

145
2708



सत्यमेव जयते

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-PB08475331821337S
: 06-Jan-2020 10:57 AM
: pbsonkhus
: NONACC (BK)/ pbcanbk02/ GURDASPUR/ PB-GP
: SUBIN-PBPBCANBK0217050596389471S
: SURINDER KUMAR So PARAS RAM
: Article 23 Conveyance
: VILLAHE SHAHAPUR HB NO 298 DINANAGAR DIST GURDASPUR
: 4,24,49,100
: (Four Crore Twenty Four Lakh Forty Nine Thousand One Hundred only)
: BALWANT SINGH So ISHAR DASS
: MS WAVE BEVERAGES PRIVATE LTD THRU GURDEEP SINGH
: MS WAVE BEVERAGES PRIVATE LTD THRU GURDEEP SINGH
: 25,47,000
: (Twenty Five Lakh Forty Seven Thousand only)



-----Please write or type below this line-----

Balwant Singh

TQ 0006220286



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ਬੈ ਨਾਮਾ ਮਾਲੀਅਤ 4,24,49,062.50/-ਰੁਪਏ

ਕੈਨਰਾ ਬੈਂਕ ਗੁਰਦਾਸਪੁਰ ਈ ਸਟੈਪ ਨੰਬਰ INPB08475331821337S ਮਿਤੀ 06.01.2020

ਅਸਟਾਮ ਮਾਲੀਅਤ 25,47,000/-ਰੁਪਏ ਅਸਟਾਮ

ਅਸਟਾਮ 5+1=6%

ਬਾਇਆ ਦਾ ਅਧਾਰ ਕਾਰਡ ਨੰਬਰ 307942173898

ਖੀਦਦਾਰ 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 ਪੀਬੀ1006192001064 ਮਿਤੀ 06.01.2020

ਰਕਬਾ ਵਾਕਿਆ	ਹਦਬਸਤ	ਰਕਬਾ	ਜਮਾਬੰਦੀ	ਕਿਸਮ
ਪਿੰਡ ਸਾਹਪੁਰ	298	(83-17)	2017-2018	ਚਾਹੀ

ਮੈਂ ਬਲਵੰਤ ਸਿੰਘ ਪੁੱਤਰ ਈਸ਼ਰ ਦਾਸ ਪੁੱਤਰ ਬਦਰੀ ਵਾਸੀ ਪਿੰਡ ਸਾਹਪੁਰ ਤਹਿਸੀਲ ਦੀਨਾਨਗਰ ਜ਼ਿਲ੍ਹਾ ਗੁਰਦਾਸਪੁਰ ਦਾ ਹਾਂ ਜੋ ਰਕਬਾ ਵਾਕਿਆ ਪਿੰਡ ਸਾਹਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 298 ਤਹਿਸੀਲ ਦੀਨਾਨਗਰ ਜ਼ਿਲ੍ਹਾ ਗੁਰਦਾਸਪੁਰ ਵਿਚ ਜਮਾਬੰਦੀ ਸਾਲ 2017-2018 ਖੇਵਟ 25 ਖਸਰਾ ਨੰਬਰ 9 ਆਰ ਦਾ 11/2 (0-19) 19/1 (1-3) 19/2 (4-18) 20 (7-12) 21 (7-12) 22 (6-0) 10 ਆਰ ਦਾ 1 (7-12) 2 (5-12) 9 (5-4) 10 (7-12) 11 (7-12) 12 (5-0) 19/1 (1-8) 20/1 (2-2) 11 ਆਰ ਦਾ 5 (8-0) 6 (5-11) ਕੁਲ ਰਕਬਾ (83-17) (ਤਿਰਆਸੀ ਕਨਾਲ ਸਤਾਰਾ ਮਰਲੇ) ਜੋ ਮੇਰੀ ਹਿਸੇ ਆਈ ਮਾਲਕੀ ਹੈ ਅਤੇ ਮੇਰੇ ਕੱਬਜੇ ਵਿਚ ਹੈ ਸੋ ਹੁਣ ਮੈਂ ਉਪਰੋਕਤ ਰਕਬਾ (83-17) ਸਣੇ ਸਾਰੇ ਹੱਕ ਹਕੂਕ ਦਾਖਲੀ ਅਤੇ ਖਾਰਜੀ ਮਬਲਗ 4,24,49,062.50/-ਰੁਪਏ ਅੱਧ ਜਿਸਦਾ 2,12,24,531.25/- ਰੁਪਏ ਹੁੰਦੇ ਹਨ ਬੈ ਪਾਸ ਮੈਸਰਜ ਵੇਵ ਬਿਵਰੇਜ ਪ੍ਰਾਇਵੇਟ ਲਿਮਿਟਡ, ਰਜਿਸਟਰਡ ਆਫਿਸ 228, ਈ ਬਲਾਕ ਰਣਜੀਤ ਐਵੀਨਿਊ ਅਮ੍ਰਿਤਸਰ ਰਾਹੀਂ ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ ਗੁਰਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਅਬਨਾਸ ਸਿੰਘ ਪੁੱਤਰ ਤੇਜਾ ਸਿੰਘ ਵਾਸੀ ਅਮ੍ਰਿਤਸਰ ਤਹਿਸੀਲ ਤੇ ਜ਼ਿਲ੍ਹਾ ਅਮ੍ਰਿਤਸਰ ਨੂੰ ਕਤਈ ਬੈ ਫਰੋਖਤ ਕਰ ਦਿੱਤੀ ਹੈ ਵਸੂਲੀ ਦਾ ਵੇਰਵਾ ਇਸ ਪ੍ਰਕਾਰ ਹੈ ਕਿ ਰਕਮੀ 3,23,06,562.50 ਡਰਾਫਟ ਨੰਬਰ 017527 ਮਿਤੀ 04.01.2020 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 10,00,000/- ਡਰਾਫਟ ਨੰਬਰ 017528 ਮਿਤੀ 04.01.2020 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 3,56,000/-ਰੁਪਏ ਚੈਕ ਨੰਬਰ 007630 ਮਿਤੀ 10.11.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 3,56,000/-ਰੁਪਏ ਚੈਕ ਨੰਬਰ 007629 ਮਿਤੀ 09.10.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 14,06,000/-ਰੁਪਏ ਚੈਕ ਨੰਬਰ 007641 ਮਿਤੀ 09.10.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 21,00,000/-ਰੁਪਏ ਚੈਕ ਨੰਬਰ 007628 ਮਿਤੀ 09.10.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 45,00,000/-ਰੁਪਏ ਆਰ ਟੀ ਜੀ ਐਸ ਰਾਹੀਂ ਵਸੂਲ ਪਾਏ ਰਕਮ 4,20,24,562.50/-ਰੁਪਏ ਵਸੂਲ ਪਾਏ ਅਤੇ ਰਕਮੀ 4,24,500/-ਰੁਪਏ ਬਤੌਰ ਟੀ ਡੀ ਐਸ ਕਟਵਾਏ ਇਸ ਤਰ੍ਹਾਂ ਕੁਲ ਰਕਮ 4,24,49,062.50/-ਰੁਪਏ ਵਸੂਲ ਪਾਏ ਹੁਣ ਸਾਹਮਣੇ ਸਬ-ਰਜਿਸਟਰਾਰ ਦੀਨਾਨਗਰ ਦੇ ਕੁਝ ਨਹੀਂ ਲੈਣਾ। ਉਪਰੋਕਤ ਰਕਬੇ ਦਾ ਕੱਬਜਾ ਅੱਜ ਤੋਂ ਖੀਦਦਾਰ ਨੂੰ ਦੇ ਦਿੱਤਾ ਹੈ। ਦਾਖਲ ਖਾਰਜ ਕਰਵਾ ਦਿਆਂਗਾ। ਹੁਣ ਖਰੀਦਦਾਰ ਮੇਰੇ ਵਾਂਗ ਹੀ ਬੈ ਸੁਦਾ ਰਕਬੇ ਦਾ ਕਾਮਲ ਮਾਲਕ ਬਣ ਗਿਆ ਹੈ। ਮੇਰਾ ਉਪਰੋਕਤ ਰਕਬੇ ਨਾਲ ਕੋਈ ਵੀ ਸਬੰਧ ਨਹੀਂ ਰਿਹਾ ਨਕਸ ਮਾਲਕੀ ਕਾਰਨ ਖਰੀਦਦਾਰ ਦੇ ਨੁਕਸਾਨ ਦਾ ਮੈਂ ਤੇ ਮੇਰੀ ਦੀਗਰ ਜਾਇਦਾਦ

