

MD & PBS LEGAL ADVOCATES

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Ref: TSR/MBPL/2018-19

Date: 15.03.2019

AHMEDABAD

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

TITLE INVESTIGATION REPORT

1. a)	Name of the Branch/ Business Unit/Office seeking opinion.	3rd Floor, Brindavan, Plot No. 177, CST Road, KalinaSantacruz East, Mumbai 400098		
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		
		DAMA		

c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	
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:

	I .		
No.	Area in	Survey Nos	Document No
08 (Z.3)	Acres		(Lease Deed No.)
1.	25.76	16//25, 16//4, 16//15, 16//16, 16//17,	1631
		16//18, 16//24, 16//14, 16//6/2, 16//8,	(vide cancellation
		16//9, 16//10, 16//12, 16//13, 16//15,	
		16//5, 16//6/1/1, 17// 2/2, 17//3, 17//7,	dated 23.09.2016,
		17//8, 17//9, 17//10, 17//12, 17//13/2,	
		17//18, 17//19, 17//20, 17//11,	acres was
		17//13/1, 17//14, 17//1, 17//2/1	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,	1662
		8//24Min, $8//7/1$, $8//10/2$, $12//1/2$,	(Vide cancellation
		12//2, 12//3, 12//4, 12//8, 12//5/2,	Deed No. 2406
		12//6, 18//7, 18//8/1, 7//6/1/1	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,	Deed No. 2407
		18//3, 18//4, 18//5, 18//6, 18//14,	
		18//15, 18//16, 18//17, 18//25,	an area 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,	1710
		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,	
6.	6.706	12//19/2, 12//20, 12//21, 12//22, 7//17/1, 7//24, 7//25, 8//20, 8//21,	1711
0.	0.700	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,	1712
0	0.106	13//15	1550
8.	0.106	35//5	1779
9.	1.000	8//9	1808
10.	3.469	18//11/2, 18//12, 18//13, 18//18,	1822
1.1	0.744	18//19, 18//20, 18//21, 18//22/1	1000
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,	2338
1 ~	0.15	18//19, 18//20, 18//21, 18//22/1,	2408
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,	2408
		8//24 Mill, 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	
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,	2561
		18//19, 18//20, 18//21, 18//22/1	
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,	BRAHM.

		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 Maghania, Tehsil Budhlada, District Mansa, in the State of Punjab, containing the following particulars:

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



Sr No.	Date	Name/Nature of the Document	Original/ Certified Copy/Cert ified 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. 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 Sherkhanwala, 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.		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 Sherkhanwala, Tehsil Budhlada, District Mansa, in		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, 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
		Singn, in lavour of M/s. Magnet		RICAHIN

		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 byJugraj 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	Original	YES
11.	01.12.2010	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		
		landadmeasuringAcres57.71inS		
		urveyNos.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,		
		24,25/1,10,11,12,2/2,9,25/2,4		
		7//,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//15,16,17,2		
		3/2,24,25 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.		
12.	31.12.2015	Lease Deed executed by Shri	Original	YES
		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	ľ	
		(Authorized Signatory Mr.		
		Manish Verma) for land		
		admeasuring Acres 10.86 in		As 1 sections
		Survey Nos. 49// 1/2, 10/2,		RAHAI
		Survey 1103. 75// 1/2, 10/2,		

		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// 19/2,11/2,12,19/1/1,20/1,22/2/2/2 Village Sherkhanwala, 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 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 Survey Nos. 65//11,12,13,16/2,17/1,17/2 Village Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease Deed has been registered as		YES
				1/2/2000

		Document No.2294 in the Office		
	12.01.2016	of Sub Registrar, Budhlada. Lease Deed executed on by Shri Baltej Singh S/o Shri Charanjeet Singh, Shri Hartej Singh S/o Shri CharanjeetSingh, 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	Original	YES
16.	12.01.2016	of Sub Registrar, Budhlada. Lease Deed executed by Smt. JaspalkaurWd/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 VillageSherkhanwala, 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 VillageSherkhanwala, 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
				A CONTRACTOR OF THE PROPERTY O

		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.	Original	YES
		Suresh Devi in the capacity of		
		natural guardian of Master		
		Gurmeet s/o Late Mahabir		
		Singhin 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		
22.	01.09.2017	of Sub Registrar, Budhlada. Lease Deed executed by Mr.	Original	YES
	01.03.2017	Gurmeet s/o Late Mahabir in	Original	100
		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		
	0-0000	of Sub Registrar, Budhlada.		
23.	27.02.2016	Lease Deed executed on by Ms.	Original	YES
		Harpreet Kaur (in the capacity		
		of natural guardian of Mr.		
		Pushpinder and Mr. Narpinder		
		in favour of M/s. Magnet		and the second State of the
		Buildtech Private Limited (Authorized Signatory Mr.		GRAHA:
		fractionized Signatury Mi.		1

