologically.	<p>Scrutinized the following documents;</p> <p>1. Revenue Records. 2. Copy of Transfer Deed No.2066 dated 18.09.2012.</p>		
	(b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	Photo Copies. The property since already mortgaged with SBI, the original documents are in the custody of the Bank.		
	Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.			
	Sl. No.	Date	Name/ Nature of the Document	Original/ certified Copy / certified extract/photocopy, etc.
		23.12.2022	As mentioned at Sl. No. 6 (a) above.	Photo Copies
				In case of copies, whether the original was scrutinized by the Advocate.
				Photo Copies

7.	a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL: If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Yes.
	b) Whether all pages in the certified copies of title documents which are obtained directly from Sub Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently and cautiously).	Yes.
8.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No.
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Not applicable
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not applicable
9.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Joint Sub Registrar, Majri
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices?	No.
	c) Whether search has been made at all the offices named at (b) above?	Not applicable
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not applicable
✓ 10.	<p>a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.</p> <p>b) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. N.A. In case of property offered as security for loans of Rs.1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)</p> <p>c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.</p>	
	<p>Tracing title of the Land Measuring 00 Bigha 19 Biswa comprised in Khasra No. 101, Hadbast No. 160, Village Bharonjiya, Sub Tehsil Majri, Tehsil Kharar, Distt. SAS Nagar.</p> <p>As per Jamabandi for the year year 1988-89 (i) Sh. Lekha Singh (55/165 share) (ii) Sh. Sita Singh (94/165 share) (iii) Sh. Gurbachan Singh (16/165 share) all sons of Sh. Munshi @ Sh. Mansa Singh S/o Sh. Amar Singh were the recorded owners in possession of the property under reference</p> <p>As per mutation No. 1217, consequent upon the death of Sh. Lekha Singh S/o Sh. Munshi @ Sh. Mansa Singh S/o Sh. Amar Singh dated 23.12.91, his share in the above said property devolved upon (i) Smt. Jagir Kaur (widow) (ii) Smt. Amarjeet Kaur (daughter) (iii) Sh. Jang Singh (iv) Sh. Jaswant Singh (sons) of Sh. Lekha Singh S/o Sh. Munshi.</p> <p>Thereafter, as per Jamabandi for the year 1993-94 (i) Sh. Sita Singh (94/165 share) (ii) Sh. Gurbachan Singh (16/165 share) both sons of Sh. Munshi @ Sh. Mansa Singh S/o Sh. Amar Singh (iii) Smt. Jagir Kaur (widow) (iv) Smt. Amarjeet Kaur (daughter) (v) Sh. Jang Singh (vi) Sh. Jaswant Singh (sons) of Sh. Lekha Singh S/o Sh. Munshi (55/165 share) were the recorded owners in possession of the property under reference.</p> <p>As per Mutation No. 1311 Smt. Jagir Kaur (widow) Smt. Amarjeet Kaur D/o Sh. Lekha</p>	

Singh S/o Sh. Munshi transferred their 55/330 share in favour of Sh. Charanjit Singh S/o Sh. Jang Singh S/o Sh. Lekha Singh on the basis of court Order dated 18.11.1995 passed by Sh. R.S Sachdeva, PCS.

Thereafter, as per Jamabandi for the year 1998-99 (i) Sh. Sita Singh (188/330 share) (ii) Sh. Gurbachan Singh (32/330 share) both sons of Sh. Munshi @ Sh. Mansa Singh S/o Sh. Amar Singh (iii) Sh. Jang Singh (iv) Sh. Jaswant Singh (sons) of Sh. Lekha Singh S/o Sh. Munshi (55/330 share) (v) Charanjit Singh S/o Sh. Jang Singh S/o Sh. Lekha Singh (55/330 share) were the recorded owners in possession of the property under reference.

Thereafter, as per Jamabandi for the year 2003-04 (i) Sh. Sita Singh (94/165 share) (ii) Sh. Gurbachan Singh (16/165 share) both sons of Sh. Munshi @ Sh. Mansa Singh S/o Sh. Amar Singh (iii) Sh. Jang Singh (iv) Sh. Jaswant Singh (sons) of Sh. Lekha Singh S/o Sh. Munshi (1/6 share) (v) Charanjit Singh S/o Sh. Jang Singh S/o Sh. Lekha Singh (1/6 share) were the recorded owners in possession of the property under reference

As per Mutation No. 1544, consequent upon the death of Sh. Gurbachan Singh S/o Sh. Munshi Singh dated 27.02.07 (16/165 share) in the above said property devolved upon (i) Sh. Balbir Singh (ii) Sh. Daljit Singh Ss/o Sh. Gurbachan Singh S/o Sh. Munshi.