SALE DEED FOR RS. 4,24,49,062.50/-

Canara Bank Gurdaspur E-stamp no. INPB08475331821337S dated 06-01-2020

Stamp duty Rs. 25,47,000/-

Stamp papers 5+1=6%

Seller aadhar card no.: 307942173898

Purchaser aadhar card no.: 498883862075

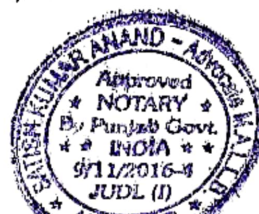
As per seller no dispute lying pending of this area

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

E-registration receipt no. PB1006192001064 dated 06-01-2020

Area location	Hadbast	Area	Jamabandi	Type
Village Shahpur	298	(83-17)	2017-2018	Well

I, Balwant Singh son of Ishar Das son of Badri resident 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 25 bearing land khasra no. 9R 11/2(0-19) 19/1(1-3) 19/2(4-18) 20(7-12) 21(7-12) 22(6-0) 10R1(7-12) 2(5-12) 9(5-4) 10(7-12) 11(7-12) 12(5-0) 19/1(1-8) 20/1(2-2) 11R5(8-0) 6(5-11) total area (83-17) (Eighty Three Kanal Seventeen Marlas) and is under my ownership and possession. Now I am in sound minded and in full senses with my own will along with full rights, have sold the said property area (83-17), for consideration amount of Rs. 4,24,49,062.50/- whose half becomes Rs. 2,12,24,531.25/- 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. 3,23,06,562.50/- through draft no. 017527 dated 04-01-2020 of HDFC Bank & Rs. 10,00,000/- through draft no. 017528 dated 04-01-2020 of HDFC Bank & Rs. 3,56,000/- through cheque



TRANSLATED FROM PUNJABI TO ENGLISH

no. 007630 dated 09-10-2019 of HDFC Bank & Rs. 3,56,000/- through cheque no. 007629 dated 09-10-2019 of HDFC Bank & Rs. 14,06,000/- through cheque no. 007641 dated 09-10-2019 of HDFC Bank & Rs. 21,00,000/- through cheque no. 007628 dated 09-10-2019 of HDFC Bank & Rs. 45,00,000/- through RTGS, therefore I have received Rs. 4,20,24,562.50/- and Rs. 4,24,500/- has deducted as TDS, therefore I have received total sale amount of Rs. 4,24,49,062.50/- 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 my absence; I shall have no any objection in this regard. Purchaser is now fully owner and possessor of the said property like me. I have not any rights on this property now and not even in future. I & my legal heirs shall be responsible if any discrepancy may found in my ownership. Purchaser should use this land as per his requirement I and my legal heirs shall not have any objection for that. He will deposit Rs. 4,24,500/- 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 5.

Witness:
Raghbir Singh Nambardar
Village Shahpur, Tehsil
Dinanagar
SD/-

Seller
Balwant Singh
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



11 MAR 2022



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Sudhir K Sharma

Advocate

☎ 0183-2565379 (Bar)
98140-51746 (M)

Chamber No.97-B, District Courts, Amritsar
Email: lawskumar@yahoo.com

Dt 10.12.2020

SPECIAL REPORT ON TITLE

To

The Manager,
Punjab National Bank.
Br LCB , Noida .

Reg - Title verification of property/Land measuring 83 kanal 17 marla out of Khasra no. 9//11/2(0-19), 19/1(1-3), 19/2(4-18), 20(7-12), 21(7-12), 22(6-0), 10//1(7-12), 2(5-12), 9(5-4), 10(7-12), 11(7-12), 12(5-0), 19/1(1-8), 20/1(2-2), 11//5(8-0), 6(5-11) as per sale deed 06.01.2020 having vide deed number. 2019-20/145/1/2708 AND property/Land measuring 82 kanal 3 marla out of Khasra no. 9//11/2(0-19), 19/1(1-3), 19/2(4-18), 20(7-12), 21(7-12), 22(6-0), 10//1(7-12), 2(5-12), 9(5-4), 10(7-12), 11(7-12), 12(5-0), 19/1(1-8), 20/1(2-2), 11//5/2(7-7), 6/1(4-10) after Tabdeel Makiat (exchange) as per mutation number 1637 vide jammabandi 2017-18, situated at rakba village Shahpur Tehsil Dinanagar, Distt Gurdaspur

Belongs to M/S Wave Beverages Pvt Ltd, Ranjit Avenue Amritsar through Managing Director Gurdip Singh s/o Sh Bhinash Singh

CAPTION PROPERTY IS PART OF FLB MEASURING 258 KANAL 5 MARLA AS PER 7 SALE DEEDS INCLUDING SALE DEED REGISTERED ON DT 06.01.2020, VIDE DEED NUMBER 2019-20/145/1/2708. M/S WAVE BEVERAGES PVT LTD EXCHANGE THEIR LAND MEASURING 6 KANAL 6 MARLA (KHASRA NUMBER 2//25/1(0-6), 5//5/1(0-8), 6/2(0-11), 15/3/1(0-8), 16/2(0-11), 25/1(0-8), 8//5/1(0-8), 6/2(0-8), 15/1(0-8), 16/2(0-8), 25/1(0-8), 11//5/1(0-13), 6/2(1-1)) WITH LAND MEASURING 5 KANAL FALLS IN KHASRA NUMBER 37(5-13) (BELONG TO PUNCHAYAT DEH), AS PER ORDER DATED 16.12.2019 OF ADALAT SH JAGDISH RAJ MANDAL OFFICER NAHARI GURDASPUR, CONFIRM ORDER VIDE LETTER DT 10.02.2020 OF ENGG. APAR BARI DUAB NAHAR HALKA AMRITSAR ..

MUTATION (TABDEEL MALKIAT TABADLA) IN NAME OF COMPANY SANCTIONED FOR KHASRA NUMBER 37/1(0-5) VIDE NUMBER 1637 DT 06.03.2020
AS THERE IS NO DEED OF 5 KANAL LAND, SAME TO BE RECOMEND FOR REGISTERED MORTGAE .

AFTER EXCHANGE, M/S WAVE BEVERAGES PVT LTD OWNED LAND MEASURING 256 KANAL 19 MARLA (INCLUDING CAPTION 82 KANAL 3 MARLA) SAME TO BE MORTGAGED THROUGH 7 SALE DEED (EQUITABLE MORTGAGED) & REGISTERED MORTGAGE FOR 5 KANAL .

AS PER SPECIAL NOTING IN JAMMABANDI 2017-18, LAND MEASURING 256 KANAL 19 MARLA IS GAIRMUMKIN KARKHANA . IN THIS RESPECT SARFAESI ACT IS APPLICABLE ON SAID LAND .