		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 been registered as 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, Budhlada, District the State of Punjab. This Lease 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-	YES

	7(0,0)	
	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), 10(0-0),	
	10(8-0) 20(8-0), 21(7-11), 22(7-1	
	11), 23(7-11), 24(7-11), 25(7- 11), 43//1/2(2-0), 13(7-12),	
	1 4 4/0 (A) 1 E/O (III 1 III A-U). 1/10	
	0) 19/7-19) 19/8-0, 20(0-0),	
	$21(7-11), 22(7-11), 23(7-11), \ 24(8-0), 25/1(3-11), \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \$	
	24(8-0), 25/1(3-11), 47//20/2(4-4), 21/1(3-17),	
	10//15/2(4-11), 10(0-0), 20(1	
	7), 43//10(8-0), 11(8-0), 12/(8- 0), 23//16(4-16), 24(7-8), 25(8-	
	10) 40//5/2(5-2), 0(0-0),	
	12/12/2(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),	2
	10(8.0) 13(8-0),10(0-0) and	
	19(8-0) situated at Village	
	Sherkhanwala, Tehsil Budhlada, District Mansa, in	
	the State of Puniab. This Lease	
	Doed has been registered as	
	Document No.2103 in the	
	Desthodo	
26. 27.02.201	Loose Deed executed by Ms. Original	YES
26. 27.02.201	Harpreet Kaur (in the capacity of	
	natural guardian of Mr. Pushpinder and Mr. Narpinder)	
	in favour of M/S. Magnet	
	Buildtech Private Limited IOT	
V	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(7-10),	
	10/1(3-9) $11(8-0)$, $12(8-0)$, $13(8-1)$	
	$ 0\rangle$ 14(8-0) 15(8-0), 15(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 \rangle = 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),	AHD.
	23(7-11), 24(8-0), 25/1(3-11),	(5)
		AHMEDABAD

27. 11.07.2016	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), 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 situated at Sherkhanwala, Tehsil Budhlada, District Mansa, in the State of Punjab. This Lease been registered as No.761 in the Office of Sub Registrar, Budhlada. Lease Deed executed by Smt. Harinder Kaur W/o Shri Pishawar Singh, Shri Darshan Singh S/o Shri Dharam Singh and Shri Gurvinder Singh S/o Shri Pishawar Singh in favour 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 This Lease Deed has been registered as Document No.1632 in the Office of Sub Registrar, Budhlada. Lease Deed executed by Smt.	Original	YES
28. 11.07.2016	Harinder Kaur w/o Sh. Pishawar Singh, Sh. Darshan Singh s/o Sh. Dharam Singh, Sh. Gurvinder Singh s/o Sh. Pishawar Singh, Smt. Harsimrat Kaur w/o Sh. Darshan Singh, in favour of M/s. Magnet Buildtech Private		RRAHALI

	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
29. 12.07.2016	Registrar, Budhlada. 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
30. 12.07.201	- I be Cent (DIOTIA)

31. 12.07	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 2016 Lease Deed executed by Sh. Original YES	
	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.	
32. 15.0	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, VillageTodarpur, 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.	RRAHAM STATE OF THE PARTY OF TH

Dark executed by Sh. Original YES	
Deed executed by Sil. Original	
Maniit Singh S/O SII. Jugillaci	
Singh, Sh. Gurdeep Singh s/o Singh, Sh. Gurdeep Singh, Sh.	
Hardeep Singh s/o Sh. Joginder	
Gineh Sh Gurnreet Singh 5/0	1
ch Gurdeen Singh and Sil.	
Vodwinder Singh allas Sil.	
Amaguar Singh 5/0 Sii.	
Hardeepsingh in favour of M/s.	
Mamot Buildteen Filvace	
Timited (Authorized Signatory)	
Mr. Rajendra Kumar) for land	
admeasuring Acres 6.706 in	1
admeasuring Acres 5.7.4 24 25.	
Survey Nos. 7// 17/1, 24, 25,	
8// 20, 21, 13// 4, 5/2, 7, 14,	
17/1 Village Todarpur, Tehsil	
Dudhlada District Marisa, in	
the State of Punjab. This Lease	1
Doed has been registered as	
Document No.1711 in the Office	
of Sub Registrar, Budhlada	
Jesse Deed executed by Sil. Original	
Polit Singh s/o Sh. Randnir	
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	
13// 5/1, 0, 10 things	
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	
or or one lease Deed executed by Original	
Darshan Singh s/o Sh. Dharam	
Singh Sh. Gurvinder Singh 8/0	
Sh Pishawar Singh in favour of	
M/e Magnet Buildtech Private	
Limited (Authorized Signatory	
Mr. Rajendra Kumar) for land	
admeasuring Acres 0.106 in	4.51
Survey Nos. 35// 5 Village	7100
Survey Nos. 35// 5 Village	