As per Mutation No. 1620 (i) Sh. Sita Singh S/o Sh. Munshi S/o Amar Singh (ii) Sh. Balbir Singh (iii) Sh. Daljit Singh Ss/o of Sh. Gurbachan Singh S/o Sh. Mansa sold their 110/165th share to M/s Abheek Builders Pvt. Ltd vide Sale Deed No. 255 dated 23.04.2008

As per Mutation No. 1653 M/s Abheek Builders Pvt. Ltd. exchanged its 110/165 share with M/s Hires Builders Pvt. Ltd.

Thereafter, as per Jamabandi for the year 2008-09 (i) Sh. Jang Singh (ii) Sh. Jaswant Singh Ss/o Sh. Lekha Singh S/o Sh. Munshi (1/6 share) (iii) Sh. Charanjit Singh S/o Sh. Jang Singh S/o Sh. Lekha Singh (1/6 share) (iv) M/s Hires Builders Pvt. Ltd. (2/3 share) were the recorded owners in possession of the property under reference.

As per Mutation No. 1784 (i) Sh. Jang Singh (ii) Sh. Jaswant Singh Ss/o Sh. Lekha Singh S/o Sh. Munshi (1/6 share) (iii) Sh. Charanjit Singh S/o Sh. Jang Singh S/o Sh. Lekha Singh (1/6 share) sold their 1/3 share to M/s Mani Developer Pvt. Ltd. vide Sale Deed No. 3547 dated 06.12.2010

As per Mutation No. 1932 (i) M/s Mani Developer Pvt. Ltd. (1/3 share) (ii) M/s Hires Builders Pvt. Ltd. (2/3 share) transferred their entire share in favour of M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. vide Transfer Deed No. 2066 dated 18.09.2012

Thereafter, as per Jamabandi for the year 2013-14, M/s Omaxe Chandigarh Extension Developers Pvt. Ltd was the recorded owner in possession of the property under reference.

As per Mutation No. 2059 M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. transferred its 36/55 share in favour of GMADA, Govt. of Punjab vide Transfer Deed No. 1706 dated 23.10.2016.

Thereafter, as per Jamabandi for the year 2013-14 (i) M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. (19/55 share) (ii) GMADA Govt. of Punjab (36/55 share) were the recorded owners in possession of the property under reference.

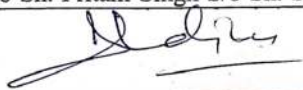
On verification of the relevant records, it is further revealed that vide Notification No. 6/41/2011-6HGI/3472, the Govt. of Punjab has acquired 00 Bigha 03 Biswa land out of Khasra No. 101 for the purpose of construction of the road.

Since then, M/s Omaxe Chandigarh Extension Developers Pvt. Ltd continue to remain owner of the land measuring 00 Bigha 16 Biswa out of 02 Bigha 15 Biswa.

Tracing title of the land measuring 03 Bigha 11 Biswa comprised in Khasra No. 104, Hadbast No. 160, Village Bharonjiya, Sub Tehsil Majri, Tehsil Kharar, Distt. SAS Nagar.

As per Jamabandi for the year 1988-89, 1993-94, 1998-99 and 2003-04 (i) Sh. Nirmal Singh (ii) Sh. Jarnail Singh both Ss/o of Sh. Pritam Singh S/o Sh. Saun Singh (both in equal share) were the recorded owners in possession of the property under reference.

As per Mutation No. 1576 Sh. Nirmal Singh S/o Sh. Pritam Singh S/o Sh. Saun Singh



sold his 1/2 share to M/s Radiance Housing and Properties Pvt. Ltd. vide sale Deed No. 2390 dated 18.01.2008

As per Mutation No. 1580 Sh. Jarnail Singh S/o Sh. Pritam Singh S/o Sh. Saun Singh sold his 1/2 share to M/s Shubhbhoomi Developers Pvt. Ltd. vide Sale Deed No. 2716 dated 20.02.2008

As per Mutation No. 1655 M/s Radiance Housing and Properties Pvt. Ltd. exchanged its 1/2 share with M/s Shubhbhoomi Developers Pvt. Ltd.

