



**MD & PBS LEGAL  
ADVOCATES**

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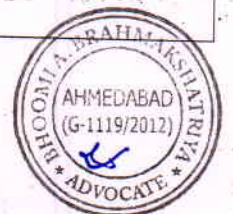
Ref: TSR/MBPL/2018-19

Date: 15.03.2019

To,  
**L&T INFRASTRUCTURE FINANCE LIMITED**  
3rd Floor, Brindavan, Plot No. 177,  
CST Road, Kalina Santacruz East,  
Mumbai 400098

**TITLE INVESTIGATION REPORT**

1. a)	Name of the Branch/ Business Unit/Office seeking opinion.	<b>L&amp;T INFRASTRUCTURE FINANCE LIMITED</b> <b>3rd Floor, Brindavan, Plot No. 177,</b> <b>CST Road, Kalina Santacruz East,</b> <b>Mumbai 400098</b>
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.	MAGNET BUILDTECH PRIVATE LIMITED
2. a)	Name of the unit / concern / company / person offering the property/(ies) as security.	MAGNET BUILDTECH PRIVATE LIMITED
b)	Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	a company registered under the Companies Act, 1956 and followed the provisions of Companies Act, 2013 having its CIN NO. U70101DL2012PTC236281



c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/dis-investor
3.	Complete or full description of the immovable property/(ies) offered as security including following details.	As mentioned below

**PORTION 1 (TODARPUR)**

Land admeasuring 110.962 Acres at Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab, containing the following particulars:

No.	Area in Acres	Survey Nos	Document No (Lease Deed No.)
1.	25.76	16//25, 16//4, 16//15, 16//16, 16//17, 16//18, 16//24, 16//14, 16//6/2, 16//8, 16//9, 16//10, 16//12, 16//13, 16//15, 16//5, 16//6/1/1, 17//2/2, 17//3, 17//7, 17//8, 17//9, 17//10, 17//12, 17//13/2, 17//18, 17//19, 17//20, 17//11, 17//13/1, 17//14, 17//1, 17//2/1	1631 (vide cancellation Deed No. 2453 dated 23.09.2016, an area of 0.48 acres was cancelled out of total area of 26.24 acres under this lease deed)
2.	10.894	8//7/2, 8//8, 8//13, 8//14, 8//18, 8//23, 8//24Min, 8//7/1, 8//10/2, 12//1/2, 12//2, 12//3, 12//4, 12//8, 12//5/2, 12//6, 18//7, 18//8/1, 7//6/1/1	1662 (Vide cancellation Deed No. 2406 dated 20.09.2016, an area of 0.787 acres was cancelled out of total area of 11.681 acres under this lease deed)
3.	14.594	8//10/1, 8//11, 8//12, 8//19, 8//22, 12//7, 12//9, 12//13, 12//14, 12//15, 12//16, 12//17, 12//25, 18//3, 18//4, 18//5, 18//6, 18//14, 18//15, 18//16, 18//17, 18//25,	1663 (vide Cancellation Deed No. 2407 dated 20.09.2016, an area of 1.325



			acres was cancelled out of Total area of 15.919 acres under this lease deed)
4.	0.375	7//6/2/1, 7//15/2	1664
5.	22.856	13//12, 13//13, 13//18, 13//19, 13//20, 13//21, 13//22, 13//23/1, 13//17/2, 13//23/2, 13//24, 13//25, 13//10, 17//4, 17//5, 17//6, 12//12/2, 12//18, 12//19/1, 12//23, 12//24, 12//19/2, 12//20, 12//21, 12//22,	1710
6.	6.706	7//17/1, 7//24, 7//25, 8//20, 8//21, 13//4, 13//5/2, 13//7, 13//14, 13//17/1,	1711
7.	4.375	12// 10, 12//11Min, 13//5/1, 13//6, 13//15	1712
8.	0.106	35//5	1779
9.	1.000	8//9	1808
10.	3.469	18//11/2, 18//12, 18//13, 18//18, 18//19, 18//20, 18//21, 18//22/1	1822
11.	0.744	33//1	1823
12.	0.48	12//11 Min	2335
13.	0.513	12//1/1	2337
14.	3.34	18//11/2, 18//12, 18//13, 18//18, 18//19, 18//20, 18//21, 18//22/1,	2338
15.	8.15	8// 7/2, 8//8, 8//13, 8//14, 8//18, 8//23, 8//24 Min, 8//10/1, 8//11, 8//12, 8//19, 8//22, 12//1/2, 12//2, 12//3, 12//4, 12//8, 12//7, 12//9, 12//13, 12//14, 12//15, 12//16, 12//17, 12//25, 18//7, 18//8/1, 18//3, 18//4, 18//5, 18//6, 18//14, 18//15, 18//16, 18//17, 18//25, 19//10, 19//11, 19//20, 19//21, 32//2	2408
16.	0.64	15// 5 Min, 16// 6/1/2, 16//6/2 Min, 16//16/2/1	2454
17.	0.13	18//11/2, 18//12, 18//13, 18//18, 18//19, 18//20, 18//21, 18//22/1	2561
18.	0.39	19//1/2,	2683
19.	2.40	8// 7/2, 8//8, 8//13, 8//14, 8//18, 8//23, 8//24 Min, 8//10/1, 8//11, 8//12, 8//19, 8//22, 12// 1/2, 12//2, 12//3, 12//4,	2684



		12//8, 12//7, 12//9, 12//13, 12//14, 12//15, 12//16, 12//17, 12//25, 18//7, 18//8/1, 18//3, 18//4, 18//5, 18//6, 18//14, 18//15, 18//16, 18//17, 18//25, 19//10, 19//11, 19//20, 19//21	
20.	1.34	18//9/2/2, 18//10/1, 18//10/2 Min, 18//11/1	2687
21.	2.70	18//8/2, 18//10/2, 18//2/2, 18//9/1, 18//9/2/1	2339

**PORTION 2  
(MAGHANIA)**

Land admeasuring 23.84 Acres at Village Maghanian, Tehsil Budhlada, District Mansa, in the State of Punjab, containing the following particulars:

No.	Area in Acres	Survey Nos	Document No (Lease Deed No.)
1	23.84	3//23/2, 3//24, 10//4, 10//5, 10//6, 10//7/1, 10//14, 10//15, 10//16, 10//17, 10//24/1, 10//25, 11//20, 11//21, 13//1, 13//10, 13//11, 13//20, 13//21, 14//5, 14//6, 14//15, 14//16, 14//25, 23//5, 24//1	1632

4.	Particulars of the documents	YES
a)	scrutinized-serially and chronologically.	
b)	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. <b>Note:</b> Only originals or certified extracts from the registering / land / revenue / other authorities be examined.	NO





Sr No.	Date	Name/Nature of the Document	Original/ Certified Copy/Certified Extract/ Photo-copy Etc.	In Case of Copies Whether the original was scrutinized by the Advocate
1.	--	Copy of Village Form Number Khevat, Khasra and Khatoni nos.	Photo Copy	No
2.	Various Dates	Copies of Village Jamabandhi	Original	No
3.	30.05.2016	Lease Deed executed by Sh. Baltej Singh s/o Sh. Charanjeet Singh, Sh. Hartej Singh s/o Sh. Charanjeet Singh Sh. Malkeet Singh s/o Sh. Bhagwan Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.968 in Survey Nos. 65// 2 Village Sher Khanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1000 in the Office of Sub Registrar, Budhlada.	Original	YES
4.	30.05.2016	Lease Deed executed by Smt. Kulwinder Kaur w/o Sh. Paramjeet Singh, Smt. Mandeep Kaur W/o Sh. Inderjit Singh, Smt. Balwant Kaur W/o Bikar Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 5.28 in Survey Nos. 65// 4/2, 5, 6, 7/1 AND 66// 1/1, 9, 10 Village Sher Khanwala, Tehsil Budhlada, District Mansa, in	Original	YES



		the State of Punjab. This Lease Deed has been registered as Document No.1001 in the Office of Sub Registrar, Budhlada.		
5.	30.05.2016	Lease Deed executed by Shri Satbir Singh S/o Shri Sardara Singh, Shri Raghuvir Singh S/o Shri Sardara Singh, Smt. Suresh Devi Wd/o Late Sh. Mahabir Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.556 in Survey Nos. 49// 19/1 Min, 22/2 Min Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1002 in the Office of Sub Registrar, Budhlada.	Original	YES
6.	30.05.2016	Lease Deed executed by Smt. Sukhjinder Kaur w/o Late Sh. Sukhdev Singh, Smt. Randeep Kaur W/o Late Sh. Sukhdev Singh, Smt. Sukhwinder Kaur alias Mukhwinder Kaur D/o Late Shri Sukhdev Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.944 in Survey Nos. 65// 15/1 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1004 in the Office of Sub Registrar, Budhlada.	Original	YES
7.	30.06.2016	Lease Deed executed by Smt. Sarabit Kaur W/o Shri Jagseer Singh, in favour of M/s. Magnet	Original	YES



		Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 3.00 in Survey Nos. 49// 6/2, 7, 14/1/2, 15/1/1, 15/1/2 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1456 in the Office of Sub Registrar, Budhlada.		
8.	27.07.2016	Lease Deed executed by Jugraj Singh s/o Sh. Gurbakhsh, Smt. Mahinder Kaur w/o Sh. Jugraj Singh, Smt. Harpreet Kaur wd/o Sh. Balwinder Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 4.366 in Survey Nos. 23// 16, 24, 25, 42// 5/2, 8, 43// 2/2, 9, 25/2, 48// 1, 2, 3, 8, 9, 10, 11, 12, 13, 18, 19 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1810 in the Office of Sub Registrar, Budhlada.	Original	YES
10.	31.12.2015	Lease Deed executed by Smt. Paramjit Kaur w/o Sh. Naib Singh, Smt. Parminder Kaur w/o Sh. Ranjeet Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Manish Verma) for land admeasuring Acres 12.00 in Survey Nos. 40//22,23/1,23/2,24/2,25/2, 50//2,3/1,5/3,7/1,8,9,12,13,1 9,3/2,4,5/1, 41//21/2 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in	Original	YES



		the State of Punjab. This Lease Deed has been registered as Document No.2100 in the Office of Sub Registrar, Budhlada.		
11.	31.12.2015	Original Lease Deed executed by Shri Jugraj Singh S/o Shri Gurbakhsh Singh, Smt. Mahinder Kaur W/o Shri Jugraj Singh, Smt. Harpreet Kaur wd/o Sh. Balwinder Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Manish Verma) for land measuring Acres 57.71 in Survey Nos. 42//3, 4, 5/1, 6, 7, 9, 10/1, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 5/2, 8, 43//1/2, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25/1, 10, 11, 12, 2/2, 9, 25/2, 47//, 20/2, 21/1, 19, 20/1, 21/1/2, 21/2/1, 48//, 15/2, 16, 25, 1, 2, 3, 8, 9, 10, 11, 12, 13, 18, 19, 22, 23, 24, 23//, 16, 24, 25, 41//15, 16, 17, 23/2, 24, 25 49// 4/1, 4/2, 5/1 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2102 in the Office of Sub Registrar, Budhlada.	Original	YES
12.	31.12.2015	Lease Deed executed by Shri Satbir Singh S/o Shri Sardara Singh, Shri Raghubir Singh S/o Shri Sardara Singh, Smt. Santro D/o Shri Sardara Singh, Smt. Suresh Devi Wd/o Shri Mahabir Singh, Smt. Ritu D/o Shri Mahabir Singh, Smt. Situ D/o Shri Mahabir Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Manish Verma) for land measuring Acres 10.86 in Survey Nos. 49// 1/2, 10/2,	Original	YES





		19/2,20,21,22/1 50// 6/1, 6/2,14/1,14/2,15/1,15/2,16,1 7,18,23,24,25 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2104 in the Office of Sub Registrar, Budhlada.		
14	12.01.2016	Lease Deed executed by Smt. Sukhjinder Kaur Wd/o Shri Sukhdev Singh, Smt. Randeep Kaur D/o Shri Sukhdev Singh, Smt. Sukhwinder Kaur alias Mukhwinder Kaur, D/o Shri Sukhdev Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Manish Verma) for land admeasuring Acres 4.48 in Survey Nos. 66// 11/1, 20/2, 22/2/1, 65// 14/2, 66// 19/2,11/2,12,19/1/1,20/1,22/ 2/2 Village Smerkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2290 in the Office of Sub Registrar, Budhlada.	Original	YES
15	12.01.2016	Lease Deed executed on by Shri Jagraj Singh S/o Shri Pritam Singh, Smt. Rajwinder Kaur W/o Shri Rajwinder Singh, Smt. Harwinder Kaur W/o Shri Jaswinder Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Manish Verma) for land admeasuring Acres 4.33 in Survey Nos. 65// 11,12,13,16/2,17/1,17/2 Village Smerkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as	Original	YES