		Todarpur, Tehsil Budhlada,
		District Monea in the State of
T.		This Lease Deed Has
		been registered as Document
	1	No. 1779 in the Office of Sub
		No. 1779 in the Office of the
		Registrar, Budhlada. Registrar, Budhlada. Provinced by Original YES
	27.07.2016	Deed executed by Original
6.	21.01.2010	B winder Kaur d/o Sadnu
(Gingh in favour of M/S. Wagnet
		Desildtoch Private Limited
		(Authorized Signatory Mr.
1		Rejendra Kumar) for land
		Rajendra Kumar) for land admeasuring Acres 1.000 in
1		admeasuring Acres 1.00
1		Survey Nos. 8// 9 Village
		m Jamur Tehsil Budillada,
		District Manea in the State of
1		Dunich This Lease Deed Has
1		han registered as Document
		No. 1808 in the Office of Sub
		Buistman Budhlada
37.	28.07.2016	Sukhdev Kaur w/o Sh. Angrej
	V.	Sukhdev Kaur W/O Dir. Amgust
		Singh in favour of M/s. Magnet
1		Buildtech Private Limited
1		(Authorized Signatory Mr.
		Deiendra Kumari Ior land
		admeasuring Acres 0.744 III
		Chrysty Nos 33// I village
		Todarnur Tehsil Budinada,
		District Mansa, in the State of
		Punjab. This Lease Deed has
		Punjab. This Lease Been Programent
		been registered as Document
		No. 1823 in the Office of Sub
		Registrar, Budhlada. YES
38.	15.09.2010	Lease Deed executed by Sn. Oliginal
30.	15.07.201	Hamir Singh s/o Sh. Gurbaksii
	\ \ 	Singh in favour of M/s. Magnet
		Buildtech Private Limited
		(Authorized Signatory Mr.
1		Rajendra Kumar) for land
		admeasuring Acres 0.48 in
		Survey Ros. 1-77
		Budhlada, District Mansa, in
		11 State of Punish This Lease
		the State of Punjab. This Lease Deed has been registered as

		Document No. 2335 in the
		Office of Sub Registrar,
	W	Budhlada. YES by Sh. Original
9.	15.09.2016	Tagge Deed executed by
2.	10.00	
1		- 1 Cingh in lavour or
1		
		1 (Anthorized Digitator)
1	l e	The decomposition of the second secon
		Acres U.JIO III
		Nac 11// 1/1 VIII-D-
		Survey Nos. 12/7 The State of Survey Nos. 12/7 The State of
		Todarpur, Tensii District Mansa, in the State of
	ġ.	District Mansa, in the State Deed has
		Punjab. This Lease Deed has
		agrictered as Document
		No. 2337 in the Office of Sus
		D. Jatmor Budhlada,
	17.00.0010	Dood executed by our
40.	15.09.2016	: Cingh S/O SII, Rallall
		Gingh in favour of M/S. Wagner
		Buildtech Private Limited
		Buildlech
		Rajendra Kumar) for land
		admeasuring Acres 3.54 M
		Committee NOS.
		11/2 12 13.18.19,20,21,22/1
		Tillage Todarbur, Ichsh
		Budbloda District Mansa, in
	1	the State of Puniab. Inis Lease
	1	Deed has been registered as
	W	Deed has been regarded in the Document No. 2338 in the
0		Document No. 2000 Pegistrar.
		Office of Sub Registrar,
		Budhlada. YES
1	1. 20.09.20	
4	1. 20.09.20	Sukhwinder Kaur wd/o on
		article for Singh Sil, Silving
1	1	a: ale ale Sh Nirbhay Singii,
	8	oh Tojechwar Singh S/U Sii.
		Sh. Tajeshwa Shr. Gurjot Kaur Sherjit Singh, Smt. Gurjot Kaur
		d/o Sh. Sherjit Singh in favour
		d/o Sn. Sheight Shight Buildtech
		of M/s. Magnet Buildtech Private Limited (Authorized)
		Duitanto Timited (Authorized)
		Signatory Mr. Rajendra Kumar)
	1	
		for land admeasuring Acres
		for land admeasuring Acres 8.15 in Survey Nos. 8// 7/2,8,13,14,18,23,24 Min,