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Aspects To be considered		Counsel Statement
Particulars		
	Name of the Borrower with address :	M/S Wave Beverages Pvt Ltd, Ranjit Avenue Amritsar through Managing Director Gurdip Singh s/o Sh Bhinash Singh
2	Name of the person offering Mortgage with parentage/constitution and address	M/S Wave Beverages Pvt Ltd, Ranjit Avenue Amritsar through Managing Director Gurdip Singh s/o Sh Bhinash Singh
3	Details of the property to be mortgaged: As per title deed As per present	Property/Land measuring 83 kanal 17 marla out of Khasra no. 9//11/2(0-19), 19/1(1-3), 19/2(4-18), 20(7-12), 21(7-12), 22(6-0), 10//1(7-12), 2(5-12), 9(5-4), 10(7-12), 11(7-12), 12(5-0), 19/1(1-8), 20/1(2-2), 11//5(8-0), 6(5-11) as per sale deed 06.01.2020 having vide deed number. 2019-20/145/1/2708 AND property/Land measuring 82 kanal 3 marla out of Khasra no. 9//11/2(0-19), 19/1(1-3), 19/2(4-18), 20(7-12), 21(7-12), 22(6-0), 10//1(7-12), 2(5-12), 9(5-4), 10(7-12), 11(7-12), 12(5-0), 19/1(1-8), 20/1(2-2), 11//5/2(7-7), 6/1(4-10) after Tabdeel Makiat (exchange) as per mutation number 1637 vide jammabandi 2017-18, situated at rakba village Shahpur Tehsil Dinanagar, Distt Gurdaspur
B Investigations		
1	Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)	<ol style="list-style-type: none"> 1. Original sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2708 2. Certified copy of sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2708 3. Site plane 4. NEC along with receipt 5. Jamabandi for the year 2017-18, 2012-13, 2007-08. 6. Resolution of M/S Wave Beverages Pvt Ltd to mortgaged caption property . 7. Order dated 16.12.2019 of Court of Sh Jagdish Raj Mandal Officer Nahari Gurdaspur .
2	Whether certified copies have been obtained from the Registrar's office.	Yes
3	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?	No doubt
4	Whether the registration particulars number & 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?	Yes
5	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained	Yes

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	from the registrar's office?	
	Whether 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. What is its effect?	Yes
8	Whether the property has been mutated in the name of the person offering the mortgage?	Yes
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Can mortgaged at any 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 legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes).	No Bar,
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, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	No approval is required
13	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No
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 located?	No
16	In case of leasehold property whether permission/ NOC from the lessors is required for creation of mortgage ?	NA
17	What is the rate of sharing of unearned income with lessors. In the Event of Sale of the property.	NA
18	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	NA
19	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	NA
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?	NA
21	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	CLU
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation	Yes obtained , No dues as per revenue record
23	Whether the mortgage property is enforceable under SARFASI ACT – 2002	Yes

Date –

Place – Amritsar

SUDHIR K. SHARMA
Sudhir K. Sharma Advocate
97-8, Dist. Courts, Amritsar

CERTIFICATE

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The Manager,
Punjab National Bank

Opinion on investigation of title and obtaining of search report in respect of property measuring 83 kanal 17 marla out of Khasra no. 9//11/2(0-19), 19/1(1-3), 19/2(4-18), 20(7-12), 21(7-12), 22(6-0), 10//1(7-12), 2(5-12), 9(5-4), 10(7-12), 11(7-12), 12(5-0), 19/1(1-8), 20/1(2-2), 11//5(8-0), 6(5-11) as per sale deed 06.01.2020 having vide deed number. 2019-20/145/1/2708 AND property/Land measuring 82 kanal 3 marla out of Khasra no. 9//11/2(0-19), 19/1(1-3), 19/2(4-18), 20(7-12), 21(7-12), 22(6-0), 10//1(7-12), 2(5-12), 9(5-4), 10(7-12), 11(7-12), 12(5-0), 19/1(1-8), 20/1(2-2), 11//5/2(7-7), 6/1(4-10) after Tabdeel Makiat (exchange) as per mutation number 1637 vide jammabandi 2017-18, situated at rakba village Shahpur Tehsil Dinanagar, Distt Gurdaspur

As requested, I have conducted the legal investigation of the title 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. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed was already on record.

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

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

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

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SUDHIR K. SHARMA
Advocate
97-B, Distt. Courts, Amritsar

Deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2708

I am liable and responsible, if any loss 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.

The search report of which is annexed hereto, conducted by me, disclosed that property is free from encumbrance, any encumbrances/disclose encumbrances as stated therein.

I find following no defects in the title of the person offering mortgage: -

I hereby certify that M/S Wave Beverages Pvt Ltd has a clear, valid and marketable title over the above said property and Company through authorized director being owners is competent to create the mortgage.

I have searched verified, tallied and compared the documents from the record of office of sub registrar /Registrar of the assurance and also from the record of other appropriate authorities. The search for period 01.04.2008 to 10.10.2021 of which is annexed hereto conducted by me which disclose no encumbrance on above said property.

The valid mortgage can be created by deposit of the following original deeds/title deed/documents, said deeds are original & genuine and are not duplicate or fake as —

- 1 Original sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2708
- 2 Certified copy of sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2708
- 3 Certificate of Non Encumbrance along with receipt
- 4 Site plan
- 5 Jamabandi for the year 2017-18, 2012-13, 2007-08.
- 6 Resolution of M/S Wave Beverages Pvt Ltd to mortgaged caption property .
- 7 Order dated 16.12.2019 of Court of Sh Jagdish Raj Mandal Officer Nahari Gurdaspur

SUDHIR K. SHARMA
Sudhir K. Sharma Adv
97-B, Distt Courts, Amritsar

Chain of Title Deeds

Reg - Property measuring property measuring measuring 83 kanal 17 marla out of Khasra no. 9//11/2(0-19), 19/1(1-3), 19/2(4-18), 20(7-12), 21(7-12), 22(6-0), 10//1(7-12), 2(5-12), 9(5-4), 10(7-12), 11(7-12), 12(5-0), 19/1(1-8), 20/1(2-2), 11//5(8-0), 6(5-11) as per sale deed 06.01.2020 having vide deed number. 2019-20/145/1/2708 AND property/Land measuring 82 kanal 3 marla out of Khasra no. 9//11/2(0-19), 19/1(1-3), 19/2(4-18), 20(7-12), 21(7-12), 22(6-0), 10//1(7-12), 2(5-12), 9(5-4), 10(7-12), 11(7-12), 12(5-0), 19/1(1-8), 20/1(2-2), 11//5/2(7-7), 6/1(4-10) after Tabdeel Makiat (exchange) as per mutation number 1637 vide jammabandi 2017-18, situated at rakba village Shahpur Tehsil Dinanagar, Distt Gurdaspur

Sir, Captioned property owned by M/S Wave Beverages Pvt Ltd as per sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2708, executed by Balwant Singh s/o Sh Ishar Singh .

Previously above said Balwant Singh owned large area out of different khasra number at rakba village Shahpur Tehsil Dinanagar, Distt Gurdaspur . Taksim (Partition) occurred and caption land mutated in name of said Balwant Singh vide Taksim (Partition) mutation number 1624 dt 13.12.2019 , who further transfer it in favor of present title holder i.e. M/S Wave Beverages Pvt Ltd and mutation vide number 1633 for area measuring 83 kanal 17 marla was sanction in name of M/S Wave Beverages Pvt Ltd

That above said transaction reflect in jammaabndi 2017-18, 2012-13, 2007-08 .

Caption property is part of FLB measuring 258 kanal 5 marla as per 7 sale deeds (including above said sale deed dt 06.01.2020 having deed number. 2019-20/145/1/2708) .M/S Wave Beverages Pvt Ltd exchange their land measuring 6 kanal 6 marla (khasra number 2//25/1(0-6), 5//5/1(0-8), 6/2(0-11), 15/3/1(0-8), 16/2(0-11), 25/1(0-8), 8//5/1(0-8), 6/2(0-8), 15/1(0-8), 16/2(0-8), 25/1(0-8), 11//5/1(0-13), 6/2(1-1)) with land measuring 5 kanal falls in khasra number 37(5-13) (belong to Panchayat Deh), as per Order dated 16.12.2019 of Adalat Sh Jagdish Raj Mandal officer Nahari Gurdaspur, confirm order vide letter dt 10.02.2020 of Engg. apar Bari Duab Nahar Halka Amritsar .

✓

on in name of M/S Wave Beverages Pvt Ltd sanctioned for khasra number 37/1(0-
de number 1637 dt 06.03.3020

As there is no deed of 5 kanal land, same to be recommend for registered mortgaged .
After Exchange, M/S Wave Beverages Pvt Ltd owned land measuring 256 kanal 19 marla,
including caption property/land measuring 82 kanal 3 marla and same to be mortgaged as
per Bank for applied credit facilities by company through 7 sale deed including above said
sale deed dt 06.01.2020 having deed number. 2019-20/145/1/2708 (Equitable Mortgaged) &
registered mortgaged for 5 kanal .