Thereafter, as per Jamabandi for the Year 2008-09, M/s Shubhbhoomi Developers Pvt. Ltd. was the recorded owner in possession of the property under reference

As per Mutation No. 1932 M/s Shubhbhoomi Developers Pvt. Ltd. transferred its share of the land in favour of M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. vide Transfer Deed No. 2066 dated 18.09.2012.

On verification of the relevant record it is further revealed that vide Notification No. 6/41/2011-6HGI/3472 Govt of Punjab has acquired 00 Bigha 03 Biswa land out of Khasra No. 101 for the purpose of construction of road.

Thereafter, as per Jamabandi for the year 2013-14 and 2018-19 M/s Omaxe Chandigarh Extension Developers Pvt. Ltd was the recorded owner in possession of the property under reference

Since then, M/s Omaxe Chandigarh Extension Developers Pvt. Ltd continue to remain owner of the land measuring 03 Bigha 11 Biswa out of 04 Bigha 00 Biswa.

Tracing title of the Land Measuring 01 Bigha 17 Biswa comprised in Khasra No. 105, Hadbast No. 160, Village Bharonjiya, Sub Tehsil- Majri, Tehsil Kharar, Distt. SAS Nagar.

As per Jamabandi for the year 1988-89 (i) Sh. Karam Singh (ii) Sh. Charan Singh both Ss/o Sh. Waryam Singh S/o Sh. Bhoopa were the recorded owners in possession of the property under reference.

As per Mutation No. 1134, consequent upon the death of Sh. Karam Singh Ss/o Sh. Waryam Singh S/o Sh. Bhoopa, his share in the above said property devolved upon (i) Sh. Nirmal Singh S/o Sh. Karam Singh S/o Sh. Waryam Singh (1/4 share) (ii) Sh. Jarnail Singh (iv) Sh. Sohan Singh (sons) of Sh. Aatma Singh S/o Sh. Karam Singh (1/4 share).

Thereafter, as per Jamabandi for the year 1993-94 (i) Sh. Charan Singh S/o Sh. Waryam Singh S/o Sh. Bhoopa (1/2 share) (ii) Sh. Nirmal Singh S/o Sh. Karam Singh S/o Sh. Waryam Singh (1/4 share) (iii) Sh. Jarnail Singh (iv) Sh. Sohan Singh Ss/o Sh. Aatma Singh S/o Sh. Karam Singh (1/4 share) were the recorded owners in possession of the property under reference

As per Mutation No. 1323 Sh. Charan Singh S/o Sh. Waryam Singh S/o Sh. Bhoopa (1/2 share) transferred his 1/2 share in favour of Sh. Nirmal Singh S/o Sh. Karam Singh S/o Sh. Waryam Singh on the basis of the court order dated 23.05.1996.

Thereafter, as per Jamabandi for the year 1998-99 (i) Sh. Nirmal Singh S/o Sh. Karam Singh S/o Sh. Waryam Singh (3/4 share) (ii) Sh. Jarnail Singh (iii) Sh. Sohan Singh Ss/o Sh. Aatma Singh S/o Sh. Karam Singh (1/4 share) were the recorded owners in possession of the property under reference.

As per Mutation No. 1446, in partition dated 4.03.2002 of the property entire Khasra No. 105 came to the share of Sh. Nirmal Singh S/o Sh. Karam Singh.

Thereafter, as per Jamabandi for the year 2003-04 Sh. Nirmal Singh S/o Sh. Karam Singh S/o Sh. Waryam Singh was the recorded owner in possession of the property under reference.

As per Mutation No. 1560, Sh. Nirmal Singh S/o Sh. Karam Singh S/o Sh. Waryam Singh sold his entire share of the land to M/s Sanvim Developers Pvt. Ltd.

Thereafter, as per Jamabandi for the year 2008-09 M/s Sanvim Developers Pvt. Ltd. was the recorded owner in possession of the property under reference.

As per Mutation No. 1932, M/s Sanvim Developers Pvt. Ltd. transferred its entire share in favour of M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. vide Transfer Deed No. 2066 dated 18.09.2012.

Thereafter, as per Jamabandi for the year 2013-14, M/s Omaxe Chandigarh Extension



As per Mutation No. 2059, M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. transferred its 11/95 share in favour of the Govt. of Punjab.