Deed flas No. 2408 in the Office of Sub Registrar, Budhlada. 42. 23.09.2016 Lease Deed executed by Sh. Darshan Singh, Sh. Gurvinder Singh s/o Sh. Dharam Singh, Sh. Gurvinder Singh s/o Sh. Dishawar 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. 43. 06.10.2016 Original Lease Deed executed by 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.	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	
42. 23.09.2016 Lease Deed executed by Sh. Organian 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. 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,	Office of Sub Registrar,	
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,	Lease Deed executed by Sil. 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 o M/s. Magnet Buildtech Private Limited (Authorized Mr. Rajendra Kumar) for land admeasuring Acres Survey Nos. 15// 5 Min, 16/6/1/2, 6/2 Min, 16/2/1 Village Todarpur, Tehsil Budhlada District Mansa, in the State Punjab. This Lease Deed have been registered as Document No. 2454 in the Office of Survey Rudhlada.	of the cry add in // ge la, of as ent ub
	original Lease Deed execute by Sh. Balwinder Singh s/o St. Teja Singh, Smt. Muktair Kaw/o Sh. Teja Singh in favour M/s. Magnet Buildtech Prival Limited (Authorized Signate Mr. Rajendra Kumar) for la admeasuring Acres 0.13 Survey Nos. 18 11/2,12,13,18,19,20,21,22/Village Todarpur, Tel Budhlada, District Mansa, the State of Punjab. This Lease Deed has been registered Document No. 2561 in Office of Sub Regist	Sh. aur r of rate cory and in 8// 1 chsil , in ease I as the

	Tymo
	Lease Deed executed on by Smt. Original YES
44. 26.10.2016	Sukhwinder Kaur wd/o Sh.
	Sukhwinder Radi Way
No.	Nirbhay Singh, Sh. Sherjit
4	1 - /a Ch (NTO)(av ()11812)
	m ' -1 Simon Si O O
	at ''t Cinah Smi (Iuliot Itaas
	4 Of Chamit Silly III 107000
	a sala Magniel Dunacou-
	Limited (Authorized)
	a: -Acoust Mr Ravi Silekiiai) 102
1 1	1 - Amencilming ACIES 0.05 III
	NT-0 IU// I/Z VIIIUS
	m 1 Tensii Duullaaa,
	District Mansa, in the State of
	- 1 This least DCCU Has
	Punjab. This Lease Boot been registered as Document been registered as Document
	been registered as
	No. 2683 in the Office of Sub
	Registrar, Budhlada. Registrar, Budhlada. by Smt. Original YES
45. 26.10.2016	Tagge Deen executed ~J
43. 20.23	
	ar the ar Singh Sh. Shellit
	$\frac{1}{2}$, $\frac{1}{2}$ Oh Nithnay Ohigh
N W	at Taiophwar Singh S/O Dir.
	at with Singh Smt. Guijot Raus
V V	1/- Ob Chemit Singil III lavour
	of M/s Magnet Dulidicell
	Deirote Limited Audiorized
	Girmatory Mr Rayi Shekhar) for
	land admeasuring Acres 2.4 in
1	land admeasuring record
¥ //	
	10/1,11,12,19,22, 12// 1/2, 10/1,11,12,19,22, 12// 1/2,
	2,3,4,8,7,9,13,14,15,16,17,25,
	10//
	7,8/1,3,4,5,6,14,15,16,17,25,
1 1	19// 10,11,20,21 Village
	Todornir Tehsil Budillada,
	District Mansa, in the State of
	Design This Lease Deed Has
	1 registered as Document
	No. 2684 in the Office of Sub
	Didhlada
	Registrar, Budhlada. 16 Original Lease Deed executed Original YES
46. 26.10.20	16 Ommana I Pase Doug office
II WORSON I	by Sh. Dara Singh S/o Sh.
	Suhara Singh in favour of M/s. Suhara Singh in favour of M/s. Private
	Magnet Buildtech Private
	(S/KUMFINARD) (S.)

	Limited (Authorized Signatory
	Davi Shekhari 101 Iana
	Mr. Ravi Shekhady - 1.34 in admeasuring Acres 1.34 in
	admeasuring Acres 18//
	Survey Nos. 18//
	Survey 1003. 9/2/2,10/1,10/2 Min, 11/1 Tehsil
	Todarbill. ICIIda
	- 11 1-10 Dietrict Wallsa, III
	of Dunian, IIIIs Lease
	1 1 - a haan revisition we
	Desiment No. 2007 III die
	Office of Sub Registrar,
	- 11 1 - do
2016	1 arequited by SII, Ulighia
17. 15.09.2016	$\frac{1}{2}$ Singh $\frac{1}{2}$
	Surjit in ingh sh Sukhvir Singh
	of Homer Sillott, Dill. Double
	a: 1- C/o ch Hallill Ollibri)
	Singh 5/0 Sh. Sh. Khushdeep Singh s/o Sh.
	Sh. Khushdeep onight of M/s Surjit Singh in favour of M/s
	Surjit Singh III lavour of Private
	Magnet Buildtech Private
1	Limited for land adilicasuring
	on Survey Nos.
	10/10/0 18//10/2 18//2/2
	10//0/1 18//9/2/1 VIII 48°
	Tensii Dudiiaaa,
	District Mansa in the State of
	Duniah This Lease Deed Has
	been registered as Document
	No 2330 registered UII
	15.09.2016 in the office of Sub
	Registrar, Budhlada.
	Registrar, Budinada.
7. Whether	retified copy of all title documents NO.
are obtain	ned from the relevant sub-registrar
	The appropriate the second of
1 1 1	ose all such certified
4:	040 00011311E IOI VOITEOGE
Could be recorded	Trouttootion (II (1000 CITCOILLE)
whether	and the comments/ findings in this
mode at	id the confinence,
inade ar	20 A 11 C (1947 A 15 A 1
	the genuineness of the stamp paper is NO

