



सत्यमेव जयते

145
7
202

INDIA NON JUDICIAL
Government of Punjab

e-Stamp

Certificate No.

Certificate Issued Date

Certificate Issued By

Account Reference

Unique Doc. Reference

Purchased by

Description of Document

Property Description

Consideration Price (Rs.)

First Party

Second Party

Stamp Duty Paid By

Stamp Duty Amount(Rs.)

: IN-PB0843700777690R
: 26-Dec-2019 03:35 PM
: pbsonkhus
: NONACC (BK)/ pbcanbk02/ GURDASPUR/ PB-GP
: SUBIN-PBPBCANBK0216968907917191R
: SURINDER KUMAR So PARAS RAM
: Article 23 Conveyance
: VILLAGE SHAHPUR HB NO 298 TEHSIL DINANAGAR GURDASPUR
: 1,59,72,200
: (One Crore Fifty Nine Lakh Seventy Two Thousand Two Hundred only)
: RAMESH KUMAR So PURAN SINGH AND OTHER
: WAVE BEVERAGES PRIVATE LTD THRU GURDEEP SINGH DURE
: WAVE BEVERAGES PRIVATE LTD THRU GURDEEP SINGH DURE
: 9,58,500
: (Nine Lakh Fifty Eight Thousand Five Hundred only)



Please write or type below this line.

Ramesh Kumar

Rakesh Kumar

Rakesh Thakur

Gurdip

TQ 0006220282



Scanned with OKEN Scanner

ਬੈ ਨਾਮਾ ਮਾਲੀਅਤ 1,59,72,189/-ਰੁਪਏ

ਕੈਨਰਾ ਬੈਂਕ ਗੁਰਦਾਸਪੁਰ ਈ ਸਟੈਂਪ ਨੰਬਰ INPB0843700777690R ਮਿਤੀ 26.12.2019
ਅਸਟਾਮ 5+1=6%