On verification of the relevant record it is further revealed that vide Notification No. 6/41/2011-6HGI/3472 Govt. of Punjab has acquired the land measuring 02 Bigha 07 Biswa i.e. 01 Bigha 16 Biswa out of the land comprised in Khasra No. 101 & 00 Bigha 11 Biswa out of the land comprised in Khasra No. 105) for the purpose of construction of the road.

✓ Since then M/s Omaxe Chandigarh Extension Developers Pvt. Ltd continue to remain owner of land measuring 01 Bigha 17 Biswa out of the land measuring 04 Bigha 15 Biswa.

As per Revenue Records, the property described at Sl. No. 5 above stand in the name of M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. and the same is mortgaged with State Bank of India. However the Bank's Lien is not recorded in the revenue records.

The chain of title of the property is complete.

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	g) Whether the Donee is in possession of the gifted property;	Not applicable
	h) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable
	i) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
13.	Has the property been transferred by way of partition/family settlement deed	No.
	(a) Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	(b) Whether mutation has been effected	Not applicable
	(c) Whether the mortgagor is in possession and enjoyment of his share.	Not applicable
	(d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not applicable
	(e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not applicable
	(f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
14.	Whether the title documents include any testamentary documents /wills?	No.
	(a) In case of wills, whether the will is registered will or unregistered will?	Not applicable
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
	(c) Whether the property is mutated on the basis of will?	Not applicable
	(d) Whether the original will is available?	Not applicable
	(e) Whether the original death certificate of the testator is available?	Not applicable
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not applicable
	(g) Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not applicable
15.	Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	No.
	(a) any restriction in creation of charges on such properties?	Not applicable
	(b) Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
16.	(a) Where the property is a HUF/joint family property?	Not applicable
	(b) Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
	(b) Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
17.	(a) Whether the property belongs to any trust or is subject to the rights of any trust?	No.
	(b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	(c) If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	(d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
18.	Is the property an Agricultural land	No.
	(a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not applicable
	(b) In case of agricultural property other relevant records/documents	Not applicable

	as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	
	(c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not applicable
19.	(a) Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)?	No.
	(b) Additional aspects relevant for investigation of	Not applicable
20.	(a) Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	(b) Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
21.	(a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
	(b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	(c) Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	Not applicable
22.	(a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No.
	(b) Property belonging to partners, whether thrown on hotch pot? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	(c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
23.	a) Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage / execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes.
	b) i) Whether the property (to be mortgaged) is purchased by the above company from any other company or limited partnership (LLP) firm? Yes/No	Yes.
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with registrar of companies (ROC) in respect of such vendor company/LLP (seller) and the vendee company (Purchaser)?	Yes.
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?	No.
	iv) If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	Not applicable
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
25.	(a) Whether any POA is involved in the chain of title during the period of search?	No.
	(b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/ developer and as such is irrevocable as per law.	No.
	(c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs	Not applicable

	Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	
	(d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	Not applicable
	(e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA? ii. Whether the POA is a registered one? iii. Whether the POA is a special or general one? iv. Whether the POA contains a specific authority for execution of title document in question?	Not applicable
	f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
	g) Please comment on the genuineness of POA?	Not applicable
	h) The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
26.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	No.
27.	I. If the property is a flat/apartment or residential/commercial complex	Not applicable
	(a) Promoter's/Land owner's title to the land/ building;	Not applicable
	(b) Development Agreement/Power of Attorney;	Not applicable
	(c) Extent of authority of the Developer/builder;	Not applicable
	(d) Independent title verification of the Land and/or building in question;	Not applicable
	(e) Agreement for sale (duly registered);	Not applicable
	(f) Payment of proper stamp duty;	Not applicable
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.;	Not applicable
	(h) Approval of building plan, permission of appropriate/local authority, etc.;	Not applicable
	(i) Conveyance in favour of Society/ Condominium concerned;	Not applicable
	(j) Occupancy Certificate /allotment letter /letter of possession;	Not applicable
	(k) Membership details in the Society etc.;	Not applicable
	(l) Share Certificates;	Not applicable
	(m) No Objection Letter from the Society;	Not applicable
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Not applicable
	(o) Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Not applicable
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
	(II) (a) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
	(II) (b) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not applicable
	(II) (c) Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	(II) (d) Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