	possible to be got verified from any online	
7	possible to be got verified from the possible to	
1	portal and if so whether out	At Sub registrar office Patwari
1	made? accurity falls within the	office at Village Sherkhanvala
.a)	Property offered as security function of which sub-registrar office?	office at Village Sherianes and Toderpur, Budhlada
1	jurisdiction of which sub 108-1	and Toderpui, Damie
		Office of Sub
	in the have registration of	YES - in the Office of Sub
b)	Whether it is possible to have registration of the property in	Registrar, Patwari office and
	documents in respect one office of sub-	Village
,	documents in respect of the property of sub- question, at more than one office of sub- question, at registrar/ registrar- general.	Toderpur, Budhlada
,	registrar/ district registrat/	
	If so, please name all such offices? Whether search has been made at all the	NO AT (1) from B
c)	Whather search has been	
-1	are and of IDI alluve:	f NO
d)	Whether the searches in the offices of	COLUMN TO THE CO
C,	Whether the searches in the records registering authorities or any other records registering authorities of multiple title documents	e l
	in respect of the property in question?	at As per Tracing of Title.
10.	in respect of the property in question the oldes Chain of title tracing the title from the oldes	ia I I I I
10.	Chain of title tracing the title from the title deed to the latest title deed establishing title deed to the latest title deed establishing the title deed to the latest title deed establishing the title from the titl	g
	title deed to the latest title deed to the title of the property in question from the title of the property to the current	
	title of the property in question predecessors in title/interest to the current predecessors in title/energy Minor's interest of	
	predecessors in title/interest to the predecessors in title/interest to title holder. And wherever Minor's interest to title holder. And wherever Minor's interest to the predecessors in title/interest to the predecessors in title predecessors in the predecessor in	or
	other clog on title is involved, seemed on the made for a further period, depending on the made for a further period, and the Title.	ie
	made for a further period, depending made for clearance of such clog on the Title.	
	need for clearance of such clog of the land in case of property offered as security for the land above, search of the land above, search of the land above, search of the land above.	or
	loans of Rs.1.00 crore and above, search of the loans of Rs.1.00 crore and above and the loans of Rs.1.00 crore and above and the loans of Rs.1.00 crore and above and the loans of Rs.1.00 crore and the loans of Rs.1.00	of
	title/ encumbrances for a personal than 30 years is mandatory. (Separa	.te
	Sheets may be used)	
	Sneets may be	Tiold Rights
-	Nature of Title of the intended Mortgagor over the state of the state of the intended Mortgagor over the state of the stat	ver Lease noid idans
11		
	1 1 Diante (A.Cupare)	5 1
	Leasensia II der or Go	ovt.
	Rights or Inam Holder of Grantee/Allottee etc.)	
1	rc1 hold whether	YES
1	Dood is dilly stamped	and a) Yes
	a) lease 200	
	registered	is permitted t
		the b) Yes Lessee is permitted to
	b) lessee is permitted to mortgage	
	Leasehold right,	also refer as per clauseno. 15
		the Lease agreement.
		RRAHMA A

d) fa po L	if, a sub-lease, check the lease deed in vour of Lessee as to whether Lease deed by Sub-leasing and mortgage by Sub-lease also	e) 30 years as per clause no. 3 of the Lease agreement. d) Yes e) Yes - Clause 1 of lease deed permits
	Pight to get renewal of the leasehold	f) yes
3. I	ights and nature thereof. f 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	
18	permission is available.	YES
14.	If occupancy right, whether	YES
a)	Such right is heritable and transferable,	YES
15.	Mortgage can be created. 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.	
16.	If the property has been transferred by way to	d N.A.
a)	The Gift/Settlement Deed is duly stamped and	
b)	The Gift/Settlement Deed has been attested by two witnesses.	
c)	The Gift/Settlement Deed transfer	
d)	Domas has accepted the site.	