Mark lien of Bank over said land measuring 256 kanal 19 marla before disbursement of
credit facilities to secure interest of Bank.

SUDHIR K. SHARMA
Sudhir K. Sharma Advocate
97-B, Distt. Courts, Amritsar

SEARCH REPORT

Loan Account – M/S Wave Beverages Pvt Ltd

Search Report related to Searches made in –

- a. Sub Registrar office - Tehsil & Distt Amritsar
- b. Registrar of Companies - NA
- c. Courts - NA
- d. Other office - NA

a. Office of the Co-operative Society – NA

b. _____ Development Authority .
(DDA/HUDA/DA and the like)

c. Any other Documents

NA

1) Receipt for payments of Municipal Taxes etc

NA

e Any other documents

1) Receipt for payment of Municipal Taxes etc

1 Sub registrar / Registrar of Assurance office

2 I have searched verified, tallied and compared the documents from the record of office of sub registrar /Registrar of the assurance and also from the record of other appropriate authorities The search for period 01.04.2017 to 10.10.2021 of which is annexed hereto conducted by me which disclose no encumbrance on above said property

a The property is free from all encumbrance

Inspection was made for the period 01.04.2017 to 10.10.2021 at the following Sub registrar .

a Sub registrar Amritsar

The search report disclosed following encumbrance- NIL

3 The ownership of the property being of a company , search was conducted in the following offices of the company -

The search made out in the office of registrar of companies disclosed

ROC	INFORMATION
To be registered	-----

4 Inspection of court records disclosed –NIL

↓

Search made/Inspection carried out in the following offices disclosed –

Name of court	Date of order	Nature of order
-----	-----	-----

A study of the following documents disclosed –

- 1 Copy of sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2708
- 2 Certified copy of sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2708
- 3 Certificate of Non Encumbrance along with receipt
- 4 Jamabandi for the year 2017-18, 2012-13, 2007-08.
- 5 Order dated 16.12.2019 of Court of Sh Jagdish Raj Mandal Officer Nahari Gurdaspur

SUDHIR K. SHARMA
Sudhir K Sharma Advocate
97-B, Distt. Courts, Amritsar

eSewa Punjab

ਆਪਣੇ ਆਪ ਨੂੰ, ਆਪਣੇ ਪਰਿਵਾਰ ਨੂੰ ਅਤੇ ਸਮਾਜ ਨੂੰ ਕੋਰੋਨਾ ਵਾਇਰਸ ਤੋਂ ਬਚਾਓ, ਜ਼ਿੰਮੇਵਾਰ ਬਣੋ

Application ID:27669241



For Citizen Use

Sewa Kendra Name: Sewa Kendra, HO, Kitchlu Chowk, Amritsar
Sewa Kendra Code: PB-049-00255-U025
Service Operator : BLS Kendras Pvt Ltd (03AAHCB7186Q1Z2)



SERVICE ASKED FOR	Inspection of Revenue Records	DATE OF APPLICATION	18/11/2021
DATE OF COMPLETION	29/11/2021	So/Do/No	SURINDER PAL SHARMA
APPLICANT NAME	SUDHIR KUMAR	DESIGNATED OFFICER	SUB REGISTRAR AMRITSAR-II
ADDRESS	CHAMBER NO 97 B DISTRICT COURTS AMRITSAR, TEHSIL/SUBTEHSIL AMRITSAR-1, DISTRICT AMRITSAR, STATE PUNJAB	OPERATOR NAME	DAWINDER SINGH
MOBILE NUMBER	9814051746	FACILITATION CHARGES(INC.GST) (CASH)	260.00
GOVT. FEES(CASH)	320.00		
TOTAL CHARGES	580.00		

You can track your application status on <https://esewa.punjab.gov.in/trackStatus>

ਸੇਵਾ ਕੇਂਦਰ ਨਾਲ ਸਬੰਧਤ ਸ਼ਿਕਾਇਤਾਂ / ਸੁਝਾਅ ਲਈ 1100 ਫੋਨ ਕਰੋ ਜੀ

I SUDHIR KUMAR certify that the details shared to the sewa kendra operator are correct and verified by me.

Signature of Official

Print Date : 18/11/2021 15:24:12

ਨਸ਼ਿਆਂ ਨੂੰ ਨਾਂਹ ਕਰੋ | ਇਲਾਜ ਲਈ ਆਪਣੇ ਨੇੜੇ ਦੇ ਨਸ਼ਾ ਛੁਡਾਓ ਕੇਂਦਰ ਜਾਓ



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ਸੇਵਾ ਕੇਂਦਰ ਨੂੰ, ਆਪਣੇ ਪਰਿਵਾਰ ਨੂੰ ਅਤੇ ਸਮਾਜ ਨੂੰ ਕੇਰੇਨਾ ਵਾਇਰਸ ਤੋਂ ਬਚਾਉ, ਜਿੰਮੇਵਾਰ ਬਣੋ

For Citizen Use

Sewa Kendra Name: DINANAGAR LOCAL
Sewa Kendra Code: PB-035-00200-U002
Service Operator : BLS Kendras Pvt Ltd (03AAHCB7186Q172)

Old Application ID: 24832108
Application ID: 25090100



SERVICE ASKED FOR	Delivery of certified copy of registered documents.	No. of Pages	
DATE OF COMPLETION	11/10/2021	DATE OF APPLICATION	25/09/2021
APPLICANT NAME	AMANDEEP	Sol/Del/Wo	RATIAN LAL
ADDRESS	ARYA NAGAR DINANAGAR TEHSIL/SUBTEHSIL DINANAGAR, DISTRICT GURDASPUR, STATE PUNJAB		
MOBILE NUMBER	7868987882	DESIGNATED OFFICER	NAIB TEHSILDAR DINANAGAR
PLRS Facilitation Charges	200.00	GOVT. FEES(CASH)	400.00
TOTAL CHARGES	600.00	FACILITATION CHARGES(INC.GST)(CASH)	0.00
		OPERATOR NAME	Mukesh Sami

You can track your application status on <https://sewa.bls.gov.in/> or <https://sewa.bls.gov.in/>

ਸੇਵਾ ਕੇਂਦਰ ਨਾਲ ਸਬੰਧਤ ਸ਼ਿਕਾਇਤਾਂ; ਸੁਝਾਅ ਲਈ 1100 ਫੋਨ ਕਰੋ ਜੀ

I AMANDEEP certify that the details shared to the sewa kendra operator are correct and verified by me.

Signature of Official

Date: 25/09/2021 12:54:05

ਨਹਿਆ ਨੂੰ ਨਾਂਹ ਕਰੋ। ਇਲਾਜ ਲਈ ਆਪਣੇ ਨੇੜੇ ਦੇ ਨਸ਼ਾ ਛੁਡਾਉ ਕੇਂਦਰ ਜਾਓ

1.

2.

(ਪਹਿਲੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)

(ਦੂਜੀ ਧਿਰ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੁੰਠਾ)



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

ਉਪਰੋਕਤ ਹਸਤਾਖਰ ਅਤੇ ਅੰਗੂਠੇ ਦੇ ਨਿਸ਼ਾਨ ਮੇਰੀ ਹਾਜ਼ਰੀ ਵਿਚ ਲਗਾਏ ਗਏ

ਮਿਤੀ:- 06-Jan-2020

ਦਸਤਾਵੇਜ਼ ਨੰਬਰ :- 2019-20/145/1/2708

ਜਿਲਦ ਨੰਬਰ :- 894

ਪਰ ਰਜਿਸਟਰਡ ਦਸਤਾਵੇਜ਼ ਚਮਖਾ ਕੀਤਾ ਗਿਆ

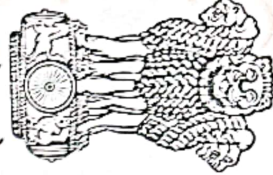
ਸਬ ਰਜਿਸਟਰਾਰ/ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਬੁੱਕ ਨੰਬਰ :- 1