28.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	The property is mortgaged with SBI.
29.	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any.	Not applicable
30.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applicable
31.	(a) Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	(b) Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No.
32.	(a) Details of RTC extracts /mutation extracts/ Khata extracts pertaining to the property in question.	As described at Para No. 10 above.
	(b) Whether the name of mortgagor is reflected as owner in the revenue/ Municipal /Village records?	Yes.
33.	(a) Whether the property offered as security is clearly demarcated?	To be verified from valuation report
	(b) Whether the demarcation/ partition of the property is legally valid?	Yes.
	(c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes.
34.	Whether the property can be identified from the following documents	Not applicable
	(a) Document in relation to electricity connection;	Not applicable
	(b) Document in relation to water connection;	Not applicable
	(c) Document in relation to Sales Tax Registration, if any applicable;	Not applicable
	(d) Other utility bills, if any.	Not applicable
35.	Whether the documents i.e. Valuation report / approved sanction plan reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Document/other document. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	No.
36.	(a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	(b) Property is SARFAESI compliant (Y/N)	Yes
37.	Whether original title deeds are available for creation of equitable mortgage	Yes
	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Original Transfer Deed No. 2066 dated 18.09.2012 is already with the Bank.
38.	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	The Bank's Lien in favor of SBI for the Loan Amount must be updated in the revenue records as per Bank's Policy.
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	M/s Omaxe Chandigarh Extension Developers Pvt. Ltd.


(Shalini Bagdi)
Advocate



Shalini Bagdi

Advocate

Chamber No 230, District Courts Complex

Sector 43, Chandigarh

Tele: 9417492161, 0172-4043673, Email:advshalini74@gmail.com

Annexure – C: Certificate of title.

1. I have examined copies of the title Deeds which were deposited relating to the schedule property / (ies) and offered as security by way of Equitable mortgage and the copies of documents of title referred to in the opinion are valid as secondary evidence of right, title and interest and that the said equitable mortgage to be created on production of original title deeds will satisfy the requirement of creation of equitable mortgage and I further certify that;
2. I have examined the title Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors and undertake to re-examine the original title deeds as and when produced.
3. I confirm having made a search in the office of Joint Sub-Registrar, Majri. I also confirm having verified and checked the records of the relevant offices. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of original title deeds. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative title deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate. I hereby certify the genuineness on the basis of the copy of title deeds. Suspicious doubts if any has been clarified by making necessary inquiries.
- ✓ 5. The property is mortgaged with SBI, as could be seen from the Estate office/revenue records/ encumbrance certificate for the period of past 30 Yrs pertaining to the immovable property/ (ies) covered by above said Title deeds.
6. In case of second/subsequent charge in favor of the bank, there are no other mortgages/ charges other than already stated in the loan documents and agreed to by the mortgager and the bank.
7. Minor(s) and his/their interest in the property/(ies) is to the extent of -NIL-- (specify the share of the minor with name (strike out if not applicable).
8. The mortgage if created will be available to the bank for the liability of intending borrower/s; M/s Omaxe Chandigarh Extension Developers Pvt. Ltd.
- ✓ 9. I certify that M/s Omaxe Chandigarh Extension Developers Pvt. Ltd. has/have absolute, clear and marketable title over the schedule property/ (ies) subject to charge of SBI. He/She/They is/are competent to sell, alienate and transfer the above said property after clearing dues of SBI. I further certify that the above title deeds are genuine and a valid mortgage can be created on the basis of the original title deed and the said mortgage would be enforceable
10. In case of creation of mortgage by Deposit of title deeds we certify that the deposit of original title deeds/documents/the certified copies of which have been examined would create a valid and enforce:



1. Farad/Jamabandi of past 30 years.
2. Transfer Deed No. 2066 dated 18.09.2012.
3. Certified Copy of the Transfer Deed No. 2066 dated 18.09.2012.
4. Copy of the Approved Map.
5. Farad/Jamabandi showing the property mutated in the name of the mortgagor and the Bank's Lien in favour of SBI recorded therein as per bank guidelines.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES):


The Land Measuring 06 Bigha 04 Biswa out of which,

00 Bigha 16 Biswa which is 16/55th share of the land measuring 02 Bigha 15 Biswa comprised under Khasra No. 101(2-15),

03 Bigha 11 Biswa which is 71/80th share of the land measuring 04 Bigha 00 Biswa comprised under Khasra No. 104(4-0) &

01 Bigha 17 Biswa which is 37/95th share of the land measuring 04 Bigha 15 Biswa comprised under Khasra No. 105(4-15) situated in the Revenue Estate of Village Bharonjian (Hadbast No. 160), Sub Tehsil Majri, Tehsil Majri, Distt. SAS Nagar (Mohali). Punjab.