	hether there is any restriction on the Donor hether there is any restriction on the Donor hether the Gift/Settlement Deed in
e) Wh	nether there is any restriction of the executing the Gift/Settlement Deed in
in	executing the Grey
qu	hether the Donee is in possession of the N.A.
f) W	hether the Donee is in possession
gi	fted property.
g) W	hether any life interest is reserved
D	Thether any life interest is reserved. Thether any life interest is reserved. The any other person and whether there is any other person to join the
lie	a need for any other
C	reation of mortgage.
h) A	any other aspect allecting of / Settlement Deed.
11)	itle passed through the Gilt/ Settlement deeds, N.A.
17 1	itle passed through the Gilt/ Settlement deeds, in case of partition/family settlement deeds, available for
17. I	in case of partition/family settlements of the case of the cas
a) \	whether the original deed is dividure to be deposit if not the modality/ procedure to be deposit if not the modality and enforceable
	deposit if not the modality/ procedure followed to create a valid and enforceable
-	mortgage. effected and N.A.
h)	little con Pilettica are
	whether the morigagor is
	enjoyment of his share. enjoyment of his share. N.A.
	enjoyment of his share. Whether the partition made is valid in law and Whether the partition made a mortgagable title
c)	Whether the partition made is valid the mortgagor has acquired a mortgagable title
	thereon.
1)	thores a decree of courts
d)	In respect of partition by a decree has become final and all whether such decree has become final and all completed/
	whether such decree has become completed/ other conditions/formalities are completed/
	complied with.
	Complied with. Whether any of the documents in question are N.A. Whether any of the documents or in more than one
(e)	Whether any of the documents in questions whether any of the documents in questions to be taken
	o If an oddillollal biccaa
	for avoiding multiple mortgages? for avoiding multiple mortgages? for avoiding multiple documents include any
	for avoiding multiple mortgages: Whether the title documents include any Whether the title documents include any
18.	Whether the title documents/wills? testamentary documents/wills? N.A.
	testamentary documents/wills? In case of wills, whether the will is registered N.A.
(a)	In case of wills, wildered will?
	will or unregistered was ready a mandatory N.A.
b)	Whether will in the matter needs a probated probate and if so whether the same is probated
	probate and it so wiletic the state
	by a competent court? by a competent court; is mutated on the basis N.A.
C	Whether the property is mutated
	of will? N.A.
C	
	Whether the original death of
	testator is available.
	f) What are the circumstances and/or N.A.
	-/ La cottoblish the will in qual-
	the last and final will of the testator?
	the me

	Comments on the circumstances such as the	
((Comments on the circumstances by all the	
\ a	vailability of a declaration by all the vailability of a declaration by validity veneficiaries about the genuineness/ validity	
h	eneficiaries about the genuinelless, the will	
	eneficiaries about the genuine less, the will f the will, all parties have acted upon the will,	
0	of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, etc., which are relevant to rely on the will,	1
e	etc., which are longinal title deeds are	
8	etc., which are relevant to fely on availability of Mother/ Original title deeds are	
1	to be explained.)	A
19. V	to be explained.) Whether the property is subject to any wakf N.A.	
13.	rights? helongs to church/ N.A.	1
	halongs (i) Cital out	1
b)	Whether the property belongs to institutions temple or any religious/other institutions temple or any religion in creation of charges on	
	temple or any religious/office having any restriction in creation of charges on	
	having any restriction in order	
1	such properties? Precautions/permissions, if any in respect of N.A. Precautions/permissions of mortgage?	1
c)		
٥,	the above cases for creation of mortgage? the above cases for creation of mortgage? N.A.	
20		
20.	where the property is created for family property, mortgage is created for family whether the Major	
a)	property, mortgage is citated the Major benefit/ legal necessity, whether the Major objection/join in	
	benefit/ legal necessity, who be benefit/ legal necessity, who benefit/ legal necessity is a second necessity of the legal necessity is a legal necessity of the l	
	Coparceners have no objection/join execution, minor's share if any, rights of	
	execution, minor's share it day,	
	female members etc.	
b)		
D	Please also comment on any validity of which may adversely affect the validity of	
	security in such cases?	
	the same of the helphiles to all the same	
21.	Whether the property belong	
a)	whether the property subject to the rights or any trust? Whether the trust is a private or public trust Whether the trust is a private or public trust Whether the trust is a private or public trust Whether the trust is a private or public trust N.A.	
b)		
1 5,	and whether trust deed specifically	
Ö	the mortgage of the property? the mortgage of the property? the mortgage of the property?	
	1 ditional precallions/ permissions	
(c)	obtained for creation of valid mortgage? N.A.	
d	Requirements, if any for createst as per the central/state laws applicable to the	
	as per the central/state laws appear	
	trust in the matter.	
00	Acmicilitiital lallu, wilder	
22	the local laws permit mortgage of Agricultural the local laws permit mortgage of Agricultural	
a	and whether there are any results	
1	creation/enforcement of moregage. N.A. In case of agricultural property other relevant laws, if any	
	1 - routied to ensure the factory	
		A STAR LAND
	for commercial purposes of other intermission	Tan William
1	requisite procedure followed/permission	- UALIMA CA