		Document No.2294 in the Office of Sub Registrar, Budhlada.		
	12.01.2016	Lease Deed executed on by Shri Baltej Singh S/o Shri Charanjeet Singh, Shri Hartej Singh S/o Shri Charanjeet Singh, Shri Malkeet Singh S/o Shri Bhagwan Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Manish Verma) for land admeasuring Acres 3.24 in Survey Nos. 64// 5/2 Min, 6/1, 65// 1,3,4/1,10/2 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2316 in the Office of Sub Registrar, Budhlada.	Original	YES
16.	12.01.2016	Lease Deed executed by Smt. Jaspalkaur Wd/o Shri Jeeta Singh, Shri Harwinder Singh S/o Shri Jeeta Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Manish Verma) for land admeasuring Acres 9.00 in Survey Nos. 48// 20,21, 49// 13/1,16,17,18,23,24,25 50// 19/1Min, 22/2 Min Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2317 in the Office of Sub Registrar, Budhlada.	Original	YES
17.	22.01.2016	Lease Deed executed by Shri Jangsher Singh S/o Shri Jagir Singh, (through his General Power of Attorney Holder Shri Laxyank A. Subodh S/o Shri Ashok Subodh appointed vide GPA dated 20.01.2016 bearing Registration No. 9/468/2016)	Original	YES



		in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Manish Verma) for land admeasuring Acres 4.33 in Survey Nos. 65// 10/1, 7/2, 8, 9, 14/1 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2438 in the Office of Sub Registrar, Budhlada.		
18.	21.09.2016	Lease Deed executed by Shri Jagraj Singh S/o Shri Pritam Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajinder Kumar) for land admeasuring Acres 0.50 in Survey Nos. 65// 16/2 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2427 in the Office of Sub Registrar, Budhlada.	Original	YES
19.	15.09.2016	Lease Deed executed by Smt. Rajwinder Kaur W/o Sh. Rajwinder Singh and Smt. Harvinder Kaur W/o Sh. Jaswinder Singh in favour of M/s. Magnet Buildtech Private Limited for land admeasuring Acres 0.24 in Survey Nos. 65//18 Min Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2428 in the Office of Sub Registrar, Budhlada.	Original	YES
20.	15.09.2016	Lease Deed executed by Smt. Sarabjit Kaur W/o Jagseer Singh in favour of M/s. Magnet Buildtech Private Limited for	Original	YES



		land admeasuring Acres 0.11 in Survey Nos. 41//23/1 Min, 49//3/1 Min, 49//8 Min Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2336 in the Office of Sub Registrar, Budhlada.		
21.	30.05.2016	Lease Deed executed by Ms. Suresh Devi in the capacity of natural guardian of Master Gurmeet s/o Late Mahabir Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.144 in Survey Nos. 49//19/1min(2-16) and 22/2min(2-16) situated at Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1003 in the Office of Sub Registrar, Budhlada.	Original	YES
22.	01.09.2017	Lease Deed executed by Mr. Gurmeet s/o Late Mahabir in favour of M/s. Magnet Buildtech Private Limited for land admeasuring Acres 0.144 in Survey Nos. 49//19/1min(2-16) and 22/2min(2-16) situated at Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1574 in the Office of Sub Registrar, Budhlada.	Original	YES
23.	27.02.2016	Lease Deed executed on by Ms. Harpreet Kaur (in the capacity of natural guardian of Mr. Pushpinder and Mr. Narpinder) in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr.	Original	YES

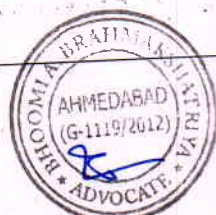




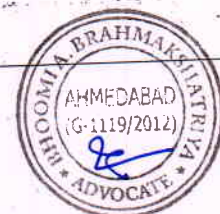
		Rajendra Kumar) for land admeasuring Acres 0.508 in Survey Nos. 23//16(4-16), 24(7-8), 25(8-0), 42//5/2(5-2), 8(8-0), 43//2/2(2-0), 9(8-0), 25/2(4-9), 48//1(8-0), 2(8-0), 3(8-0), 8(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), 18(8-0) and 19(8-0) situated at Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1811 in the Office of Sub Registrar, Budhlada.		
24.	27.02.2016	Lease Deed executed by Ms. Harpreet Kaur (in the capacity of natural guardian of Mr. Pushpinder and Mr. Narpinder) in favour of M/s. Magnet Buildtech Private Limited for land admeasuring Acres 0.508 in Survey Nos. 23//16(4-16), 24(7-8), 25(8-0), 42//5/2(5-2), 8(8-0), 43//2/2(2-0), 9(8-0), 25/2(4-9), 48//1(8-0), 2(8-0), 3(8-0), 8(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), 18(8-0) and 19(8-0) situated at Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.762 in the Office of Sub Registrar, Budhlada		
25.	31.12.2015	Original Lease Deed executed by Ms. Harpreet Kaur (in the capacity of natural guardian of Mr. Pushpinder and Mr. Narpinder) in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 5.22 in Survey Nos. . 42//3(9-0), 4(8-	Original	YES