ਅਸਟਾਮ ਮਾਲੀਅਤ 9,58,500/-ਰੁਪਏ

ਬਾਇਆ ਦਾ ਅਧਾਰ ਕਾਰਡ ਨੰਬਰ 858137865759-576863899149-689991561771

ਖ਼ੀਦਦਾਰ ਦਾ ਅਧਾਰ ਕਾਰਡ ਨੰਬਰ 498883862075

ਬਾਇਆ ਦੇ ਕਹਿਣ ਤੇ ਇਸ ਰਕਬੇ ਦਾ ਕੋਈ ਝਗੜਾ ਨਹੀਂ ਚਲਦਾ ਹੈ

ਜਮੀਨ ਦਾ ਕੁਲੈਕਟਰ ਰੇਟ 6,42,600/- ਰੁਪਏ ਪ੍ਰਤੀ ਏਕੜ

ਈ ਰਜਿਸਟਰੇਸ਼ਨ ਰਸੀਦ ਨੰਬਰ ਪੀਬੀ1031281912656 ਮਿਤੀ 31.12.2019

ਰਕਬਾ ਵਾਕਿਆ	ਹਦਬਸਤ	ਰਕਬਾ	ਜਮਾਬੰਦੀ	ਕਿਸਮ
ਪਿੰਡ ਸਾਹਪੁਰ	298	(31-11)	2017-2018	ਚਾਹੀ

ਅਸੀਂ ਰਮੇਸ਼ ਕੁਮਾਰ- ਸੁਰੇਸ਼ ਕੁਮਾਰ- ਰਾਕੇਸ਼ ਠਾਕੁਰ ਪੁੱਤਰ ਪੂਰਨ ਸਿੰਘ ਪੁੱਤਰ ਈਸ਼ਰ ਦਾਸ ਵਾਸੀ ਪਿੰਡ ਸਾਹਪੁਰ ਤਹਿਸੀਲ ਦੀਨਾਨਗਰ ਜ਼ਿਲ੍ਹਾ ਗੁਰਦਾਸਪੁਰ ਦੇ ਹਾਂ ਜੋ ਰਕਬਾ ਵਾਕਿਆ ਪਿੰਡ ਸਾਹਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 298 ਤਹਿਸੀਲ ਦੀਨਾਨਗਰ ਜ਼ਿਲ੍ਹਾ ਗੁਰਦਾਸਪੁਰ ਵਿਚ ਜਮਾਬੰਦੀ ਸਾਲ 2017-2018 ਖੇਵਟ 7 ਖਸਰਾ ਨੰਬਰ 2 ਆਰ ਦਾ 25/1 (4-0) 25/2 (1-7) 3 ਆਰ ਦਾ 21 (4-5) 22 (1-3) 4 ਆਰ ਦਾ 1 (7-12) 2 (3-2) 9 (1-18) 10 (7-12) 11/1 (0-12) ਕੁਲ ਰਕਬਾ (31-11) (ਇਕੱਠੀ ਕਨਾਲ ਗਿਆਰਾ ਮਰਲੇ) ਕਰਮ ਸਾਢੇ ਪੰਜ ਫੁੱਟ ਨਾਲ ਜੋ ਸਾਡੀ ਹਿੱਸੇ ਆਈ ਮਾਲਕੀ ਹੈ ਅਤੇ ਸਾਡੇ ਕੱਬਜੇ ਵਿਚ ਹੈ ਜੋ ਹੁਣ ਅਸੀਂ ਉਪਰੋਕਤ ਰਕਬਾ (31-11) ਸਣੇ ਸਾਰੇ ਹੱਕ ਹਕੂਕ ਦਾਖਲੀ ਅਤੇ ਖਾਰਜੀ ਮਬਲਗ 1,59,72,189/-ਰੁਪਏ ਅੱਧ ਜਿਸਦਾ 79,86,094.50/- ਰੁਪਏ ਹੁੰਦੇ ਹਨ ਬੈ ਪਾਸ ਮੈਸਰਜ਼ ਵੇਵ ਬਿਵਰੇਜ ਪ੍ਰਾਇਵੇਟ ਲਿਮਿਟਡ, ਰਜਿਸਟਰਡ ਆਫਿਸ 228, ਈ ਬਲਾਕ ਰਣਜੀਤ ਐਵੀਨਿਊ ਅਮ੍ਰਿਤਸਰ ਰਾਹੀਂ ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ ਗੁਰਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਅਬਨਾਸ ਹੈ ਵਸੂਲੀ ਦਾ ਵੇਰਵਾ ਇਸ ਪ੍ਰਕਾਰ ਹੈ ਕਿ ਰਕਮੀ 45,89,763/-ਡਰਾਫਟ ਨੰਬਰ 017513 ਮਿਤੀ 26.12.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 2,00,000/-ਰੁਪਏ ਡਰਾਫਟ ਨੰਬਰ 017512 ਮਿਤੀ 26.12.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 5,34,300/-ਰੁਪਏ ਚੈਕ ਨੰਬਰ 007635 ਮਿਤੀ 09.10.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਰਮੇਸ਼ ਕੁਮਾਰ ਨੇ ਅਤੇ ਰਕਮੀ 45,89,763/-ਡਰਾਫਟ ਨੰਬਰ 017509 ਮਿਤੀ 26.12.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 2,00,000/-ਰੁਪਏ ਡਰਾਫਟ ਨੰਬਰ 017510 ਮਿਤੀ 26.12.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 5,34,300/-ਰੁਪਏ ਚੈਕ ਨੰਬਰ 007637 ਮਿਤੀ 09.10.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਸੁਰੇਸ਼ ਕੁਮਾਰ ਨੇ ਅਤੇ ਰਕਮੀ 45,89,763/-ਡਰਾਫਟ ਨੰਬਰ 017511 ਮਿਤੀ 26.12.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 2,00,000/-ਰੁਪਏ ਡਰਾਫਟ ਨੰਬਰ 017508 ਮਿਤੀ 26.12.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 5,34,300/-ਰੁਪਏ ਚੈਕ ਨੰਬਰ 007638 ਮਿਤੀ 11.10.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਇਸ ਤਰ੍ਹਾਂ ਕੁੱਲ ਰਕਮ 1,59,72,189/-ਰੁਪਏ ਵਸੂਲ ਪਾਏ ਹੁਣ ਸਾਹਮਣੇ ਸਬ-ਰਜਿਸਟਰਾਰ ਦੀਨਾਨਗਰ ਦੇ ਕੁਝ ਨਹੀਂ ਲੈਣਾ। ਉਪਰੋਕਤ ਰਕਬੇ ਦਾ ਕੱਬਜਾ ਅੱਜ ਤੋਂ ਖ਼ੀਦਦਾਰ ਨੂੰ ਦੇ ਦਿੱਤਾ ਹੈ। ਦਾਖਲ ਖਾਰਜ ਕਰਵਾ ਦਿਆਂਗੇ। ਹੁਣ ਖ਼ੀਦਦਾਰ ਸਾਡੇ ਵਾਂਗ ਹੀ ਬੈ ਸੁਦਾ ਰਕਬੇ ਦਾ ਕਾਮਲ ਮਾਲਕ ਬਣ ਗਿਆ ਹੈ। ਸਾਡਾ ਦਿ.ਕਿ.ਕਾ. —

ਦਸਤਖਤ ਕਰ ਰਮੇਸ਼ ਕੁਮਾਰ

ਦਸਤਖਤ ਕਰ ਸੁਰੇਸ਼ ਕੁਮਾਰ





ਦਸਤਾਵੇਜ਼ ਦੀ ਤਸਦੀਕ

Token No :- 20190000589674

ਦਸਤਾਵੇਜ਼ ਦੀ ਕਿਸਮ :- ਬੈਨਾਮਾ , ਮਾਲੀਅਤ :- Rs.2519649/-, ਮਾਲੀਅਤ :- Rs.15972200/-

ਸਟੈਂਪ ਡਿਊਟੀ :- Rs. 798700, ਰਜਿਸਟਰੇਸ਼ਨ ਫੀਸ :- Rs. 159722, ਸੋਸਲ ਇਨਫਰਾਸਟਰਕਚਰ ਸੈਸ :- Rs. 159722, ਪੋਸਟਿੰਗ ਫੀਸ ਪੰਜਾਬੀ :- Rs. 200, ਪੀ.ਆਈ.ਡੀ.ਬੀ. ਫੀਸ :- Rs. 159722, ਪੀ. ਐਲ. ਆਰ. ਐਸ. ਫੈਸੀਲੀਟੇਸ਼ਨ ਚਾਰਜਿਜ਼ :- Rs. 5000, ਇੰਤਕਾਲ ਫੀਸ :- Rs. 300,