C	obtained.	NO
3. V	Whether the property is affected by any local aws or other regulations having a bearing on the creation security (viz. Agricultural Laws, Weaker Sections, Minorities, Land Laws, SEZ Regulations, Costal Zone Regulations,	NO
J	Environmental Clearance, etc.) Whether the property is subject to any pending	NO
	1 land occilient of occurs.	
p)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of	As per Revenue Records and
25. a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Registrar, it appears that there is no litigation pending on the said property.
	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	
c)	seal/ marking which points out any hugation? attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	
26. a)	1 1 to the tirm and the uccu is	
b)	Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per	r
c)	applicable laws? Whether the person(s) creating mortgage has/have authority to create mortgage for and	e N.A.
27.	Company, check the Borrowing powers, Board resolution, authorization to create mortgage	/ / y
	prior charges with the Company Registra (ROC), Articles of Association/provisions for common seal etc. In case of Society, Association, the require	or

l n	nortgage can be created, and the requisite	
11	esolutions, bye-laws.	NO
1	Shether any POA is involved in chain of title?	NO
		NO
1)	Whether the POA involved is one coupled with	NO NO
b) \	Whether the POA involved is one stapent whether the poar involved is one stapent and involved is one stapent whether the poar is one stapent whether the poar is one stapent whether the poar is one stapent with the poar	-
1	nterest, i.e. a Development Agreement Power of Attorney. If so, please clarify whether	r l
	Power of Attorney. If so, please class, he same is registered document and hence in the same is registered in favour of the	t
	has created an interest in particular and as such is irrevocable ouilder/ developer and as such is irrevocable	e
	as per law. In case the title document is executed by the	e N.A
	POA holder, please clarify who are involved is (i) one executed by the Builders vi	z.
		ту
	Companies / Films / Market Partners Concerns in favour of their Partners	
	A A TEN ON THE REDICEMENT	to
	1 C 1- Doods Atc III lavour or ball	
	of Sale, Sale Deeds etc. In lateral of Sale Deed	of
	10 D(1A)	
	POA (Common POA). In case of Builder's POA, whether a certification of the same has a positive and the positive and the same has a positive and the positive an	ed N.A.
d)		
	ic 1/ sompored Will lic ulighted	
e)	Builder's POA), please clarify the following	ng
	Builder's POA, picase of BOA	
	clauses in respect of POA i. Whether the original POA is verified a	nd N.A.
	i. Whether the original FON is the title investigation is done on the ba	sis
	the title investigation is done	
	of original POA?	
	ii. Whether the POA is a registered one? iii. Whether the POA is special or general or	ne?
1	iii. Whether the POA is special or gradient iv. Whether POA contains a specific authorized with the document in questions.	rity
1		
	Whether the POA was in force and not revo	ked N.A.
f	or had become invalid on the date of execu-	tion
	or had become invalid of the date of	arify
	of the document in question? (Please clawhether the same has been ascertained f	rom
	whether the same has been ascertained	9-5///
	the Office of Sub Registrar also?).	? N.A
٤	the Office of Sub Registral asset, Please comment on the genuineness of POA Please comment on the genuineness of POA	pility N.A
l 1	The unequivocal opinion on the chioresan	Parties and the same and the sa
29	and the second of helps cleated by a	er of
	the extent () THE DOWNER	DAHA
	therein and whether the same is pro-	(Elapiroania
		(C ARMEDABAD