		0), 5/1(2-18), 6(8-0), 7(8-0), 9(7-18), 10/1(3-9), 11(8-0), 12(8-0), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 20(8-0), 21(7-11), 22(7-11), 23(7-11), 24(7-11), 25(7-11), 43//1/2(2-0), 13(7-12), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(7-12), 19(8-0), 20(8-0), 21(7-11), 22(7-11), 23(7-11), 24(8-0), 25/1(3-11), 47//20/2(4-4), 21/1(3-17), 48//15/2(4-11), 16(8-0), 25(7-7), 43//10(8-0), 11(8-0), 12/(8-0), 23//16(4-16), 24(7-8), 25(8-0), 42//5/2(5-2), 8(8-0), 43//2/2(2-0), 9(8-0), 25/2(4-9), 48//1(8-0), 2(8-0), 3(8-0), 8(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), 18(8-0) and 19(8-0) situated at Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.2103 in the Office of Sub Registrar, Budhlada.		
26.	27.02.2016	Lease Deed executed by Ms. Harpreet Kaur (in the capacity of natural guardian of Mr. Pushpinder and Mr. Narpinder) in favour of M/s. Magnet Buildtech Private Limited for land admeasuring Acres 5.22 in Survey Nos. 42//3(9-0), 4(8-0), 5/1(2-18), 6(8-0), 7(8-0), 9(7-18), 10/1(3-9), 11(8-0), 12(8-0), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), 19(8-0), 20(8-0), 21(7-11), 22(7-11), 23(7-11), 24(7-11), 25(7-11), 43//1/2(2-0), 13(7-12), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(7-12), 19(8-0), 20(8-0), 21(7-11), 22(7-11), 23(7-11), 24(8-0), 25/1(3-11),	Original	YES



		47//20/2(4-4), 21/1(3-17), 48//15/2(4-11), 16(8-0), 25(7-7), 43//10(8-0), 11(8-0), 12/(8-0), 23//16(4-16), 24(7-8), 25(8-0), 42//5/2(5-2), 8(8-0), 43//2/2(2-0), 9(8-0), 25/2(4-9), 48//1(8-0), 2(8-0), 3(8-0), 8(8-0), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), 18(8-0) and 19(8-0) situated at Village Sherkhawala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.761 in the Office of Sub Registrar, Budhlada.		
27.	11.07.2016	Lease Deed executed by Smt. Harinder Kaur W/o Shri Pishawar Singh, Shri Darshan Singh S/o Shri Dharam Singh and Shri Gurbinder Singh S/o Shri Pishawar Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 23.84 in Survey Nos. 3// 23/2, 24, 10// 4, 5, 6, 7/1, 14, 15, 16, 17, 24/1, 25, 11// 20, 21, 13// 1, 10, 11, 20, 21, 14// 5, 6, 15, 16, 25, 23// 5, 24// 1 Village Maghania, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1632 in the Office of Sub Registrar, Budhlada.		
28.	11.07.2016	Lease Deed executed by Smt. Harinder Kaur w/o Sh. Pishawar Singh, Sh. Darshan Singh s/o Sh. Dharam Singh, Sh. Gurbinder Singh s/o Sh. Pishawar Singh, Smt. Harsimrat Kaur w/o Sh. Darshan Singh, in favour of M/s. Magnet Buildtech Private	Original	YES





		Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 26.24 in Survey Nos. 16// 25, 4, 15, 16, 17, 18, 24, 14, 6/2, 8, 9, 10, 12, 13, 15, 5, 6/1/1, 17// 2/2, 3, 7, 8, 9, 10, 12, 13/2, 18, 19, 20, 11, 13/1, 14, 1, 2/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1631 in the Office of Sub Registrar, Budhlada.		
29.	12.07.2016	Lease Deed executed by, Smt. Sukhwinder Kaur wd/o Sh. Nirbhay Singh, Sh. Sherjit Singh s/o Sh. Nirbhay Singh, Sh. Tajeshwar Singh s/o Sh. Sherjit Singh, Smt. Gurjot Kaur d/o Sh. Sherjit Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 11.681 in Survey Nos. 8// 7/2, 8, 13, 14, 18, 23, 24Min, 7/1, 10/2, 12// 1/2, 2, 3, 4, 8, 5/2, 6, 18// 7, 8/1, 7// 6/1/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1662 in the Office of Sub Registrar, Budhlada.	Original	YES
30.	12.07.2016	Lease Deed executed by Smt. Sukhwinder Kaur wd/o Sh. Nirbhay Singh, Sh. Sherjit Singh s/o Sh. Nirbhay Singh, Sh. Tajeshwar Singh s/o Sh. Sherjit Singh, Smt. Gurjot Kaur d/o Sh. Sherjit Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres	Original	YES





		15.919 in Survey Nos. 8// 10/1, 11, 12, 19, 22, 12// 7, 9, 13, 14, 15, 16, 17, 25, 18// 3, 4, 5, 6, 14, 15, 16, 17, 25 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1663 in the Office of Sub Registrar, Budhlada		
31.	12.07.2016	Lease Deed executed by Sh. Sherjit Singh s/o Sh. Nirbhay Singh, in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.375 in Survey Nos. 7// 6/2/1, 15/2 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1664 in the Office of Sub Registrar, Budhlada.	Original	YES
32.	15.07.2016	Lease Deed executed by Sh. Daljit Singh s/o Sh. Hamir Singh, Sh. Sukhbir Singh s/o Sh. Hamir Singh, Sh. Surjit Singh s/o Sh. Hamir Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 22.856 in Survey Nos. 13// 12, 13, 18, 19, 20, 21, 22, 23/1, 17/2, 23/2, 24, 25, 10, 17// 4, 5, 6, 12// 12/2, 18, 19/1, 23, 24, 19/2, 20, 21, 22, Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1710 in the Office of Sub Registrar, Budhlada.	Original	YES



33.	15.07.2016	Lease Deed executed by Sh. Manjit Singh s/o Sh. Joginder Singh, Sh. Gurdeep Singh s/o Sh. Joginder Singh, Sh. Hardeep Singh s/o Sh. Joginder Singh, Sh. Gurpreet Singh S/o Sh. Gurdeep Singh and Sh. Yadwinder Singh alias Sh. Amarveer Singh S/o Sh. Hardeepsingh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 6.706 in Survey Nos. 7// 17/1, 24, 25, 8// 20, 21, 13// 4, 5/2, 7, 14, 17/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No.1711 in the Office of Sub Registrar, Budhlada	Original	YES
34.	15.07.2016	Lease Deed executed by Sh. Baljit Singh s/o Sh. Randhir Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 4.375 in Survey Nos. 12// 10, 11Min, 13// 5/1, 6, 15 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 1712 in the Office of Sub Registrar, Budhlada	Original	YES
35.	25.07.2016	Lease Deed executed by Darshan Singh s/o Sh. Dharam Singh, Sh. Gurvinder Singh s/o Sh. Pishawar Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.106 in Survey Nos. 35// 5 Village	Original	





		Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 1779 in the Office of Sub Registrar, Budhlada.		
36.	27.07.2016	Lease Deed executed by Parminder Kaur d/o Sadhu Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 1.000 in Survey Nos. 8// 9 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 1808 in the Office of Sub Registrar, Budhlada.	Original	YES
37.	28.07.2016	Lease Deed executed by Smt. Sukhdev Kaur w/o Sh. Angrej Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.744 in Survey Nos. 33// 1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 1823 in the Office of Sub Registrar, Budhlada.	Original	YES
38.	15.09.2016	Lease Deed executed by Sh. Hamir Singh s/o Sh. Gurbaksh Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.48 in Survey Nos. 12// 11 Min Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as	Original	YES

		Document No. 2335 in the Office of Sub Registrar, Budhlada.		
39.	15.09.2016	Lease Deed executed by Sh. Gurdeep Singh s/o Sh. Joginder Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.513 in Survey Nos. 12// 1/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 2337 in the Office of Sub Registrar, Budhlada.	Original	YES
40.	15.09.2016	Lease Deed executed by Sh. Angrej Singh s/o Sh. Kahan Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 3.34 in Survey Nos. 18// 11/2,12,13,18,19,20,21,22/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 2338 in the Office of Sub Registrar, Budhlada.		
41.	20.09.2016	Lease Deed executed on by Smt. Sukhwinder Kaur wd/o Sh. Nirbhay Singh, Sh. Sherjit Singh s/o Sh. Nirbhay Singh, Sh. Tajeshwar Singh s/o Sh. Sherjit Singh, Smt. Gurjot Kaur d/o Sh. Sherjit Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 8.15 in Survey Nos. 8// 7/2,8,13,14,18,23,24 Min,	Original	YES





		10/1,11,12,19,22, 12// 1/2, 2,3,4,8,7,9,13,14,15,16,17,25, 18//7, 8/1, 3, 4, 5, 6, 14, 15, 16, 17, 25, 19//10, 11, 20, 21, 32// 2 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 2408 in the Office of Sub Registrar, Budhlada.		
42.	23.09.2016	Lease Deed executed by Sh. Darshan Singh s/o Sh. Dharam Singh, Sh. Gurvinder Singh s/o Sh. Pishawar Singh, and Smt. Harsimrat Kaur w/o Sh. Darshan Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres .64 in Survey Nos. 15// 5 Min, 16// 6/1/2, 6/2 Min, 16/2/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 2454 in the Office of Sub Registrar, Budhlada.	Original	YES
43.	06.10.2016	Original Lease Deed executed by Sh. Balwinder Singh s/o Sh. Teja Singh, Smt. Muktair Kaur w/o Sh. Teja Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Rajendra Kumar) for land admeasuring Acres 0.13 in Survey Nos. 18// 11/2,12,13,18,19,20,21,22/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 2561 in the Office of Sub Registrar, Budhlada.	Original	YES



44.	26.10.2016	Lease Deed executed on by Smt. Sukhwinder Kaur wd/o Sh. Nirbhay Singh, Sh. Sherjit Singh s/o Sh. Nirbhay Singh, Sh. Tajeshwar Singh s/o Sh. Sherjit Singh, Smt. Gurjot Kaur d/o Sh. Sherjit Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Ravi Shekhar) for land admeasuring Acres 0.39 in Survey Nos. 19// 1/2 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 2683 in the Office of Sub Registrar, Budhlada.	Original	YES
45.	26.10.2016	Lease Deed executed by Smt. Sukhwinder Kaur wd/o Sh. Nirbhay Singh, Sh. Sherjit Singh s/o Sh. Nirbhay Singh, Sh. Tajeshwar Singh s/o Sh. Sherjit Singh, Smt. Gurjot Kaur d/o Sh. Sherjit Singh in favour of M/s. Magnet Buildtech Private Limited (Authorized Signatory Mr. Ravi Shekhar) for land admeasuring Acres 2.4 in Survey Nos. 8// 7/2,8,13,14,18,23,24 Min, 10/1,11,12,19,22, 12// 1/2, 2,3,4,8,7,9,13,14,15,16,17,25, 18// 7,8/1,3,4,5,6,14,15,16,17,25, 19// 10,11,20,21 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 2684 in the Office of Sub Registrar, Budhlada.	Original	YES
46.	26.10.2016	Original Lease Deed executed by Sh. Dara Singh S/o Sh. Suhara Singh in favour of M/s. Magnet Buildtech Private	Original	YES



		Limited (Authorized Signatory Mr. Ravi Shekhar) for land admeasuring Acres 1.34 in Survey Nos. 18//9/2/2,10/1,10/2 Min, 11/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as Document No. 2687 in the Office of Sub Registrar, Budhlada.		
17.	15.09.2016	lease deed executed by Sh. Surjit Singh s/o sh. Hamirsingh, sh. Sukhvir Singh s/o Sh. Hamir Singh, Sh. Daljit Singh S/o sh. Hamir Singh, Sh. Khushdeep Singh s/o Sh. Surjit Singh in favour of M/s Magnet Buildtech Private Limited for land admeasuring acres 2.7 in Survey Nos. 18//8/2, 18//10/2, 18//2/2, 18//9/1, 18//9/2/1 Village Todarpur, Tehsil Budhlada, District Mansa, in the state of Punjab. This Lease Deed has been registered as Document No. 2339 registered on 15.09.2016 in the office of Sub Registrar, Budhlada.	Original	YES
7.	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.)		NO.	
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 - There is no such facility available here in Punjab	
b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.		NO	
c)	Whether the genuineness of the stamp paper is		NO	

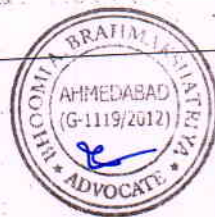




	possible to be got verified from any online portal and if so whether such verification was made?	
9.a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	At Sub registrar office Patwari office at Village Sherkhanvala and Toderpur, Budhlada
b)	Whether it is possible 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?	YES - in the Office of Sub Registrar, Patwari office at Village Sherkhanvala and Toderpur, Budhlada
c)	Whether search has been made at all the offices named at (b) above?	NO AT (1) from B
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?	NO
10.	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. And 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. <b>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)</b>	As per Tracing of Title.
11.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Lease Hold Rights
12.	If leasehold, whether;	YES
	a) lease Deed is duly stamped and registered	a) Yes
	b) lessee is permitted to mortgage the Leasehold right,	b) Yes Lessee is permitted to mortgage the lease hold rights also refer as per clauseno. 13 of the Lease agreement.