ਜ਼ਮੀਨ ਦਾ ਪ੍ਰਕਾਰ :- ਖੇਤੀਬਾੜੀ , ਜ਼ਮੀਨ ਦਾ ਖੇਤਰ :- 11:00 31.00 ਕਨਾਲ

ਸੈਗਮੈਂਟ ਦਾ ਨਾਮ :- ਸਾਹਪੁਰ , ਸੈਕਸ਼ਨ ਕਲੈਕਟਰ ਰੋਟ :- Rs. 159 /- ਏਕੜ

ਭਾਗ ਵੇਰਵਾ :- ਸਾਹਪੁਰ ਖੇਤੀਬਾੜੀ

ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ Ramesh Kumar And Other s/o/d/o/w/o Puran Singh ਨੇ ਇਸ ਦਫਤਰ ਵਿੱਚ ਦਸਤਾਵੇਜ਼ ਰਜਿਸਟਰੇਸ਼ਨ ਲਈ ਪੇਸ਼ ਕੀਤਾ।

ਅੱਜ ਮਿਤੀ :- 06-Jan-2020 ਦਿਨ :- Monday ਸਮਾਂ :- 07:04:01 pm

ਪੇਸ਼ਕਰਤਾ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

Ramesh Kumar And Other
(ਵਿਅਕਤੀਗਤ)

ਸ਼੍ਰੀ/ਸ਼੍ਰੀਮਤੀ Ramesh Kumar And Other s/o/d/o/w/o Puran Singh ਪੇਸ਼ਕਰਤਾ ਨੂੰ ਦਸਤਾਵੇਜ਼ ਦੀ ਲਿਖਤ ਪੜ੍ਹਕੇ ਸੁਣਾਈ ਗਈ। ਜੋ ਉਸਨੇ ਠੀਕ ਮੰਨ ਕੇ ਪ੍ਰਵਾਨ ਕੀਤੀ। ਬੈਨਾਮਾ ਦੀ ਕੁੱਲ ਕੀਮਤ ਵਿੱਚੋਂ - ਰੁ: ਮੇਰੇ ਸਾਹਮਣੇ ਪ੍ਰਾਪਤ ਕੀਤੇ। ਬਾਕੀ ਰਾਸ਼ੀ ਨਕਦ/ਚੈਕ /ਡਰਾਫਟ /ਆਰ.ਟੀ.ਜੀ.ਐਸ ਰਾਹੀਂ ਪਹਿਲਾ ਵਸੂਲ ਕੀਤੇ। ਦੋਨਾਂ ਧਿਰਾਂ ਦੀ ਸਨਾਖਤ ਗਵਾਹ ਨੰਬਰ 1 Raghbir Singh Numberdar ਅਤੇ ਗਵਾਹ ਨੰਬਰ 2 Bodh Singh Panch . ਤਸਦੀਕ ਕਰਦੇ ਹਨ। ਮੈਂ ਪਹਿਲੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹਾਂ ਜੋ ਕਿ ਦੂਸਰੇ ਗਵਾਹ ਨੂੰ ਜਾਣਦਾ ਹੈ ਅਤੇ/ਜਾਂ ਧਿਰਾਂ ਨੇ ਆਪਣੀ ਸਵੈ ਪਹਿਚਾਣ ਹੇਠ ਲਿਖੇ ਅਨੁਸਾਰ ਪੇਸ਼ ਕੀਤੀ।

ਧਿਰ ਦਾ ਨਾਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦੀ ਕਿਸਮ	ਪਹਿਚਾਣ ਪੱਤਰ ਦਾ ਨੰਬਰ	ਇਨਕਮ ਟੈਕਸ ਪੈਨ ਕਾਰਡ
Ramesh Kumar And Other			

ਲਿਹਾਜਾ ਵਸੀਕਾ ਰਜਿਸਟਰਡ ਕੀਤਾ ਜਾਵੇ।

ਮਿਤੀ:- 06-Jan-2020

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਗਵਾਹ

1.

2.

(ਪਹਿਲੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ (ਦੂਜੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)

Ms Wave Beverages Pvt Ltd Through Managing
Director Gurdeep Singh ()

ਉਪਰੋਕਤ ਦਸਤਾਵੇਜ਼ ਅਤੇ ਅੰਗੂਠੇ ਦੇ ਨਿਸ਼ਾਨ ਮੇਰੀ ਹਾਜ਼ਰੀ ਵਿਚ ਲਗਾਏ ਗਏ

ਮਿਤੀ:- 06-Jan-2020

ਸਬ ਰਜਿਸਟਰਾਰ /ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

2019-20/145/1/2702

ਬੁੱਕ ਨੰਬਰ :- 1



TRANSLATED FROM PUNJABI TO ENGLISH

SALE DEED FOR RS. 1,59,72,189/-

Canara Bank Gurdaspur E-stamp no. INPB08437007777690R dated 26-12-2019

Stamp duty Rs. 9,58,500/- Stamp papers 5+1=6%

Seller aadhar card no.: 858137865759-576863899149-689991561771

Purchaser aadhar card no.: 498883862075

As per seller no dispute lying pending of this area

Collector rate of land is Rs. 6,42,600/- per acre

E-registration receipt no. PB1031281912656 dated 31-12-2019

Area location	Hadbast	Area	Jamabandi	Type
Village Shahpur	298	(31-11)	2017-2018	Well