ਪੰਨਾ ਨੰਬਰ :- 32

ਸਬ ਰਜਿਸਟਰਾਰ/ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ

ਜਾਇੰਟ ਸਬ ਰਜਿਸਟਰਾਰ



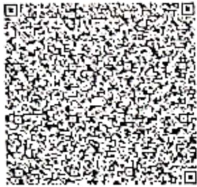
सत्यमेव जयते

INDIA NON JUDICIAL.
Government of Punjab

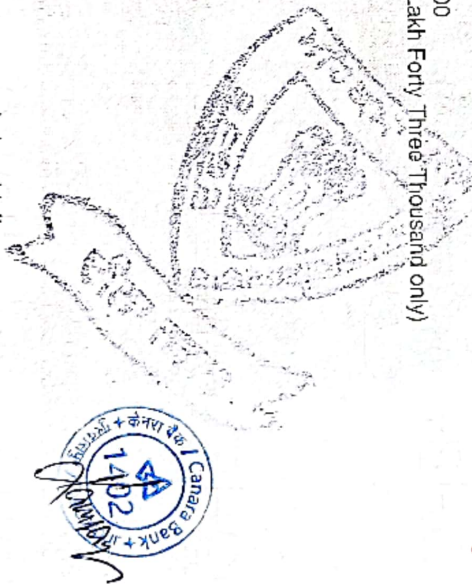
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Certificate No.
Certificate Issued Date
Certificate Issued By
Account Reference
Unique Doc. Reference
Purchased by
Description of Document
Property Description
Consideration Price (Rs.)
First Party
Second Party
Stamp Duty Paid By
Stamp Duty Amount(Rs.)

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24-Dec-2019 05:10 PM
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NONACC (BK)/ pbcanbk02/ GURDASPUR/ PB-GP
SUBIN-PBPBCANBK0216940466639381R
DINESH KUMAR SO ASHWANI KUMAR
Article 23 Conveyance
VILLAGE SHSHPUR HB NO 298 TEHSIL DINANIAGAR DIST
GURDASPUR
40,50,000
(Forty Lakh Fifty Thousand only)
PAWAN KUMAR SO PIARA SINGH AND OTHER
WAVE BEVERAGES PRIVATE LIMITED THRU GURDEEP SINGH
WAVE BEVERAGES PRIVATE LIMITED THRU GURDEEP SINGH
2,43,000
(Two Lakh Forty Three Thousand only)



Please write or type below this line



Gurdeep Singh
Pawan Kumar
Rashmi Singh

0006220279

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at www.stampsstamp.com. Any discrepancy in the details on this Certificate and its available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

ਬੈ ਨਾਮਾ ਮਾਲੀਅਤ 40,50,000/-ਰੁਪਏ

ਕੈਨਰਾ ਬੈਂਕ ਗੁਰਦਾਸਪੁਰ ਈ ਸਟੈਂਪ ਨੰਬਰ INPB08429490482078R ਮਿਤੀ 24.12.2019
ਅਸਟਾਮ ਮਾਲੀਅਤ 2,43,000/-ਰੁਪਏ ਅਸਟਾਮ 5+1=6%

ਬਾਇਆ ਦਾ ਅਧਾਰ ਕਾਰਡ ਨੰਬਰ 623660924777-796578628426 -752983783584

ਪ੍ਰੀਦਵਾਰ ਦਾ ਅਧਾਰ ਕਾਰਡ ਨੰਬਰ 498883862075

ਬਾਇਆ ਦੇ ਕਹਿਣ ਤੇ ਇਸ ਰਕਬੇ ਦਾ ਕੋਈ ਬਗੜਾ ਨਹੀ ਚਲਦਾ ਹੈ

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

ਈ ਰਜਿਸਟਰੇਸ਼ਨ ਰਸੀਦ ਨੰਬਰ ਪੀਬੀ1526521912110 ਮਿਤੀ 26.12.2019

ਜਿਸ ਵਲੋਂ ਮੈ ਮੁਖਤਾਰੇਆਮ ਹਾ ਉਹ ਜਿਉਂਦਾ ਹੈ ਅਤੇ ਮੁਖਤਾਰਨਾਮਾ ਆਮ ਕੈਸਲ ਨਹੀ ਹੋਇਆ ਹੈ।

ਰਕਬਾ ਵਾਕਿਆ	ਹਦਬਸਤ	ਰਕਬਾ	ਜਮਾਬੰਦੀ	ਕਿਸਮ
ਪਿੰਡ ਸਾਹਪੁਰ	298	(8-0)	2017-2018	ਚਾਹੀ

(ਅੱਠ ਕਨਾਲ)

ਅਸੀ ਪਵਨ ਕੁਮਾਰ ਪੁੱਤਰ ਪਿਆਰਾ ਸਿੰਘ ਪੁੱਤਰ ਗੁਰਦਾਸ ਸਿੰਘ ਵਾਸੀ ਦਬੂਰਜੀ ਤਹਿਸੀਲ ਦੀਨਾਨਗਰ ਜ਼ਿਲ੍ਹਾ ਗੁਰਦਾਸਪੁਰ ਵਾ ਵਿਜੇ ਕੁਮਾਰ ਸੈਣੀ ਪੁੱਤਰ ਪਿਆਰਾ ਸਿੰਘ ਪੁੱਤਰ ਗੁਰਦਾਸ ਸਿੰਘ ਵਾਸੀ ਦਬੂਰਜੀ ਤਹਿਸੀਲ ਦੀਨਾਨਗਰ ਜ਼ਿਲ੍ਹਾ ਗੁਰਦਾਸਪੁਰ ਵਲੋਂ ਬਜਰੀਆ ਮੁਖਤਾਰੇਆਮ ਰੋਬਿਨ ਸੈਣੀ ਪੁੱਤਰ ਵਿਜੇ ਕੁਮਾਰ ਸੈਣੀ ਪੁੱਤਰ ਪਿਆਰਾ ਸਿੰਘ ਪਿੰਡ ਦਬੂਰਜੀ ਸ਼ਾਮ ਸਿੰਘ ਤਹਿਸੀਲ ਦੀਨਾਨਗਰ ਜ਼ਿਲ੍ਹਾ ਗੁਰਦਾਸਪੁਰ ਬਹੁਏ ਦਸਤਾਵੇਜ਼ ਨੰਬਰ 2019-20/145/4/79 ਮਿਤੀ 30.12.2019 ਦਫਤਰ ਸਬ ਰਜਿਸਟਰਾਰ ਦੀਨਾਨਗਰ ਦਾ ਹਾ ਜੋ ਰਕਬਾ ਵਾਕਿਆ ਪਿੰਡ ਸਾਹਪੁਰ ਹਦਬਸਤ ਨੰਬਰ 298 ਤਹਿਸੀਲ ਦੀਨਾਨਗਰ ਜ਼ਿਲ੍ਹਾ ਗੁਰਦਾਸਪੁਰ ਵਿਚ ਜਮਾਬੰਦੀ ਸਾਲ 2017-2018 ਖੇਵਟ 27 ਖਤੋਨੀ 40/4 ਖਸਰਾ ਨੰਬਰ 8 ਆਰ ਦਾ 5 (8-0) (ਅੱਠ ਕਨਾਲ) ਜੋ ਸਾਡੀ ਹਿਸੇ ਆਈ ਮਾਲਕੀ ਹੈ ਅਤੇ ਸਾਡੇ ਕੱਬਜੇ ਵਿਚ ਹੈ ਜੋ ਹੁਣ ਅਸੀ ਉਪਰੋਕਤ ਰਕਬਾ (8-0) ਸਣੇ ਸਾਰੇ ਹੱਕ ਹਕੂਕ ਦਾਖਲੀ ਅਤੇ ਖਾਰਜੀ ਮਬਲਗਾ 40,50,000/-ਰੁਪਏ ਅੱਧ ਜਿਸਦਾ 20,25,000/- ਰੁਪਏ ਹੁੰਦੇ ਹਨ ਬੈ ਪਾਸ ਮੈਜਰਜ ਵੇਵ ਬਿਵਰੇਜ ਪ੍ਰਾਇਵੇਟ ਲਿਮਿਟਡ, ਰਜਿਸਟਰਡ ਆਫਿਸ 228 ਈ ਬਲਾਕ ਰਣਜੀਤ ਐਵੀਨਿਊ ਅਮ੍ਰਿਤਸਰ ਰਾਹੀ ਮੈਨੇਜਿੰਗ ਡਾਇਰੈਕਟਰ ਗੁਰਦੀਪ ਸਿੰਘ ਪੁੱਤਰ ਅਬਨਾਸ ਸਿੰਘ ਪੁੱਤਰ ਤੇਜਾ ਸਿੰਘ ਵਾਸੀ ਅਮ੍ਰਿਤਸਰ ਤਹਿਸੀਲ ਤੇ ਜ਼ਿਲ੍ਹਾ ਅਮ੍ਰਿਤਸਰ ਨੂੰ ਕਤਈ ਬੈ ਫਰੇਖਤ ਕਰ ਦਿੱਤੀ ਹੈ ਵਸੂਲੀ ਦਾ ਵੇਰਵਾ ਇਸ ਪ੍ਰਕਾਰ ਹੈ ਕਿ ਰਕਮੀ 3,00,000/-ਰੁਪਏ ਚੈਕ ਨੰਬਰ 007640 ਪਵਨ ਕੁਮਾਰ ਨੂੰ ਅਤੇ ਰਕਮੀ 1,00,000/-ਰੁਪਏ ਡਰਾਫਟ ਨੰਬਰ 017517 ਮਿਤੀ 26.12.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਅਤੇ ਰਕਮੀ 16,25,000/-ਰੁਪਏ ਡਰਾਫਟ ਨੰਬਰ 017000 ਮਿਤੀ 23.12.2019 ਐਚ ਡੀ ਐਫ ਸੀ ਬੈਂਕ ਪਵਨ ਕੁਮਾਰ ਨੇ ਤੇ ਜਨਮੀ ੧੧ ੧੨ ੧੯੯੯ ਜੋ