	<p>c) duration of the Lease/unexpired period of lease,</p> <p>d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also</p> <p>e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?</p> <p>f) Right to get renewal of the leasehold rights and nature thereof.</p>	<p>c) 30 years as per clause no. 3 of the Lease agreement.</p> <p>d) Yes</p> <p>e) Yes - Clause 1 of lease deed permits</p> <p>f) yes</p>
13.	If Govt. grant / allotment / Lease-cum / Sale Agreement, whether; grant / agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage & if so whether such valid permission is available.	N.A.
14.	If occupancy right, whether	YES
a)	Such right is heritable and transferable,	YES
b)	Mortgage can be created.	YES
15.	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.	N.A.
16.	If the property has been transferred by way of Gift/Settlement Deed, whether	N.A.
a)	The Gift/Settlement Deed is duly stamped and registered.	N.A.
b)	The Gift/Settlement Deed has been attested by two witnesses.	N.A.
c)	The Gift/Settlement Deed transfers the property to Donee.	N.A.
d)	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions.	N.A.



e)	Whether there is any restriction on the Donor in executing the Gift/Settlement Deed in question.	N.A.
f)	Whether the Donee is in possession of the gifted property.	N.A.
g)	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.	N.A.
h)	Any other aspect affecting the validity of the title passed through the Gift/ Settlement Deed.	N.A.
17. a)	In case of partition/family settlement deeds, whether the original deed is available for deposit if not the modality/ procedure to be followed to create a valid and enforceable mortgage.	N.A.
b)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	N.A.
d)	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ complied with.	N.A.
e)	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?	N.A.
18.	Whether the title documents include any testamentary documents/wills?	
a)	In case of wills, whether the will is registered will or unregistered will?	N.A.
b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
c)	Whether the property is mutated on the basis of will?	N.A.
d)	Whether the original will is available?	N.A.
e)	Whether the original death certificate of the testator is available?	N.A.
f)	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	N.A.





	(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.)	
19.	Whether the property is subject to any wakf rights?	N.A.
a)		
b)	Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N.A.
c)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	N.A.
20.	Where the property is a HUF/joint family property, 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.	N.A.
a)		
b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	N.A.
21.	Whether the property belongs to any trust or is subject to the rights or any trust?	N.A.
a)		
b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	N.A.
c)	If so additional precautions/permissions to be obtained for creation of valid mortgage?	N.A.
d)	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	N.A.
22.	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	N.A.
a)		
b)	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	N.A.
c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission	YES.



	obtained.	
23.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, Weaker Sections, Minorities, Land Laws, SEZ Regulations, Costal Zone Regulations, Environmental Clearance, etc.)	NO
24.	Whether the property is subject to any pending or proposed land acquisition proceedings?	NO
a)		
b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/ enquiry.	NO
25.	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	As per Revenue Records and Search Report issued by Sub Registrar, it appears that there is no litigation pending on the said property.
a)		
b)	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
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/markings.	NO.
26.	In case of Partnership Firm, whether the property belongs to the firm and the deed is property registered.	NO
a)		
b)	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	N.A.
c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	N.A.
27.	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/provisions for common seal etc.	N.A.
26.	In case of Society, Association, the required authority/ power of borrower and whether the	N.A.





	mortgage can be created, and the requisite resolutions, bye-laws.	
28.	Whether any POA is involved in chain of title?	NO
a)		
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 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, Agreement of Sale, Sale Deeds etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	N.A.
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.	N.A.
e)	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA	N.A.
	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 special or general one? iv. Whether POA contains a specific authority for execution of title document in question?	N.A.
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?).	N.A.
g)	Please comment on the genuineness of POA?	N.A.
h)	The unequivocal opinion on the enforceability and validity of the POA?	N.A.
29.	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	N.A.



	executed/stamped/ authenticated in terms of the Law of the place, where it is executed.	
30.	If the property is a flat/apartment or residential/ commercial complex, check and comment on the following:	N.A
a)	Promoter's/Land owner's title to the land/ building;	N.A
b)	Development Agreement/Power of Attorney;	N.A
c)	Extent of authority of the Development/ builder;	N.A
d)	Independent title verification of the land and/or building in question;	N.A.
e)	Agreement for sale (duly registered);	Yes
f)	Payment of proper stamp duty;	YES,
g)	Requirement of registration of sale agreement, development agreement, POA etc.;	NO
h)	Approval of building plan, permission of appropriate / local authority etc.;	YES
i)	Conveyance in favour of Society/ Condominium concerned;	N.A.
j)	Occupancy Certificate/allotment letter/ letter of possession;	YES
k)	Membership details in the Society etc.;	N.A
l)	Share Certificates;	N.A
m)	No Objection Letter from the Society;	N.A
n)	All legal requirements under the local/ Municipal laws, regarding ownership of flats/ Apartments/Building Regulations, Development Control Regulations, Co.Operative Societies, Laws etc.;	YES
o)	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	N.A.
p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	No
q)	Whether the number pattern of the units/ flats tally in all documents such as approved plan, agreement plan etc.	YES
31.	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	N.A.
32.	The period covered under the Encumbrances Certificate and the name of the person in	LAST 30 Years



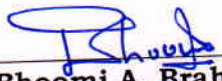


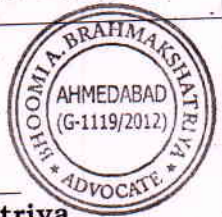
	whose favour the encumbrance is created and if so, satisfaction of charge, if any.	
33.	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy?	YES
34.	Urban land ceiling clearance, whether required and if so, details thereon.	Act is repealed.
a)	Whether No Objection Certificate under the Income Tax Act is required/obtained.	N.A.
35.	Details of RTC extracts/mutation extracts/Khata extracts pertaining to the property in question.	Village Form Jamabandhi
36.	Whether the name of mortgagor is reflected as owner in the revenue / Municipal / Village records?	No
37.	Whether the property offered as security is clearly demarcated?	YES
a)	Whether the demarcation/partition of the property is legally valid?	YES,
b)	Whether the property has clear access as per documents?	YES
38.	Whether the property can be identified from the following documents, and discrepancy/ doubtful circumstances, if any revealed on such scrutiny?	YES
a)	Document in relation to electricity connection;	Yes
b)	Document in relation to water connection;	NO
c)	Document in relation to Sales Tax Registration, if any applicable.	NO
d)	Other utility bills, if any.	Tax Bill
39.	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title documents or any other documents (such as valuation report, utility bills etc.) or the actual current boundary? If so please elaborate / comment on the same.	As per valuation Report.
40.	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments	N.A.