We, Ramesh Kumar, Suresh Kumar, Rakesh Thakur sons of Puran Singh son of Ishar Das residents of Village Shahpur, Tehsil Dinanagar District Gurdaspur. Whereas area situated at Village Shahpur, Hadbast no. 298, Tehsil Batala District Gurdaspur as per jamabandi year 2017-2018 khewat 7 bearing land khasra no. 2R25/1(4-0) 25/2(1-7) 3R21(4-5) 22(1-3) 4R1(7-12) 2(3-2) 9(1-18) 10(7-12) 11/1(0-12) total area (31-11) (Thirty One kanal Eleven marlas) and is under our ownership and possession. Now we are in sound minded and in full senses with our own will along with full rights, have sold the said property area (31-11), for consideration amount of Rs. 1,59,72,189/- whose half becomes Rs. 79,86,094.50/- to M/s. Wave Beverages Private Limited, registered office 228, E-Block, Ranjit Avenue, Amritsar through Managing Director Gurdeep Singh son of Ahinash Singh son of Teja Singh resident of Amritsar, Tehsil & District Amritsar and details of received amount is: Rs. 45,89,763/- through draft no. 017513 dated 26-12-2019 of HDFC Bank & Rs. 2,00,000/- through draft no. 017512 dated 26-12-2019 of HDFC Bank & Rs. 5,34,300/- through cheque no. 007635 dated 09-10-2019 of HDFC Bank in favor of Ramesh Kumar & Rs. 45,89,763/- through draft no. 017509 dated 26-12-2019 of HDFC Bank & Rs. 2,00,000/- through draft no. 017510 dated 26-12-2019 of HDFC Bank & Rs. 5,34,300/- through cheque no. 007637 dated 09-10-2019 of HDFC Bank in favor of Suresh Kumar & Rs. 45,89,763/- through draft no. 017511 dated 26-12-2019 of HDFC Bank & Rs. 2,00,000/- through draft no. 017508 dated 26-12-2019 of HDFC Bank & Rs.



TRANSLATED FROM PUNJABI TO ENGLISH

5,34,300/- through cheque no. 007638 dated 09-10-2019 of HDFC Bank in favor of Rakesh Thakur, therefore we have received Rs. 1,59,72,189/- now in presence of Sub Registrar Dinanagar no money transaction will be held. Possession of said area has handed over to purchaser from today. Mutation may be granted in favor of purchaser in our absence; we shall have no any objection in this regard. Purchaser is now fully owner and possessor of the said property like us. We have not any rights on this property now and not even in future. We & our legal heirs shall be responsible if any discrepancy may found in our ownership. Purchaser should use this land as per his requirement We and our legal heirs shall not have any objection for that. Rs. 53,250/- by Ramesh Kumar & Rs. 53,250/- by Suresh Kumar & Rs. 53,250/- by Rakesh Thakur will deposit as TDS in government treasury. So this Sale Deed is written in presence of the witness, readout & listened and found correct for proof on dated 06-01-2020. SD/- & stamp of Deed writer Harjinder Singh Tehsil Gurdaspur RN 4.

Witness:

Raghubir Singh Nambardar
Village Shahpur, Tehsil
Dinanagar
SD/-

Seller

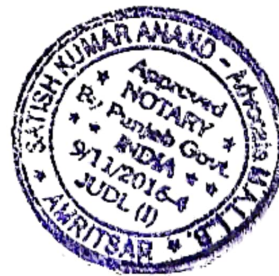
Ramesh Kumar
SD/-
Suresh Kumar
SD/-
Rakesh Thakur
SD/-

Purchaser

M/s. Wave Beverages Pvt
Ltd through Managing
Director Gurdeep Singh
SD/-

Witness:

Bodh Singh Member Panchayat
Village Shahpur, Tehsil Dinanagar
SD/-



Attested to be true copy of Document
Produced Translation From Punjabi/Hindi
to English
Notary Public for Amritsar District
Amritsar



From the Office of
Vikas Sharma
Advocate
District Courts Gurdaspur

Resi. Improvement trust Colony
Scheme No. 5
Jail Road, Gurdaspur
Tele:- 93562-32168

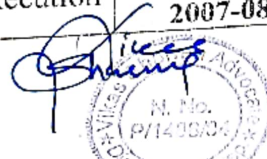
Date: 07.03.2022

To

The Senior Manager,
Punjab National Bank,
B.O. LCB NOIDA Sector-63

Subject:- Special report on Title Reg: Special Report of the title of: Property consisting of **land measuring 31 kanal 5 marla** out of 31 kanal 11 marla comprised in khewat no. 25-26-27 rect. no. 2 kila 25/1 (4-0) 25/2 (1-7) rect. no. 3 kila 21 (4-5) 22 (1-3) rect. no. 4 kila 1 (7-12) 2 (3-2) 9 (1-18) 10 (7-12) 11/1 (0-12) situated in revenue estate of **Vill. Shahpur H. B. No. 298** as per the Jamabandi for the year **2017-18**. Fully detailed and described in sale deed dated 06.01.2020, document no. 2019-20/145/1/2702 Bahi No. 1, Zild No. 894, Page No. 20.