ਦਸਤਖਤ/ਸਟੈਂਪ/ਦਸਤਖਤ/ਸਟੈਂਪ

-: ਦਬੂਰਜੀ

1 -: ਦਬੂਰਜੀ

ਦਸਤਖਤ/ਸਟੈਂਪ/ਦਸਤਖਤ/ਸਟੈਂਪ

ਮੁਅੱਜ਼ਿ ਮੁਅੱਜ਼ਿ ਮੁਅੱਜ਼ਿ ਮੁਅੱਜ਼ਿ

-: ਦਬੂਰਜੀ

9062/1/541/07-9102 -: ਦਬੂਰਜੀ

0207-anf-90 -: ਦਬੂਰਜੀ

TRANSLATED FROM PUNJABI TO ENGLISH

SALE DEED FOR RS. 40,50,000/-

Canara Bank Gurdaspur E-stamp no. INPB08429490482078R dated 24-12-2019

Stamp duty Rs. 2,43,000/- Stamp papers 5+1=6%

Seller aadhar card no.: 623660924777-796578628426-752983783584

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. FB1526521912110 dated 26-12-2019

Area location	Hadbast	Area	Jamabandi	Type
Village Shahpur	298	(8-0)	2017-2018	Well

We, Pawan Kumar son of Piara Singh son of Gurdas Singh resident of Daburji, Tehsil Dinanagar, District Gurdaspur & Vijay Kumar Saini son of Piara Singh son of Gurdas Singh resident of Daburji, Tehsil Dinanagar, District Gurdaspur through General Attorney Robin Saini son of Vijay Kumar Saini son of Piara Singh resident of Village Daburji Sham Singh, Tehsil Dinanagar District Gurdaspur vide General Power of Attorney document no. 2019-20/145/4/79 dated 30-12-2019 verified by Sub Registrar Amritsar. Whereas area situated at Village Shahpur, Hadbast no. 298, Tehsil Batala District Gurdaspur as per jamabandi year 2017-2018 khewat 27 khatoni no. 40/4 bearing land khasra no. 8R5(8-0) (Eight Kanal) 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 (8-0), for consideration amount of Rs. 40,50,000/- whose half becomes Rs. 20,25,000/- 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



TRANSLATED FROM PUNJABI TO ENGLISH

of received amount is: Rs. 3,00,000/- through cheque no. 007640 in favor of Pawan Kumar & Rs. 1,00,000/- through draft no. 017517 dated 26-12-2019 of HDFC Bank & Rs. 16,25,300/- through draft no. 017000 dated 23-12-2019 of HDFC Bank in favor of Pawan Kumar & Rs. 20,25,000/- through draft no. 016999 dated 23-12-2019 of HDFC Bank in favor of Vijay Kumar Saini by General Attorney, therefore we have received Rs. 40,50,000/- 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. 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 8.

Witness:
Raghbir Singh Nambardar
Village Shahpur, Tehsil
Dinanagar
SD/-

Seller	Purchaser
Pawan Kumar	M/s. Wave Beverages Pvt
SD/-	Ltd through Managing
Vijay Kumar Saini	Director Gurdeep Singh
through General	SD/-
Attorney Robin Saini	
SD/-	

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



VALID FOR PUNJAB COUNTRY
EMBASSY & HIGH COMMISSION
Satish Kumar Anand Advocate
Notary Public, Amritsar

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

17 MAR 2022



Sudhir K Sharma

Advocate

0183-2565379 (Bar)
98140-51746 (M)

Chamber No.97-B, District Courts, Amritsar
Email: lawskumar@yahoo.com

Dt 10.1.2022

SPECIAL REPORT ON TITLE

To

The Manager,
Punjab National Bank.
Br LCB, Noida.

Reg - Title verification of property/Land measuring 8 kanal out of Khasra no.8//5(8-0) as per sale deed registered on dt 06.01.2020, vide deed number. 2019-20/145/1/2706 and area measuring 7 kanal 12 marla out of Khasra no.8//5 after Tabdeel Makiat (exchange) as per mutation number 1637 vide jammabandi 2017-18, situated at rakba village Shalpur Tehsil Dinanagar, Distt Gurdaspur

Belongs to M/S Wave Beverages Pvt Ltd, Ranjit Avenue Amritsar through Managing Director Gurdip Singh s/o Sh Bhinash Singh

CAPTION PROPERTY IS PART OF FLB MEASURING 258 KANAL 5 MARLA AS PER 7 SALE DEEDS INCLUDING SALE DEED REGISTERED ON DT 06.01.2020, VIDE DEED NUMBER 2019-20/145/1/2706. M/S WAVE BEVERAGES PVT LTD EXCHANGE THEIR LAND MEASURING 6 KANAL 6 MARLA (KHASRA NUMBER 2//25/1(0-6), 5//5/1(0-8), 6/2(0-11), 15/3/1(0-8), 16/2(0-11), 25/1(0-8), 8//5/1(0-8), 6/2(0-8), 15/1(0-8), 16/2(0-8), 25/1(0-8), 11//5/1(0-13), 6/2(1-1) WITH LAND MEASURING 5 KANAL FALLS IN KHASRA NUMBER 37(5-13) (BELONG TO PUNCHAYAT DEH), AS PER ORDER DATED 16.12.2019 OF ADALAT SH JAGDISH RAJ MANDAL OFFICER NAHARI GURDASPUR, CONFIRM ORDER VIDE LETTER DT 10.02.2020 OF ENGG. APAR BARI DUAB NAHAR HALKA AMRITSAR..
MUTATION (TABDEEL MALKIAT TABADLA) IN NAME OF M/S WAVE BEVERAGES PVT LTD SANCTIONED FOR KHASRA NUMBER 37/1(0-5) VIDE NUMBER 1637 DT 06.03.3020
AS THERE IS NO DEED OF 5 KANAL LAND, SAME TO BE RECOMEND FOR REGISTERED MORTGAED.
AFTER EXCHANGE, M/S WAVE BEVERAGES PVT LTD OWNED LAND MEASURING 256 KANAL 19 MARLA (INCLUDING CAPTION 7 KANAL 12 MARLA) SAME TO BE MORTGAGED THROUGH 7 SALE DEED (EQUITABLE MORTGAGE) & REGISTERED MORTGAGE FOR 5 KANAL.
AS PER SPECIAL NOTING IN JAMMABANDI 2017-18, LAND MEASURING 256 KANAL 19 MARLA IS GAIRMUMKIN KARKHANA . IN THIS RESPECT SARFAESI ACT IS APPLICABLE ON SAID LAND.

