Sandeep Tayal

B.A., LL.B., ADVOCATE
Chamber No. 85,
Distt. Courts, FARIDKOT

01639-250073 (COURT)
MOB : 98889-17347
Resi : Partap Nagar
Street No. 7, Kotkapura
Distt. Faridkot-151204

Legal Opinion Report / Title Search Report

To
The Branch Manager,
Punjab National Bank,
B.O. BHANA.

Dear Sir,

I, **SANDEEP TAYAL Advocate**, on having been engaged by Punjab National Bank, for giving the title verification and Search Report and my opinion thereon for the property to be mortgaged for securing the financial assistance from Punjab National Bank, I, SANDEEP TAYAL Advocate do hereby submit my report/opinion as under :-

Annexure – IV

SPECIAL REPORT ON TITLE

Reg: Property situated at Sikhan Wala Road, Guru Nanak Enclave (Near Old Age Home) (within the Municipal limit of Kotkapura) Tehsil Kotkapura District Faridkot.
Belonging to Nishan Singh S/o Jasbir Singh S/o Tarlok Singh R/o Ferozpur, Tehsil and District Ferozpur.

A.	PARTICULARS 1. Name of the Borrower with address.	Nishan Singh S/o Jasbir Singh S/o Tarlok Singh R/o Ferozpur, Tehsil and District Ferozpur.
	2. Name of the person offering Mortgage with parentage/constitution and address.	Nishan Singh S/o Jasbir Singh S/o Tarlok Singh R/o Ferozpur, Tehsil and District Ferozpur.
	3. Name of the Borrower.	Nishan Singh S/o Jasbir Singh S/o Tarlok Singh R/o Ferozpur, Tehsil and District Ferozpur.
	PROPERTY/ LAND	
	Details of the property and property offered for mortgage.	**Property measuring 90.80 Sq. yards (out of Plot No. 36 and 37) detailed as:** 1. Property measuring 70.80 Sq. yards as 70.80/15034 share of 24 Kanals 17 Marlas, comprising in Khewat No. 73, Khatauni No. 77, Agwar Metla, Khasra No. 87// 22/2/ 5-4, 23/2/ 5-7, 25/2/ 6-3, 88// 21/1/ 6-19, 22/1/ 1-4. 2. Property measuring 20 Sq. yards as 20/3055 share of 05 Kanals 01 Marla,

SANDEEP TAYAL
Advocate
Enrol. No. P-1390/2006
Distt. Courts, Faridkot. (Pb.)

		comprising in Khewat No. 120, Khatauni No. 155, Agwar Angara, Khasra No. 87// 24/2/ 5-1. Situated at Sikhan Wala Road, Guru Nanak Enclave (Near Old Age Home) (within the Municipal limit of Kotkapura) Tehsil Kotkapura District Faridkot. **Bounded as on:** NORTH: Rasta 14 Feet 06 Inch. SOUTH: Pahi 14 Feet 06 Inch. EAST : Plot No. 38 (56 Feet). WEST : Manpreet Kaur 56 Feet. Under the ownership of Nishan Singh S/o Jasbir Singh S/o Tarlok Singh R/o Ferozpur, Tehsil and District Ferozpur.
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).	Certified as well as Photocopy of Sale Deed No. 3097 dated 24-12-13. (As the original is lying with the bank). Certified as well as Photocopy of Sale Deed No. 2019-20/41/1/ 2476 dated 31-12-19. (As the original is lying with the bank). Certified as well as Photocopy of Sale Deed No. 2021-22/41/1/ 374 dated 18-05-21. (As the original is lying with the bank). Certified as well as Photocopy of Sale Deed No. 2021-22/41/1/ 1788 dated 13-12-21. (As the original is lying with the bank) Jamabandies for the Year 2019-20. E.C. for the period from 20-12-2021 to 17-01-2024 issued by the Sub Registrar Kotkapura.
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.	Yes There is no doubt or suspicion.
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

SANDEEP TAYAL
Advocate
Enrol. No. P-1390/2006
Distt. Courts, Faridkot. (Pb.)