ASPECTS TO BE CONSIDERED	COUNCEL' STATEMENT
A. PARTICULARS	
1. Name of the Borrower with Address	M/s Wave Beverages Private Ltd. Registered office 228 E-Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh R/o Amritsar Tehsil & Distt. Amritsar
2. Name of the person offering mortgage with parentage/Constitution and address	--do--
3. Detail of the property to be mortgage	Property consisting of land in an area measuring 31 kanal 5 marla detailed above.
B. INVESTIGATIONS	
1. Details of title deeds/ documents (including Link deposited for creation of mortgage (with full particulars regarding nature of documents, date of execution	<ul style="list-style-type: none">• Sale deed dated 06.01.2020• Jamabandies for the year 1992-93, 1997-98, 2002-03, 2007-08, 2012-13, 2017-18.

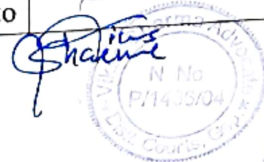

N. No.
P/149904



and details of registration)	
2. Whether certified copies have been obtained from registrar's office.	• Yes, certified copy (dated 24.02.2022) of title deed dated 06.01.2020 has been obtained and attached.
3. Whether the documents in hand are compared with the certified copies and whether documents given raise any doubt or suspicion?	The documents were minutely compared with the original and same are found to be correct and true. There is not an iota of suspicion in any document.
4. Whether registration particulars number and date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the Registrar's office.	The particulars of the registered documents i.e. khasra no, date and page of title deed and other relevant particulars have been duly tallied with record maintained by the registrar office. All the particulars mentioned in the documents in question are correctly incorporated in the record of right in the office of the registrar.
5. Whether registration particulars of registration number, date and page as given in the title deed tally with the particulars as stated in the certified copy as obtained from the records of the Registrar's office.	Yes, all the particulars of the title deed i.e. date and page and registration no. have been tallied with the original record and particulars mentioned above are correctly mentioned in the certified copy.
6. Whether the photographs of parties as affixed in title deed tally with the photographs as stated in the certified copy as obtained from the registrar's office.	Yes, the photographs of the parties affixed on the title deed have been compared and same are correctly tallied with the photographs appended on the certified copy obtained from the registrar office.
7. Whether the contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office ? If not, variations be specified and what is its affect	Yes, the contents of the title deed have been minutely compared in were verbatim with the contents of the certified copy of the title deed obtained from the registrar office and same are



	correct and true.
8. Whether the property has been mutated in the name of person offering the mortgage.	Yes
9. Whether an equitable mortgage can be created at the place where the branch disbursing the loan situated	In this case only equitable mortgage can be created at designated Branch
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged ? { In some states there are restrictions on creation of mortgage of agricultural property for Non agricultural purpose. }	No
11. Whether there are any restrictions regarding sale of the property to be mortgaged? {In some states there are restrictions for sale of property to residents outside the state. }	No
12. Whether all the approvals, clearances /Sanctions required for creation of the mortgage have been obtained? If not obtained what are such sanctions, approvals and clearance yet to be obtained?	Since the subject matter mentioned in the title deed in question is not under mortgaged with any bank or other financial institution, Therefore, no sanction, approval or clearance is require to be obtained.
13. Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? if so its effect.	It has been purchased from Ramesh Kumar, Suresh Kumar and Rakesh Thakur sons of Puran Singh
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act 1894?	No
15. Whether Urban land Ceiling Act is applicable in the state where the property is situated?	No
16. In case of Lease hold property whether permission/ NOC from lessor is required for creation of mortgage? Whether permission of Lessor/NOC is obtained?	No
17. What is the rate of sharing of unearned income with lessor in the event of sale of property?	N.A.
18. Whether copy of title deed favoring lessor (Other than Govt.) is made available to	N.A.



examine the validity of the lease?	
19. Whether terms and conditions given in the lease deed have been complied with? If any condition is violated effect there of?	N.A.
20. Whether any permission of income tax Authorities/ Assessing Officer is required under the provisions of income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the income tax department?	Since the subject matter mentioned in the title deed is not found to be under mortgage with any bank or other financial institution, Therefore, no permission from income tax/assessing authority is required in this case.
21. In respect of agriculture land whether land is declared surplus or under consolidation of Holdings?	No, this land mentioned in the title deed is not an agriculture land nor it was declared surplus or under consolidation holdings.
22. Whether certified copies of revenue records has been obtained and examined to confirm that no dues are outstanding towards the mortgagor? (Copies of revenue record be submitted to the bank while submitting the certificate of title investigation)	Since the land mentioned in the title deeds is free from mortgage/encumbrances. Therefore, there is no need to confirm that no dues are outstanding against the mortgagor/owner of the property.
23. Whether the mortgage property is enforceable under SARFAESI Act-2002	Yes (after getting CLU dated 19.03.2021 from Housing and Urban Development Department)

Date : 07.03.2022

Place: Gurdaspur

Signature of Advocate

CERTIFICATE

I certify that I have given the above stated report of the above mentioned property on the basis of my search and inspection of title in question from the concerned Offices.