Place: Chandigarh
Date: 23.12.2022


(Shalini Bagdi)
Advocate

NEC- 1-29 Apr

ਬਾਰ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ (ਗਰ ਸੰਬੰਧੀ ਸਰਟੀਫਿਕੇਟ)

Transfer Deed No. 2066

18/09/2012

ਉਮੇਕਸ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਡਿਵੈਲਪਰਜ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, ਸਬ-ਤਹਿਸੀਲ ਮਾਜਰੀ, ਤਹਿਸੀਲ ਖਰੜ, ਜਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ (ਮੋਹਾਲੀ) ਪਿੰਡ ਭੜੋਜੀਆ, ਹੱਦਬਸਤ ਨੰਬਰ 160, ਦੇ ਪਹਿਲੇ ਬਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ:-

ਲੜੀ ਨੰਬਰ ਪਿੰਡ ਦਾ ਨਾਂ ਤੇ ਹੱਦਬਸਤ ਨੰਬਰ ਖਸਰਾ ਨੰ ਰਕਬਾ

ਇਹ ਹੈ ਕਿ ਅਰਾਜੀ ਵਾਕਾ ਮੌਜੂਦਾ ਪਿੰਡ ਭੜੋਜੀਆ, ਹੱਦਬਸਤ ਨੰਬਰ 160, ਸਬ ਤਹਿਸੀਲ ਮਾਜਰੀ, ਤਹਿਸੀਲ ਖਰੜ, ਜਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਸਥਿਤ ਹੈ ਹਰ ਤਰ੍ਹਾਂ ਦੇ ਕਰਜ਼ੇ ਤੋਂ ਮੁਕਤ, ਹਰ ਤਰ੍ਹਾਂ ਦੇ ਕਾਨੂੰਨ ਤੋਂ ਸਹੀ ਮੁਤਾਬਿਕ, ਨੰਬਰ ਖਸਰਾ 101(2-15) ਦਾ 16/55 ਹਿੱਸਾ ਬਕਦਰ 0 ਬਿਗੇ 16 ਬਿਸਵੇ ਵਾ ਨੰਬਰ ਖਸਰਾ 104(4-0) ਦਾ 71/80 ਹਿੱਸਾ ਬਕਦਰ 3 ਬਿਗੇ 11 ਬਿਸਵੇ ਵਾ ਨੰਬਰ ਖਸਰਾ 105(4-15) ਦਾ 37/95 ਹਿੱਸਾ ਬਕਦਰ 1 ਬਿਗਾ 17 ਬਿਸਵੇ(ਮਲਕੀਤੀ ਉਮੇਕਸ ਚੰਡੀਗੜ੍ਹ ਐਕਸਟੇਨਸ਼ਨ ਡਿਵੈਲਪਰਜ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ) ਵਾਕਿਆ ਪਿੰਡ ਭੜੋਜੀਆ, ਹੱਦਬਸਤ ਨੰਬਰ 160, ਸਬ ਤਹਿਸੀਲ ਮਾਜਰੀ, ਤਹਿਸੀਲ ਖਰੜ, ਜਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਦੇ ਪੂਰਣ ਤੌਰ ਦੇ ਮਾਲਕ ਵਾ ਕਾਬਜ ਹਿਸ਼ਦਾਰਾਨ ਖਾਨਾਕਾਸਤ, ਜੋ ਕਿ ਹਰ ਤਰ੍ਹਾਂ ਦੇ ਭਾਰ ਤੋਂ ਮੁਕਤ ਹੈ।

ਮੈਂ, ਆਪਣੇ ਦਫਤਰ ਦਾ ਇੰਡੈਕਸ ਰਜਿਸਟਰ ਅਤੇ ਹੋਰ ਸਬੰਧੀ ਰਿਕਾਰਡ 20-09-1990 ਤੋਂ ਮਿਤੀ 18-09-1995 ਤੱਕ ਦਾ ਪੜਤਾਲ ਕਰ ਲਿਆ ਹੈ, ਪਰ ਉਪਰੋਕਤ ਜਾਇਦਾਦ ਬਾਰੇ ਜਾਂ ਹੱਕਾਂ ਦੀ ਤਬਦੀਲ ਨਿਮਨ ਲਿਖਤ ਹੋਈ ਹੈ।