	subsequently, on making the same available to the advocate)	
41.	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	NO
42.	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	YES.
43.	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.	N.A.
44.	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	N.A.
45.	Additional aspects relevant for investigation of title as per local laws.	N.A.
46.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	NO
47.	The Bank is advised to obtained Original Registered sale deed executed by Precious Energy Services Limited	As per details of property registered
48.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	The Authorised person who Authorised by the Board of Directors of the Company can Create Mortgage.

Date: 15.03.2019  
Place: Ahmedabad.

  
**Bhoomi A. Brahmakshatriya**  
**Advocate**  
**MD AND PBS LEGAL(PARTNER)**





### Tracing of Title

That I have made search from the Sub-Registrar of Assurances of Punjab, for the period of last 30 years and also from the certain deeds, plans, documents, papers etc. provided by the bank and relying on the same to be true and correct following conclusion is drawn: -

That as per the records made available to me and the search records found from the office of the sub registrar of Assurances if found the tracing of title as under:

**1. IN RESPECT OF Land measuring 8Kanal and 8 Marla/2.7 Acres bearing Khasra nos. 16//25(7-11), 35//5(0-17) Khewat/Khatoni No. 60/104 at Registration Village : Meerpur Kalan District : Mansa, State : Punjab and Sub-registrar office at Todarpur, Punjab.**

#### **[A] TRACING OF TITLE SINCE 1984-85 :**

(i) As per search of Jamabandhi for the year 1984-85:-

That as per the records the part of land under khasra no. 16//25(7-11), 35//5(0-17) is part of bigger piece of land which was earlier owned by Sh. Balveer Singh s/o Sh. Gurcharan Singh (1/5 share), Sh. Harjeevan Singh, Sh. Jagjeevan Singh, Sh. Sikandar Singh, Sh. Ravinder Singh sons of Sh. Balveer Singh were the recorded owners as per the records for the year 1983-1984.

That Sh. Balveer Singh s/o Sh. Gurcharan Singh died and his share in the land got devolved upon his legal heirs namely Smt. Pritam Kaur wd/o and Sh. Harjeevan Singh, Sh. Jagjeevan Singh, Sh. Sikandar Singh, Sh. Ravinder Singh sons of Sh. Balveer Singh, Smt. Baljinder Kaur d/o Sh. Balveer Singh in equal shares, on basis of Natural Succession vide sanctioned mutation no. 410 as per records of Patwari.



That as per the records the part of land under khasra no. 16//25(7-11), 35//5(0-17) along with other khasra numbers, Sh. Pashawar Singh, Sh. Darshan Singh sons of Sh. Dharam Singh were the possessory right holder of the part of land as per the records for the year 1983-1984.

(ii) As per search of Jamabandhi for the year 1985-90:-

Sh. Harjeevan singh s/o Sh. Balveer Singh transferred the total land measuring 15 Kanal 18 Marla i.e. 1/25 share equals to 00 Kanal 12 Marla in land under Khasra no. 48//21(0-14), 111(0-9), 153(2-6), 168(0-8), 16//25(7-11), 35//5(0-17), 17//17/2(2-8), and 1/25 share i.e. land equals to 15 Kanal 06 marla under khewat no. 30(382-6) in favor of Smt. Gurbachan Kaur w/o Sh. Harjeevan Singh on basis of Court order dated 10/09/1990 as passed by Hon'ble Court of Sh. Lakhbir Singh PCS Add. Sub Judge Mansal in Civil Suit no. 389 dated 28/04/1990 vide sanctioned mutation no. 511 as per records of Patwari. Owners of Part of Land as per revenue records

1. Smt. Pritam Kaur w/o Sh. Balveer Singh (1/30 share)
2. Smt. Baljinder Kaur d/o Sh. Balveer Singh (1/30 share)
3. Smt. Gurbachan Kaur w/o Sh. Harjeevan Singh (1/25 share)
4. Sh. Harjeevan Singh s/o Sh. Balveer Singh (29/150 share)
5. Sh. Jagjeevan Singh s/o Sh. Balveer Singh (7/30 share)
6. Sh. Sikandar Singh s/o Sh. Balveer Singh (7/30 share)
7. Smt. Darshan Kaur w/o Sh. Ravinder Singh (7/30 share)

Sh. Pashawar Singh s/o Sh. Dharam Singh died on 12/02/1993 and his share in the land got devolved upon is legal heirss namely Sh. Gurvinder Singh s/o Sh. Pashawar Singh on basis of of Natural Succession vide sanctioned mutation no. 531 as per records of Patwari.



(iii) As per search of Jamabandhi for the year 1990-2019:-

Sh. Darshan Singh s/o Sh. Dharam Singh, Sh. Gurvinder Singh s/o Sh. Pishawar Singh leased the land comprised under kharsa no. 16//25(7-11) including other Khasras in favor of M/s Magnet Builtech Private Limited on basis of Lease deed dated 11/07/2016 bearing Vasika no. 1631.

Smt. Harsimrat Kaur d/o Sh. Darshan Singh as General Power of Attorney holder of Sh. Darshan Singh s/o Sh. Dharam Singh, Sh. Gurvinder Singh s/o Sh. Pishawar Singh, leased the land total measuring 00 Kanal 17 Marla under Khasra No 35//5(0-17) in favor of M/s Magnet Builtech Private Limited on basis of Lease deed dated 25/07/2016 bearing Vasika no. 1779. Possessory owners as per revenue records.