ANNEXURE -V

CERTIFICATE

The Senior Manager,
Punjab National Bank,
B.O. LCB NOIDA Sector-63

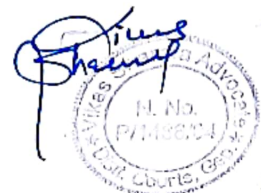
Subject: Opinion on investigation of title and obtaining of search report
in respect of land owned by M/s Wave Beverages Private Ltd.
Registered office 228 E- Block Ranjit Avenue Amritsar through
Managing Director Gurdeep Singh S/o Abnash Singh R/o Amritsar
Tehsil & Distt. Amritsar.

As requested I have conducted the legal investigations of the title deed and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the special report which is enclosed here with.

I hereby certify that the registration particulars-number, date and page particulars etc. as shown in the original title deed and contents there of tally with the information as stated in the records of office of Joint Sub registrar/ Registrar of assurance as well as with the certified copy of title deed which was obtained by me is enclosed with this certificate.

I further certify that the photographs of previous owner and of intending mortgagor affixed/ seen in the title deed tally with the records of registration office as with the certified copy of the title deed.



Chain of the title relating to the property is complete as given in the Annexure.

I have verified, tallied and compared these documents from the record of the office of Joint Sub- Registrar/ registrar of assurance and also from the record of other appropriate authorities.

Sub Registrar Gurdaspur & Sub Registrar Dinanagar

I shall be liable/responsible, if any loss is caused to the bank due to negligence on my part in making the search and the bank has unqualified right to publish my name for including in the caution list being maintained by I.B. Association of RBI or any other such body for circulation amongst banks/ Financial Institutions.

The search report of which is annexed here to, conducted by me for the period from **01.01.1991 to 28.02.2022** do not disclose any encumbrance.

I find the following defects in the title of the person offering mortgage:

I hereby certify that **M/s Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh R/o Amritsar Tehsil & Distt. Amritsar** has clear, valid and marketable title over the above said property and he is competent to create the mortgage.

The valid mortgage can be created by deposit of following original title deeds. The said title deeds are original and genuine one and are not duplicate or fake as observed by me. **However in this case only equitable mortgage can be created. The above said property is situated in the Abadi in the Vill. Shahpur. Therefore, SARFAESI ACT can be enforced on the above said property (after getting CLU dated 19.03.2021 from Housing and Urban Development Department).**

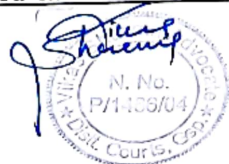
Chain of Title:-

- **As per the Jamabandi for the year 1992-93, Ishar Dass S/o Badri (96 kanal 18 marla) and Puran Singh S/o Ishar Singh S/o Badri (89 kanal 5 marla) were owner of land measuring 186 kanal 3 marla. And Pardesh Government was**



owner of land measuring 149 kanal 19 marla. Thereafter, Ishar Dass has died and his estate devolved upon his sons namely Balwant Singh, Kishan Singh and Puran Singh in equal share, mutation no. 1362 dated 26.12.1997 has been duly entered and sanctioned in the revenue record. Puran Singh was owner of land measuring 121 kanal 11 marla.

- As per the Jamabandi for the year 1997-98, Puran Singh was owner of land measuring 121 kanal 11 marla and Pardesh Government was owner of land measuring 149 kanal 19 marla.
- As per the Jamabandi for the year 2002-03, Puran Singh S/o Ishar Dass S/o Badri was owner of land measuring 121 kanal 11 marla and Pardesh Government was owner of land measuring 149 kanal 19 marla. Thereafter, Pardesh Government has transferred land measuring 149 kanal 19 marla in favour of Balwant Singh, Kishan Singh and Puran Singh sons of Ishar Singh S/o Badri in equal share, mutation no. 1422 dated 23.03.2000 has been duly entered and sanctioned in the revenue record. Puran Singh was owner of land measuring 171 kanal 10 marla.
- As per the Jamabandi for the year 2007-08, Puran Singh S/o Ishar Dass S/o Badri was owner of land measuring 171 kanal 10 marla. Thereafter, Puran Singh has transferred land measuring 116 kanal 19 marla in favour of his sons namely Ramesh Kumar, Suresh Kumar and Rakesh Thakur, in equal share, mutation no. 1464 dated 17.06.2004 has been duly entered and sanctioned in the revenue record.
- As per the Jamabandi for the year 2012-13, Puran Singh S/o Ishar Dass S/o Badri was owner of land measuring 54 kanal 11 marla and Ramesh Kumar, Suresh Kumar and Rakesh Thakur sons of Puran Singh S/o Ishar Dass S/o Badri were owner of land measuring 116 kanal 19 marla.
As per the Jamabandi for the year 2017-18, Puran Singh S/o Ishar Dass S/o Badri was owner of land measuring 171 kanal 10 marla and Ramesh Kumar, Suresh Kumar and Rakesh Thakur sons of Puran Singh S/o Ishar Dass S/o Badri were owner of land measuring 116 kanal 19 marla. Thereafter, Puran Singh has died and his estate devolved upon his sons namely Ramesh Kumar, Suresh Kumar and Rakesh Thakur, in equal share, mutation no. 1583 dated 27.04.2016 has been duly entered and sanctioned in the revenue record. Above said land has been got partitioned, mutation no. 1624. After getting partition of land Ramesh Kumar, Suresh Kumar and Rakesh Thakur sons of Puran Singh were owner of land measuring 31 kanal 11 marla. Thereafter, Ramesh Kumar, Suresh Kumar and Rakesh Thakur have transferred land measuring 31 kanal 11 marla by way of sale in favour of M/s Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh, mutation no. 1633 dated 31.01.2020 has been duly entered and sanctioned in the revenue record on the basis of sale deed dated 06.01.2020 having its wasika no. 2019-20/145/1/2702. Thereafter, M/s Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh has transferred land measuring 6 marla in favour