ਲੜੀ ਨੰਬਰ ਧਿਰਾਂ ਦੇ ਨਾਂ ਰਜਿਸਟਰੀ ਦੀ ਰਜਿਸਟਰੀ ਦੀ ਕਿਸਮ ਜਾਇਦਾਦ ਤੇ ਰਕਮ

ਇਸ ਜਾਇਦਾਦ ਸਬੰਧੀ ਹਲਕਾ ਪਟਵਾਰੀ ਵੱਲੋਂ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਇਹ ਭਾਰ ਰਹਿਤ ਸਰਟੀਫਿਕੇਟ ਪ੍ਰਾਰਥੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਹਲਕੀਆਂ ਬਿਆਨ/ਸਵੈ ਘੋਸ਼ਣਾ ਦੇ ਆਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ, ਇਸ ਦਫਤਰ ਅਤੇ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਵਾਲੇ ਅਧਿਕਾਰੀ ਦੀ ਉੱਕਤ ਜਾਇਦਾਦ ਦੀ ਮਾਲਕੀ/ਕਬਜ਼ੇ/ਭਾਰ ਸਬੰਧੀ ਕੋਈ ਜੁਮੇਵਾਰੀ ਨਹੀਂ ਹੋਵੇਗੀ, ਸਬੰਧਤ ਮਹਿਕਮਾ/ਬੈਂਕ ਲੋਨ ਦੇਣ ਤੋਂ ਪਹਿਲਾਂ ਨਿੱਜੀ ਤੌਰ ਤੇ ਅਸਲ ਰਿਕਾਰਡ ਦੀ ਪੜਤਾਲ ਕਰੇ।

ਮਿਤੀ - 20-12-2022

ਸਬ-ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ,

ਬਬ ਰਜਿਸਟਰਾਰ

ਬਾਰ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ

ਉਮੈਕਸ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਡਿਵੈਲਪਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ, ਸਬ-ਤਹਿਸੀਲ ਮਾਜਰੀ, ਤਹਿਸੀਲ ਖਰੜ, ਜ਼ਿਲ੍ਹਾ ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ (ਮੋਹਾਲੀ) ਪਿੰਡ ਭੜੋਜੀਆ, ਹੱਦਬਸਤ ਨੰਬਰ 160, ਦੇ ਪਹਿਲੇ ਬਾਰ ਅਤੇ ਤਬਦੀਲੀਆਂ ਸਬੰਧੀ ਸਰਟੀਫਿਕੇਟ:-

ਲੜੀ ਨੰਬਰ	ਪਿੰਡ ਦਾ ਨਾਂ ਤੇ ਹੱਦਬਸਤ ਨੰਬਰ	ਖਸਰਾ ਨੰ	ਰਕਬਾ
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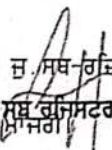
ਇਹ ਹੈ ਕਿ ਅਰਾਜੀ ਵਾਕਾ ਮੰਜਾ ਪਿੰਡ ਭੜੋਜੀਆ, ਹੱਦਬਸਤ ਨੰਬਰ 160, ਸਬ ਤਹਿਸੀਲ ਮਾਜਰੀ, ਤਹਿਸੀਲ ਖਰੜ, ਜ਼ਿਲ੍ਹਾ ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ ਵਿਖੇ ਸਥਿਤ ਹੈ ਹਰ ਤਰ੍ਹਾਂ ਦੇ ਕਰਜ਼ੇ ਤੋਂ ਮੁਕਤ, ਹਰ ਤਰ੍ਹਾਂ ਦੇ ਕਾਨੂੰਨ ਤੋਂ ਸਹੀ ਮੁਤਾਬਿਕ, ਨੰਬਰ ਖਸਰਾ 101(2-15) ਦਾ 16/55 ਹਿੱਸਾ ਬਕਦਰ 0 ਬਿਗੇ 16 ਬਿਸਵੇ ਵਾ ਨੰਬਰ ਖਸਰਾ 104(4-0) ਦਾ 71/80 ਹਿੱਸਾ ਬਕਦਰ 3 ਬਿਗੇ 11 ਬਿਸਵੇ ਵਾ ਨੰਬਰ ਖਸਰਾ 105(4-15) ਦਾ 37/95 ਹਿੱਸਾ ਬਕਦਰ 1 ਬਿਗਾ 17 ਬਿਸਵੇ(ਮਲਕੀਤੀ ਉਮੈਕਸ ਚੰਡੀਗੜ੍ਹ ਐਕਸਟੈਂਸ਼ਨ ਡਿਵੈਲਪਰਜ਼ ਪ੍ਰਾਇਵੇਟ ਲਿਮਟਿਡ) ਵਾਕਿਆ ਪਿੰਡ ਭੜੋਜੀਆ, ਹੱਦਬਸਤ ਨੰਬਰ 160, ਸਬ ਤਹਿਸੀਲ ਮਾਜਰੀ, ਤਹਿਸੀਲ ਖਰੜ, ਜ਼ਿਲ੍ਹਾ ਐੱਸ.ਏ.ਐੱਸ. ਨਗਰ ਦੇ ਪੂਰਣ ਤੌਰ ਦੇ ਮਾਲਕ ਵਾ ਕਾਬਜ ਹਿਸਦਾਰਾਨ ਖਾਨਾਕਾਸਤ, ਜੋ ਕਿ ਹਰ ਤਰ੍ਹਾਂ ਦੇ ਭਾਰ ਤੋਂ ਮੁਕਤ ਹੈ।