executed/stamped/ authenticated in terms of the Law of the place, where it is executed. If the property is a flat/apartment or residential/ commercial complex, check and comment on the following: a) Promoter's/Land owner's title to the land/ building: b) Development Agreement/Power of Attorney; C) Extent of authority of the Development/ building: d) Independent title verification of the land and/or building in question; e) Agreement for sale (duly registered); f) Payment of proper stamp duty; g) Requirement of registration of sale agreement, development agreement, POA etc.; h) Approval of building plan, permission of appropriate / local authority etc.; i) Conveyance in favour of Society/ N.A. Condominium concerned; j) Occupancy Certificate/allotment letter/ letter of possession; k) Membership details in the Society etc.; N.A l) Share Certificates; m) No Objection Letter from the Society; Apartments/Building Regulations, Development Control Regulations, Development Control Regulations, Development Control Regulations, Development Societies, Laws etc.; o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; p) If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any. q) Whether the number pattern of the units/ flats tally in all documents such as approved plan, agreement plan etc. 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. 32. The period covered under the Encumbrances Certificate and the name of the person in		1 towns of	
the Law of the place, where the property is a flat/apartment or residential/ commercial complex, check and comment on the following: a) Promoter's/Land owner's title to the land/ building: b) Development Agreement/Power of Attorney; c) Extent of authority of the Development/ builder; d) Independent title verification of the land and/or building in question; e) Agreement for sale (duly registered); f) Payment of proper stamp duty; g) Requirement of registration of sale agreement, development agreement, POA etc.; h) Approval of building plan, permission of appropriate / local authority etc.; i) Conveyance in favour of Society/ N.A. Condominium concerned; j) Occupancy Certificate/allotment letter/ letter of possession; k) Membership details in the Society etc.; N.A. I) Share Certificates; m) No Objection Letter from the Society; n) All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Co.Operative Societies, Laws etc.; o) Requirements, for noting the Bank charges on the records of the Housing Society, if any; p) If the property is a vacant land and construction is yet to be made, approved plan, agreement plan etc. 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. LAST 30 Years	-	executed/stamped/ authenticated in terms of	
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other Local authorities of Third Farty Claims, Liens etc. and details thereof. Liens etc. and details thereof. LAST 30 Years		f Correrment (Fillial of State)	<u> </u>
Liens etc. and details thereof. LAST 30 Years		other Local authorities or Initu Party Claim	.3,
avered under the Encumbrances Lines		and details thereof.	
Certificate and the name of the person in	20	- 1 severed under the Encumbration	
	32	Certificate and the name of the person	m
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	1 11	
	whose favour the encumbrance is created and	
	if so, satisfaction of charge, if any.	YES
33.	Details regarding property tax or land revenue	165
	or other statutory dues paid/ payable as on	
	date and if not paid, what remedy?	A at in removed
34.	Urban land ceiling clearance, whether required	Act is repealed.
a)	and if so details thereon.	NY A
b)	Whether No Objection Certificate under the	N.A.
*	Income Tax Act is required/obtained.	Village Form Jamabandhi
35.	Details of RTC extracts/mutation	Village Form Jamabandin
	extracts/Khata extracts pertaining to the	
	property in question.	
36.	Whether the name of mortgagor is reflected as	No
	owner in the revenue / Municipal / Village	
	records?	
37.	Whether the property offered as security is	YES
a)	clearly demarcated?	
b)	Whether the demarcation/partition of the	YES,
~/	property is legally valid?	
c)	Whether the property has clear access as per	YES
٠,	documents?	
38.	Whether the property can be identified from	YES
50.	the following documents, and discrepancy/	
	doubtful circumstances, if any revealed on	
	such scrutiny?	
a)	- Limited to electricity connection:	Yes
b)	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	NO
c)	to Soles Tax	NO
()	Registration, if any applicable.	
<u>d</u>)	1111 10	Tax Bill
	In respect of the boundaries of the property,	As per valuation Report.
39.	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.	<u> </u>
40	If the valuation report and/or approved/	N.A.
40.	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.	1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1
	(If the valuation report and/or approved plan	1
	are not available at the time of preparation of	f
		S S S S S S S S S S S S S S S S S S S
	TIR, please provide these comments	1/8/

	subsequently, on making the same available to	
	the advocate)	NO
41.	Any bar/restriction for creation of mortgage	NO
	and on any local or special enactments, details	
	of proper registration of documents, payment	
	of proper stamp duty etc.	YES.
42.	Whather the Bank will be able to enforce	
III. SCHOOL III.	SARFESI Act, if required against the property	
	offered as security?	
43.	In some of obsence of original title deeds,	N.A.
то.	1 -4-:12 of legal and other requirements for	V S
	of a proper valid and empleasie	1
	the go by deposit of certified extracts duly	1
ľ.	certified etc., as also any precaution to be	
	talton by the Bank in this regard.	
44.	Turb or the governing law/constitutional	N.A.
44.	description of the mortgagor lottler than	
	netural persons) permits creation of mortgage	
	and additional precautions, if any to be taken	1
1	in an ob coses	
	Additional aspects relevant for investigation o	f N.A.
45.	title as per local laws.	
	f ont to eatemiarn like	e NO
46.	interest of Bank/ensuring the perfection of	f
	security. The Bank is advised to obtained Origina	d As per details of property
47.	The Bank is advised to obtained original	
4	Registered sale deed executed by Preciou	8
	Energy Services Limited	e
48.		g The Authorised person who
	mortgage/to deposit documents creating	Authorised by the Board of
	mortgage.	Directors of the Company can
		Create Mortgage.
		BRAHMAL

Date: 15.03.2019 Place: Ahmedabad.

Bhoomi A. Brahmakshatriya A d v o c a t e MD AND PBS LEGAL(PARTNER)

AHMEDABAD (G-1119/2012)

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 atRegistration Village : Meerpur Kalan District: Mansa, State: Punjab and Subregistrar 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 OFKhewat/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):-atRegistration 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),

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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 OFKhewat / 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 O4 Marla (herein after referred to as the part of land):-atRegistration 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 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.