of Gram Panchayat, mutation no. 1637 dated 22.09.2020 has been duly entered and sanctioned in the revenue record. Now, M/s Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh is owner of land measuring 31 kanal 5 marla. The above said property is situated in the Abadi in the Vill. Shahpur. Therefore, SARFAESI ACT can be enforced on the above said property (after getting CLU dated 19.03.2021 from Housing and Urban Development Department). Chain of title is complete in all respects.

Note: 1) Before disbursement of loan, Entry of lien may kindly be got incorporated in the Revenue record.

- Encl.: 1. Special Report
2. Chain of the title
3. Certified copy of title deed
4. Search Report
5. Revenue documents

Following documents must be obtained from the applicant for creation of Equitable Mortgage:-

- i) Original Sale deed executed by Ramesh Kumar, Suresh Kumar and Rakesh Thakur in favour of M/s Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh, Sale deed dated 06.01.2020, wasika no. 2019-20/145/1/2702.
- ii) Certified copy (dated 24.02.2022) of sale deed dated 06.01.2020, wasika no. 2019-20/145/1/2702.
- iii) Index Inspection Receipt issued by Sub Registrar Gurdaspur & Sub Registrar Dinanagar.
- iv) Non Encumbrance Certificate.
- v) Jamabandi for the year 1992-93, 1997-98, 2002-03, 2007-08, 2012-13, 2017-18.
- vi) CLU dated 19.03.2021 from Housing and Urban Development Department.

Dated: 07.03.2022


Signature of Advocate

ANNEXURE V-A

SEARCH CERTIFICATE

1. Detail of Land (with boundaries) and owner:

Name of owner/s with age	Khata/ Chak/ Survey No.	Khasra Number	Area	Boundaries	Kism (Nature of land)	Location	Other relevant detail if any
M/s Wave Beverages Private Ltd. Registered office 228 E-Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh	25-26-27	Detailed Above	31 kanal 5 marla	East : N.A West: N.A North: N.A South: N.A	Non Agriculture	Vill. Shahpur Tehsil & Distt. Gurdaspur	Nil

Is minor (s) has any interest in the land? If yes, specify the share of Minor (s) with name: **Nil**

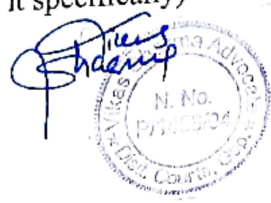
2. I have examined following documents :

- Original Sale deed executed by Ramesh Kumar, Suresh Kumar and Rakesh Thakur in favour of M/s Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh, Sale deed dated 06.01.2020, wasika no. 2019-20/145/1/2702.
- Certified copy (dated 24.02.2022) of sale deed dated 06.01.2020, wasika no. 2019-20/145/1/2702.
- Index Inspection Receipt issued by Sub Registrar Gurdaspur & Sub Registrar Dinanagar.
- Non Encumbrance Certificate.
- Jamabandi for the year 1992-93, 1997-98, 2002-03, 2007-08, 2012-13, 2017-18.
- CLU dated 19.03.2021 from Housing and Urban Development Department.

3. The aforesaid land bears encumbrance/ charge as under:

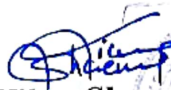
Nil


(In case of no charge is observed, then state it specifically)



4. I have examined the title deeds,/ Khasra Khatauni and other relevant documents of title deeds regarding land detailed as above and I certify that Shri/Smt/Kum M/s **Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh R/o Amritsar Tehsil & Distt. Amritsar** has absolute khatedari rights and can validly create charge/ mortgage in favour of the Bank without interference of anybody else on the above land.
5. I have also inspected the Land records/ Revenue records pertaining to the aforesaid land personally at office of Sub Registrar of assurances/ Tehsil covering the entire period from the date of last transfer and having found no encumbrance thereon and therefore, I hereby certify that the aforesaid property is free from all encumbrance.
6. I am off the opinion that the above borrower M/s **Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh** has got a valid, clear, absolute, marketable title on the said property. I certify that said property is not hit by any sort of restriction under any land laws or any other Centre/ State legislation. I further certify that the above title deeds are genuine and not forged and a valid and enforceable mortgage can be created over said property in favour of bank and the said charge/mortgage is enforceable.
7. I confirm that said property is not in dispute and no case on the said property is pending in the court of law and also that no proceeding for acquisition of the said property is pending before any Court/Tribunal/Authority.
8. I confirm having made a search in the land/Revenue records. I do not find anything adverse which would prevent the Title Holder (s) from creating a valid mortgage. I am liable/responsible, if any laws is caused to the Bank due to negligence on my part in making the search and bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/ Financial Institutions.