Sr no	Aspects To be considered	Counsel Statement
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Particulars	
Name of the Borrower with address :	
M/S Wave Beverages Pvt Ltd, Ranjit Avenue Amritsar through Managing Director Gurdip Singh s/o Sh Bhinash Singh	
Name of the person offering Mortgage with parentage/constitution and address	
M/S Wave Beverages Pvt Ltd, Ranjit Avenue Amritsar through Managing Director Gurdip Singh s/o Sh Bhinash Singh	
3	Details of the property to be mortgaged: As per title deed As per present
Property measuring 8 kanal out of Khasra no.8//5(8-0) as per sale deed registered on dt 06.01.2020, vide deed number. 2019-20/145/1/2706 and area measuring 7 kanal 12 marla out of Khasra no.8//5 after Tabeel Makiat (exchange) as per mutation number 1637 vide jamnabandi 2017-18, situated at rakba village Shahpur Tehsil Dinanagar, Distt Gurdaspur	
B Investigations	
1	Details of the title deeds/documents Link (including Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration)
1. Original sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2706 2. Certified copy of sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2706 3. Site plane 4. NEC along with receipt 5. Jamabandi for the year 2017-18, 2012-13, 2007-08. 6. Resolution of M/S Wave Beverages Pvt Ltd to mortgaged caption property. 7. Order dated 16.12.2019 of Court of Sh Jagdish Raj Mandal Officer Nahari Gurdaspur .	
2	Whether certified copies have been obtained from the Registrar's office.
	Yes
3	Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion?
	No doubt
4	Whether the registration particulars number & 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?
	Yes
5	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?
	Yes
6	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?
	Yes
7	Whether 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. What is its effect?
	Yes
8	Whether the property has been mutated in the name of the person offering the mortgage?
	Yes
9	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?
	Can mortgaged at any branch

✓

	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 legal restrictions on creation of the mortgage of agricultural property for non-agricultural purposes).	No Bar,
	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, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	No approval is required
13	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	No
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 located?	No
16	In case of leasehold property whether permission/ NOC from the lessors is required for creation of mortgage?	NA
17	What is the rate of sharing of unearned income with lessors. In the Event of Sale of the property.	NA
18	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	NA
19	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	NA
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?	NA
21	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	No as per jammabann di
22	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Yes obtained , No dues as per revenue record
23	Whether the mortgage property is enforceable under SARFASI ACT - 2002	Yes

Date -
Place - Amritsar

SUDHIR K. SHARMA
Sudhir K. Sharma, Advocate
97-8 Dist. Courts, Amritsar

CERTIFICATE

The Manager,
Punjab National Bank

Opinion on investigation of title and obtaining of search report in respect of property measuring measuring 8 kanal out of Khasra no.8//5(8-0) as per sale deed registered on dt 06.01.2020, vide measuring 2019-20/145/1/2706 and area measuring 7 kanal 12 marla out of Khasra no.8//5 deed number. 2019-20/145/1/2706 as per mutation number 1637 vide jamnabandi 2017-18, after Tabdeel Makiat (exchange) as per mutation number 1637 vide jamnabandi 2017-18, situated at rakha village Shahpur Tehsil Dinanagar, Distt Gurdaspur

As requested, I have conducted the legal investigation of the title 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. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed was already on record.

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

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

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

Sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2706

I am liable and responsible, if any loss 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 ANYOTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto, conducted by me, disclosed that property is free from encumbrance, any encumbrances/disclose encumbrances as stated therein.

I find following no defects in the title of the person offering mortgage: -

I hereby certify that M/S Wave Beverages Pvt Ltd has a clear, valid and marketable title over the above said property and Company through authorized director being owners is competent to create the mortgage.

I have searched verified, tallied and compared the documents from the record of office of sub registrar /Registrar of the assurance and also from the record of other appropriate authorities. The search for period 01.04.2008 to 10.10.2021 of which is annexed hereto conducted by me which disclose no encumbrance on above said property.

The valid mortgage can be created by deposit of the following original deeds/title deed/documents, said deeds are original & guinea and are not duplicate or fake as —

- 1 Original sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2706
- 2 Certified copy of sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2706
- 3 Certified copy of power of attorney dt 30.12.2019 having deed number 20/145/4/79.
- 4 Certificate of Non Encumbrance along with receipt
- 5 Site plan
- 6 Jamabandi for the year 2017-18, 2012-13, 2007-08.
- 7 Resolution of M/S Wave Beverages Pvt Ltd to mortgaged caption property .
- 8 Order dated 16.12.2019 of Court of Sh Jagdish Raj Mandal Officer Nahari Gurdaspur

L

Chain of Title Deeds

Key - Property measuring 8 kanal out of khasra no.8//5(8-0) as per sale deed registered on dt 06.01.2020, vide deed number. 2019-20/145/1/2706 and area measuring 7 kanal 12 marla out of 06.01.2020, after Tabdeel Makiat (exchange) as per mutation number 1637 vide jammabandi Khasra no.8//5 situated at rakba village Shahpur Tehsil Dinanagar, Distt Gurdaspur 2017-18,

Sir, Captioned property owned by M/S Wave Beverages Pvt Ltd as per sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2706, executed by Pawan kumar s/o Piara Singh and Vijay kumar Saini s/o Sh Piara Singh through attorney Robin Saini s/o Vijay kumar Saini as per power of attorney dt 30.12.2019 having deed number 20/145/4/79.

Previously Pyara Singh s/o Gurdas Singh owned land measuring 31 k 4 marla out of khasra number 8//5, 8//6,9//1, 9//10 and transferred land in khasra number 8//5(8-0) to Pawan kumar s/o Piara Singh and Vijay kumar Saini s/o Sh Piara Singh vide mutation number 1620 as per jammabandi 2017-18, who further transfer it in favor of present title holder i.e. M/S Wave Beverages Pvt Ltd and mutation vide number 1631 for area measuring 8 kanal was sanction in name of M/S Wave Beverages Pvt Ltd

That above said transactions reflect in jammabandi 2017-18, 2012-13, 2007-08, 2002-03 Caption property is part of FLB measuring 258 kanal 5 marla as per 7 sale deeds (including above said sale deed dt 06.01.2020 having deed number. 2019-20/145/1/2706) .M/S Wave Beverages Pvt Ltd exchange their land measuring 6 kanal 6 marla (khasra number 2//25/1(0-6), 5//5/1(0-8), 6/2(0-11), 15/3/1(0-8), 16/2(0-11), 25/1(0-8), 8//5/1(0-8), 6/2(0-8), 15/1(0-8), 16/2(0-8), 25/1(0-8), 11//5/1(0-13), 6/2(1-1)) with land measuring 5 kanal falls in khasra number 37(5-13) (belong to Punchayat Deh), as per Order dated 16.12.2019 of Adalat Sh Jagdish Raj Mandal officer Nahari Gurdaspur, confirm order vide letter dt 10.02.2020 of Engg. apar Bari Duab Nahar Halka Amritsar . Mutation in name of M/S Wave Beverages Pvt Ltd was sanctioned for khasra number 37/1(0-5) vide number 1637 dt 06.03.3020



There is no deed of 5 kanal land, same to be recommend for registered mortgaged .
at Exchange, M/S Wave Beverages Pvt Ltd owned land measuring 256 kanal 19 marla,
including caption property/land measuring 7 kanal 12 marla and same to be mortgaged as
per Bank for applied credit facilities by company through 7 sale deed including above said
sale deed dt 06.01.2020 having deed number. 2019-20/145/1/2706 (Equitable Mortgaged) &
registered mortgaged for 5 kanal .
Mark lien of Bank over said land measuring 256 kanal 19 marla before disbursement of
credit facilities to secure interest of Bank.