ਮੈਂ, ਆਪਣੇ ਦਫਤਰ ਦਾ ਇੰਡੈਕਸ ਰਜਿਸਟਰ ਅਤੇ ਹੋਰ ਸਬੰਧੀ ਰਿਕਾਰਡ 18-09-1995 ਤੋਂ ਮਿਤੀ 20-12-2022 ਤੱਕ ਦਾ ਪੜਤਾਲ ਕਰ ਲਿਆ ਹੈ, ਪਰ ਉਪਰੋਕਤ ਜਾਇਦਾਦ ਬਾਰੇ ਜਾਂ ਹੱਕਾਂ ਦੀ ਤਬਦੀਲ ਨਿਮਨ ਲਿਖਤ ਹੋਈ ਹੈ।

ਲੜੀ ਨੰਬਰ	ਧਿਰਾਂ ਦੇ ਨਾਂ	ਰਜਿਸਟਰੀ ਦੀ	ਰਜਿਸਟਰੀ ਦੀ ਕਿਸਮ	ਜਾਇਦਾਦ ਤੇ ਰਕਮ
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ਇਸ ਜਾਇਦਾਦ ਸਬੰਧੀ ਹਲਕਾ ਪਟਵਾਰੀ ਵੱਲੋਂ ਰਿਪੋਰਟ ਕੀਤੀ ਗਈ ਹੈ ਅਤੇ ਇਹ ਭਾਰ ਗਹਿਤ ਸਰਟੀਫਿਕੇਟ ਪਾਰਬੀ ਵੱਲੋਂ ਦਿੱਤੇ ਗਏ ਹਲਫੀਆਂ ਬਿਆਨ/ਸਵੈ ਘੋਸ਼ਣਾ ਦੇ ਆਧਾਰ ਤੇ ਜਾਰੀ ਕੀਤਾ ਜਾਂਦਾ ਹੈ, ਇਸ ਦਫਤਰ ਅਤੇ ਸਰਟੀਫਿਕੇਟ ਜਾਰੀ ਕਰਨ ਵਾਲੇ ਅਧਿਕਾਰੀ ਦੀ ਉੱਕਤ ਜਾਇਦਾਦ ਦੀ ਮਾਲਕੀ/ਕਬਜ਼ੇ/ਭਾਰ ਸਬੰਧੀ ਕੋਈ ਜੁਮੇਵਾਰੀ ਨਹੀਂ ਹੋਵੇਗੀ, ਸਬੰਧਤ ਮਹਿਕਮਾ/ਬੈਂਕ ਲੋਨ ਦੇਣ ਤੋਂ ਪਹਿਲਾਂ ਨਿੱਜੀ ਤੌਰ ਤੇ ਅਸਲ ਰਿਕਾਰਡ ਦੀ ਪੜਤਾਲ ਕਰੇ।

ਮਿਤੀ:- 20-12-2022

ਜ. ਸਬ-ਰਜਿਸਟਰਾਰ ਸਾਹਿਬ,

 ਜ. ਸਬ-ਰਜਿਸਟਰਾਰ