Date: 07.03.2022
Place: Gurdaspur


Vikas Sharma
Advocate
Distt. Courts Gurdaspur



SEARCH REPORT

ANNEXURE V-B

Account: M/s Wave Beverages Private Ltd. Registered office 228 E- Block
Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o
Abnash Singh R/o Amritsar Tehsil & Distt. Amritsar.

BO: Punjab National Bank, LCB NOIDA Sector-63

Search report relates to searches made in:

a) Sub Registrar Office Gurdaspur & Joint Sub Registrar Dinanagar.

b) Any other documents

1. Original Sale deed dated 06.01.2020, document no. 2019-20/145/1/2702
2. Certified copy (dated 24.02.2022) of Sale deed dated 06.01.2020, document no. 2019-20/145/1/2702
3. Non encumbrance certificate issued by Sub Registrar Gurdaspur & Sub Registrar Dinanagar
4. Receipt for index inspection
5. Jamabandies for the year 1992-93, 1997-98, 2002-03, 2007-08, 2012-13, 2017-18.
6. CLU dated 19.03.2021 from Housing and Urban Development Department
7. Affidavit duly attested.

1. Sub Registrar/ Registrar of Assurance Office

The encumbrance certificate was obtained from the **Sub Registrar Gurdaspur & Sub Registrar Dinanagar** for the period from 01.01.1991 to 28.02.2022.

(if there is no system of issue of encumbrance certificate in the office of Sub Registrar, it be stated accordingly)

2. Besides obtaining encumbrance certificate from the **Sub Registrar Gurdaspur & Sub Registrar Dinanagar**, personal search was carried out by me for the purpose. Inspection was made on 01.03.2022 for the period from 01.01.1991 to 28.02.2022 at the following sub registrar/offices:

a) **Sub Registrar Gurdaspur & Sub Registrar Dinanagar**

The search report disclosed the following encumbrance: -

4. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies: -

The Search made out in the office of Registrar of Companies disclosed: -

ROC	INFORMATION
Nil	Nil

[Signature]
N. No. P/1408/04
West Court, G.P.O.



4. Inspection of Court records disclosed: -

(This may detail Suit pending, Decrees, Attachment before Judgment, Injunction, Appointment of Receiver, Appointment of Liquidator)

Name of Court	Date of Order	Nature of Order
Nil	Nil	Nil

5. Searches made/ inspection carried out in the following offices disclosed :

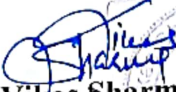
Office	Date of Search/ Inspection	Information
Sub Registrar Gurdaspur & Sub Registrar Dinanagar	w.e.f. 01.01.1991 to 28.02.2022	Property is free from all sorts of encumbrances.

5. A study of the following documents disclosed:

Details of documents perused	Information
<ol style="list-style-type: none"> 1. Original Sale deed dated 06.01.2020, document no. 2019-20/145/1/2702 2. Certified copy (dated 24.02.2022) of Sale deed dated 06.01.2020, document no. 2019-20/145/1/2702 3. Non encumbrance certificate issued by Sub Registrar Gurdaspur & Sub Registrar Dinanagar 4. Receipt for index inspection 5. Jamabandies for the year 1992-93, 1997-98, 2002-03, 2007-08, 2012-13, 2017-18. 6. CLU dated 19.03.2021 from Housing and Urban Development Department 7. Affidavit duly attested. 	Property is free from all sorts of encumbrances.

Date: 07.03.2022

Place: Gurdaspur


Vikas Sharma
 Advocate
 Distt. Courts Gurdaspur

From the Office of
Advocate
District Courts Gurdaspur

Resi. Improvement trust Colony
Scheme No. 5
Jail Road, Gurdaspur
Tele:- 93562-32168

To

The Senior Manager,
Punjab National Bank
B.O. LCB NOIDA Sector-63

**Subject: Opinion on investigation of title and obtaining of search report
in respect of land owned by M/s Wave Beverages Private Ltd.
Registered office 228 E- Block Ranjit Avenue Amritsar through
Managing Director Gurdeep Singh S/o Abnash Singh R/o Amritsar
Tehsil & Distt. Amritsar.**

Dear Sir,

As requested I have answered all the queries in the special report which is enclosed here with.

I hereby certify that M/s Wave Beverages Private Ltd. Registered office 228 E- Block Ranjit Avenue Amritsar through Managing Director Gurdeep Singh S/o Abnash Singh R/o Amritsar Tehsil & Distt. Amritsar has clear, valid and marketable title over the above said property and he is competent to create the mortgage.

The search report of which is annexed here to, conducted by me for the period from 01.01.1991 to 28.02.2022 do not disclose any encumbrance.

It is certified that he has intended to create charge over it and he has every right to do so and the subject property will be available for his liabilities in case of mortgage created by him as per law.

Date: 07.03.2022


Signature of Advocate