1. Sh. Darshan Singh s/o Sh. Dharam Singh (1/2 share)
2. Sh. Gurvinder Singh s/o Sh. Pashawar Singh (1/2 share)

**2. IN RESPECT OF Khewat/Khatoni no. 70/136 comprised under Khasra nos. 16//4(7-7), 15(2-12), 17//2/2(1-17), 3(7-7), 7(8-0), 8(8-0), 9(8-0) land measuring 43 Kanal 03 Marla (herein after referred to as the part of land):- at Registration Village : Meerpur Kalan District : Mansa, State : Punjab and Sub-registrar office at Todarpur, Punjab.**

(i) As per search of Jamabandhi for the year 1983-90:-

That the part of land is a part 16//4(7-7), 15(2-12), 17//2/2(1-17), 3(7-7), 7(8-0), 8(8-0), 9(8-0) was under the ownership of Smt. Gurnam Kaur wd/o and Smt. Sukhpal Kaur d/o Sh. Gurmukh Singh and the possession of the land was with Sh. Darshan Singh s/o Dharam Singh (1/2 share), and Sh. Gurvinder Singh s/o Sh. Pashawar Singh (1/2 share) as per records for the year 1983-1984.





Smt. Sukhpal Kaur d/o Sh. Gurmukh Singh transferred her 1140/4065 share out of ½ share i.e. land measuring 05 Kanal 2 Marla under Khasra no. 15//5(1-9), 16//6/1/2(0-13), 39//6(2-10), 15(7-9), 16(6-13), 17/1(5-1), 40//11(7-4), 12/1(3-0), 18(8-0), 19(8-0), 20(7-4), 21/1(1-0), 22/1(7-11), 176(0-4), 14//21(4-7), 22(7-11), 17//10(7-12), 12(8-0), 13/2(4-0), 18(8-0) 17//19(8-0), 20(7-12), 2/2(1-17), 3(7-7), 7(8-0), 8(8-0), 9(8-0), 16//4(7-7), 15(2-12), 16(8-0), 17(8-0), 18(5-13), 24(3-7), 17//11(7-12), 14(8-0), 13/1(4-0) in favor of Sh. Paramjit Singh, Sh. Pritpal Singh, Sh. Harjit Singh sons of Sh. Raghbir Singh in equal shares on basis of Court Order dated 30/10/1995 in CS no. 394 dated 21/04/1995 as passed by Hon'ble Court of Sh. J.S. Kang PCS, Sub Judge II, Class Mansa vide sanctioned mutation no. 567 as per records of Patwari.

(ii) As per search of Jamabandhi for the year 1990-2019 :-

Smt. Gurnam Kaur wd/o Sh. Gurmukh Singh transferred her 67/4065 share out of ½ share i.e. land measuring 03 Kanal 07 Marla under Khasra no. 15//5(1-9), 16//6/1/2(0-13), 39//6(2-10), 15(7-9), 16(6-13), 17/1(5-1), 40//11(7-4), 12/1(3-0), 18(8-0), 19(8-0), 20(7-4), 21/1(1-0), 22/1(7-11), 176(0-4), 14//21(4-7), 22(7-11), 17//10(7-12), 12(8-0), 13/2(4-0), 18(8-0), 17//19(8-0), 20(7-12), 2/2(1-17), 3(7-7), 7(8-0), 8(8-0), 9(8-0), 16//4(7-7), 15(2-12), 16(8-0), 17(8-0), 18(5-13), 24(3-7), 17//11(7-12), 14(8-0), 13/1(4-0) in favor of Sh. Raghbir Singh on basis of Court Order dated 09/08/1995 as passed by Hon'ble Court of Sh. G.S. Dhillon PCS, Sub Judge II, Class Mansa vide sanctioned mutation no. 568 as per records of the Patwari.

A partition got effected in revenue records and after partition Sh. Darshan Singh son of Sh. Dharama Singh (1/2 share), Sh. Gurvinder Singh son of Sh. Pishawar Singh (1/2 share) have become the owners of land measuring 43 Kanal 03 Marla comprised under Khasra No. 16//4(7-7), 15(2-12), 17//2/2(1-17), 3(7-7), 7(8-0), 8(8-0), 9(8-0) and Sh. Darshan Singh son Sh. Dharam Singh has become the owner of land measuring 44 Kanal 12 Marla comprised under Khasra no. 16//16(8-0), 17(8-0), 18(5-13), 24(3-7), 17//11(7-12), 13/1(4-0),





14(8-0) on basis of Agreement dated 12/12/2011 and due mutation in this respect duly got sanctioned vide mutation no. 762.

Sh. Paramjit Singh s/o Sh. Raghbir Singh died and his share in the part of land got devolved upon his legal heirs namely Smt. Baljit Kaur wd/o and Sh. Bikramjit Singh s/o Sh. Paramjit Singh on basis of Natural Succession vide sanctioned mutation no. 793 as per the records of Patwari.

Sh. Darshan Singh s/o Sh. Dharam Singh, Sh. Gurvinder Singh s/o Sh. Pishawar Singh leased the land comprised under khasra no. 17// 2/2(1-17), 3(7-7), 7(8-0), 8(8-0), 9(8-0), 16//4(7-7), 15(2-12) in favor of M/s Magnet Builtech Private Limited on basis of Lease deed dated 11/07/2016 bearing Vasika no. 1631 and further the part of land i.e. land measuring 03 Kanal 17 Marla was canceled vide Cancellation deed dated 23/09/2016 bearing Vasika 2453.

following individuals are holding clear right, title, ownership in the aforesaid land parcels in the below mentioned share: 1. Sh. Darshan Singh s/o Sh. Dharam Singh (1/2 share) 2. Sh. Gurvinder Singh s/o Sh. Pashawar Singh (1/2 share)

**3. IN RESPECT OF Khewat / khatoni no. 79/134 taken on lease by the Company under Khasra no. 17//10(7-12), 12(8-0), 13/2(4-0), 18(8-0), 19(8-0), 20(7-12) measuring 43 Kanal 04 Marla (herein after referred to as the part of land):- at Registration Village : Meerpur Kalan District : Mansa, State : Punjab and Sub-registrar office at Todarpur, Punjab.**

(i) As per the jamabandi for the year 1983-1984.

Sh. Pashawar Singh s/o Sh. Dharam Singh died on 12/02/1993 and his share in the land got devolved upon his legal heirss namely Sh. Gurvinder Singh s/o Sh. Pashawar Singh on basis of of Natural Succession vide sanctioned mutation no. 531 as per records of Patwari.