Sudhakar K. Sharma Advocate

SEARCH REPORT

Account – M/S Wave Beverages Pvt Ltd

Search Report related to Searches made in –

- | | | |
|----|--------------------------|-------------------------|
| a. | Sub Registrar office - | Tehsil & Distt Amritsar |
| b. | Registrar of Companies - | NA |
| c. | Courts - | NA |
| d. | Other office - | NA |

- a. Office of the Co-operative Society – NA
- b. _____ Development Authority ,
(DDA/HUDA/DA and the like)
- c. Any other Documents N/A
- 1) Receipt for payments of Municipal Taxes etc N/A

- e Any other documents
- 1) Receipt for payment of Municipal Taxes etc
- 1 Sub registrar / Registrar of Assurance office
- 2 I have searched verified, tallied and compared the documents from the record of office of sub registrar /Registrar of the assurance and also from the record of other appropriate authorities The search for period 01.04.2017 to 10.10.2021 of which is annexed hereto conducted by me which disclose no encumbrance on above said property
- a The property is free from all encumbrance
- Inspection was made for the period 01.04.2017 to 10.10.2021 at the following Sub registrar .
- a Sub registrar Amritsar

The search report disclosed following encumbrance- NIL

- 3 The ownership of the property being of a company , search was conducted in the following offices of the company -
- The search made out in the office of registrar of companies disclosed

ROC	INFORMATION
To be registered	-----

- 4 Inspection of court records disclosed –NIL

✓

Search made/Inspection carried out in the following offices disclosed –

Name of court	Date of order	Nature of order
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A study of the following documents disclosed –

- 1 Copy of sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2706
- 2 Certified copy of sale deed registered on dt: 06.01.2020, vide deed number. 2019-20/145/1/2706
- 3 Certificate of Non Encumbrance along with receipt
- 4 Jamabandi for the year 2017-18, 2012-13, 2007-08.
- 5 Order dated 16.12.2019 of Court of Sh Jagdish Raj Mandal Officer Nahari Gurdaspur

Sudhir P. Sharma
Advocate
97-B, Distt. Courts, Amritsar

eSewa Punjab

ਆਪਣੇ ਆਪ ਨੂੰ, ਆਪਣੇ ਪਰਿਵਾਰ ਨੂੰ ਅਤੇ ਸਮਾਜ ਨੂੰ ਕੇਰੇਨਾ ਵਾਇਰਸ ਤੋਂ ਬਚਾਓ, ਜ਼ਿੰਮੇਵਾਰ ਬਣੋ

Application ID:27669241



For Citizen Use
Sewa Kendra Name: Sewa Kendra, HO, Kitchlu Chowk, Amritsar
Sewa Kendra Code: PB-049-00255-U025
Service Operator : BLS Kendras Pvt Ltd (03AAHCB7186Q1Z2)



SERVICE ASKED FOR	Inspection of Revenue Records	
DATE OF COMPLETION	29/11/2021	DATE OF APPLICATION
18/11/2021		
APPLICANT NAME	SUDHIR KUMAR	So/Do/No
		SURINDER PAL SHARMA
ADDRESS	CHAMBER NO 97 B DISTRICT COURTS AMRITSAR, TEHSIL/SUBTEHSIL AMRITSAR-1, DISTRICT AMRITSAR, STATE PUNJAB	
MOBILE NUMBER	9814051746	DESIGNATED OFFICER
		SUB REGISTRAR AMRITSAR-II
GOVT. FEES(CASH)	320.00	FACILITATION CHARGES(INC.GST)
		260.00
TOTAL CHARGES	580.00	OPERATOR NAME
		DAWINDER SINGH

You can track your application status on <https://esewa.punjab.gov.in/trackStatus>

ਸੇਵਾ ਕੇਂਦਰ ਨਾਲ ਸਬੰਧਤ ਸ਼ਿਕਾਇਤਾਂ / ਸੁਝਾਅ ਲਈ 1100 ਫੋਨ ਕਰੋ ਜੀ

I SUDHIR KUMAR certify that the details shared to the sewa kendra operator are correct and verified by me.

Signature of Official

Print Date : 18/11/2021 15:24:12

ਨਸ਼ਿਆਂ ਨੂੰ ਨਾਂਹ ਕਰੋ। ਇਲਾਜ ਲਈ ਆਪਣੇ ਨੇੜੇ ਦੇ ਨਸ਼ਾ ਛੁਡਾਓ ਕੇਂਦਰ ਜਾਓ

ਮਾਨਦੇ ਖਾਮ ਨੂੰ, ਸਾਪਨੇ ਪਹਿੰਚਾਉਣ ਨੂੰ ਅਤੇ ਸਾਜਣ ਨੂੰ ਕੇਰੇਨਾ ਵਾਹਿਗੁਮਤ ਤੇ ਬਰਾਬਰ, ਜਿੰਮੇਵਾਰ ਧਰੇ

For Citizen Use
Sewa Kendra Name: DINANAGAR LOCAL
Sewa Kendra Code: PB-035-00200-U002

Service Operator : BLS Kendras Pvt Ltd (03ANHC871860122)

QR Application ID: 250669051



Service Asked For	Delivery of certified copy of registered documents	No. of Pages
DATE OF COMPLETION	11/10/2021	20/01/2021
APPLICANT NAME	ALIANDEEP	DATE OF APPLICATION
ADDRESS	ARYA NAGAR DINANAGAR, TETHEL SUB TETHEL DINANAGAR, DISTRICT GURDASPUR, STATE PUNJAB	Sold By No
MOBILE NUMBER	7888987882	DATE OF APPLICATION
FEES Facilitation Charges	200.00 GOVT. FEES(CASH)	400.00 FACILITATION CHARGES(CASH)
TOTAL CHARGES	600.00	OPERATOR NAME

You can track your application status on the Kendra's website. If you have any queries, you can contact the operator.

ਸੇਵਾ ਕੇਂਦਰ ਨਾਲ ਸੰਪਰਕ ਮਿਲਾਉਣਾ / ਮੁਲਾਕਾ ਲਈ 1100 ਫੋਨ ਕਰੋ ਜੀ

ਅਨੁਮੋਦਿਤ : ਸਾਪਨੇ ਪਹਿੰਚਾਉਣ ਨੂੰ ਅਤੇ ਸਾਜਣ ਨੂੰ ਕੇਰੇਨਾ ਵਾਹਿਗੁਮਤ ਤੇ ਬਰਾਬਰ, ਜਿੰਮੇਵਾਰ ਧਰੇ

ਸੇਵਾ ਕੇਂਦਰ ਨੂੰ ਨੋਟ ਕਰੋ | ਇਹਨਾਂ ਲਈ ਆਪਣੇ ਨੋਟ ਦੇ ਨਾਮ ਨੂੰ ਉਪਰ ਦਿੱਤਾ ਜਾਂਦਾ ਹੈ

Pavon Kumar And Other

ਨਿਰਮਾਣ ਵਸੀਲਾ ਰਜਿਸਟਰ ਕੀਤਾ ਜਾਵੇ।

ਨਿਰਮਾਣ: 06-Jan-2020

ਗਵਰਨਰ

1. *Pavon Kumar*

2. *Pavon Kumar*

(ਪਹਿਲੀ ਖਿੱਚ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ (ਦੂਜੀ ਖਿੱਚ ਦੇ ਦਸਤਖਤ/ਨਿਸ਼ਾਨ ਅਗੋਂ)

Pavon Kumar

Pavon Kumar

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



ਨਿਰਮਾਣ: 06-Jan-2020

ਦਸਤਾਵੇਜ਼ ਨੰਬਰ :- 2019-20145/1/2706

ਨਿਸ਼ਾਨ ਨੰਬਰ *891*

ਪਰ ਰਜਿਸਟਰਡ ਦਸਤਾਵੇਜ਼ ਦਸਤਾਵੇਜ਼ ਕੀਤਾ ਗਿਆ

ਸਸ ਰਜਿਸਟਰਰ /ਜਾਇੰਟ ਸਸ ਰਜਿਸਟਰਰ

ਭੁੱਖ ਨੰਬਰ :- 1

ਪੰਨਾ ਨੰਬਰ :- *88*

ਸਸ ਰਜਿਸਟਰਰ /ਜਾਇੰਟ ਸਸ ਰਜਿਸਟਰਰ