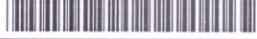


e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0110898122



Payment Date: 20/09/2025 18:08:05

Office Name: SUB REGISTRAR-V REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	650.00
Commission(-):		0.00
Total/NetAmount:		650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: BANSHIDHAR BADAYA ADVOCATE	Tin/Actt.No./VehicleNo./Taxid SEARCH REPORT
Pan No.(If Applicable):	City(Pincode): JAIPUR(302016)
Address:KHASRA NO 822 AND OTHERS AT VILLAGE MAHALA, MOJAMABAD, JAIPUR	Remarks:OWNER NAME - MS OKAY PLUS BUILDERS LLP SEARCH YEAR - YEAR 2013 TO TILL DATE 20.09.2025

Payment Details:

Challan No. - 0	
Bank: State Bank Of India	Bank CIN No: SBIN11089812220092025
Date: 20/09/2025 18:08:05	Refrence No: CK00KWCPW1

Computer generated copy on : 20/09/2025

Courtesy : <https://Egras.rajasthan.gov.in>

Banshidhar Badaya

Advocate
Rajasthan High Court, Jaipur

Off. & Res.: 51, Kalyanpuri,
New Sanganer Road,
Sodala, Jaipur (Raj.)
Mobile: 9829273293

Date : 19.09.2025

To,

Registrar (RERA)
2nd & 3rd Floor, RSIC Building,
Udyog Bhawan, Tilak Marg,
C-Scheme, Jaipur (Raj.)

Sub. :- Title Search Report of Residential Project "Okay Plus City"
for registration Certificate of Project under RERA Act, 2016
in respect of Residential Converted Land situated at Village
Mahala, Patwar Region Mahala, Tehsil Mozmabad, Distt.
Jaipur (Raj.) in Khasra No. 822, 825, 827, 828, 864, 2316/822,
740, 741, 823, 831, 832, 835, 836, 833, 834, 821, 813, 820, 845,
846, 847, 824, 829, 830, 821/2215 Total measuring 10 Hector
which document standing in the name of M/s. Okay Plus
Builders LLP through its partner Mr. Vijay Krishna Modi.

Name of Developer: Okay Plus Builders LLP a Limited
Liability Partnership firm through its partner Mr. Vijay
Krishna Modi.

Brief History of Title :-

That is Agriculture land situated in Khasara No. 823 measuring
0.27 Hector at Village Mahala, Patwar Region Mahala, Tehsil
Mozmabad, Distt. Jaipur (Raj.) was belongs to M/s. R.K.A. Builders Pvt.
Ltd. through Director Mr. Rajesh Khattar.



(2)

Thereafter M/s. R.K.A. Builders Pvt. Ltd. through Director Mr. Rajesh Khattar also sold above mentioned agriculture land in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 18.09.2023 which was Registered at Sub-Registrar, Bichoon, Jaipur as on Dated 20.09.2023, Book No. 1, Volume No. 11, Page 189, at Registered No. 202303550101605 & Additional Book No. 1, Volume No. 44, Page No. 463 to 478.

That is Agriculture land situated in Khasara No. 2316/822 measuring 0.3000 Hector, Khasara No. 740 measuring 0.8200 Hector, and Khasara No. 741 measuring 0.1000 Hector, at Village Mahala, Patwar Region Mahala, Tehsil Mozmabad, Distt. Jaipur (Raj.) was belongs to M/s. R.K.A. Builders Pvt. Ltd. through Director Mr. Rajesh Khattar.

Thereafter M/s. R.K.A. Builders Pvt. Ltd. through Director Mr. Rajesh Khattar also sold above mentioned agriculture land in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 18.09.2023 which was Registered at Sub-Registrar, Bichoon, Jaipur as on Dated 22.09.2023, Book No. 1, Volume No. 12, Page 4, at Registered No. 202303550101620 & Additional Book No. 1, Volume No. 45, Page No. 45 to 60.

That is Agriculture land situated in Khasara No. 825 measuring 2.3500 Hector, Khasara No. 827 measuring 0.1900 Hector, Khasara No. 828 measuring 0.2300 Hector, and Khasara No. 864 measuring 0.8600 Hector, at Village Mahala, Patwar Region Mahala, Tehsil Mozmabad, Distt. Jaipur (Raj.) was belongs to M/s. R.K.A. Builders Pvt. Ltd. through Director Mr. Rajesh Khattar.

Thereafter M/s. R.K.A. Builders Pvt. Ltd. through Director Mr. Rajesh Khattar also sold above mentioned agriculture land in favour of



(3)

M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 18.09.2023 which was Registered at Sub-Registrar, Bichoon, Jaipur as on Dated 22.09.2023, Book No. 1, Volume No. 12, Page 3, at Registered No. 202303550101619 & Additional Book No. 1, Volume No. 45, Page No. 29 to 44.

That is Agriculture land situated in Khasara No. 822 measuring 0.0300 Hectar at Village Mahala, Patwar Region Mahala, Tehsil Mozmadabad, Distt. Jaipur (Raj.) was belongs to M/s. R.K.A. Builders Pvt. Ltd. through Director Mr. Rajesh Khattar.

Thereafter M/s. R.K.A. Builders Pvt. Ltd. through Director Mr. Rajesh Khattar also sold above mentioned agriculture land in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 18.09.2023 which was Registered at Sub-Registrar, Bichoon, Jaipur as on Dated 20.09.2023, Book No. 1, Volume No. 11, Page 190, at Registered No. 202303550101606 & Additional Book No. 1, Volume No. 44, Page No. 479 to 494.

That is Agriculture land situated in Khasara No. 831 measuring 0.0500 Hectar, Khasara No. 832 measuring 0.5500 Hectar, Khasara No. 835 measuring 0.1700 Hectar, and Khasara No. 836 measuring 0.0800 Hectar, at Village Mahala, Patwar Region Mahala, Tehsil Mozmadabad, Distt. Jaipur (Raj.) was belongs to Mr. Amit Yadav S/o. Shri Mohan Lal Yadav.

Thereafter Mr. Amit Yadav S/o. Shri Mohan Lal Yadav also sold above mentioned agriculture land in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 18.01.2024 which was Registered at Sub-Registrar, Jaipur-IIInd as on Dated 30.01.2024, Book No. 1, Volume No. 1570, Page 187, at



(4)

Registered No. 202403016100990 & Additional Book No. 1, Volume No. 6268, Page No. 773 to 785.

That is Residential Converted Land situated in Khasara No. 824 measuring 0.3800 Hector, Khasara No. 829 measuring 0.2100 Hector, and Khasara No. 830 measuring 0.3700 Hector, at Village Mahala, Patwar Region Mahala, Tehsil Mozmadabad, Distt. Jaipur (Raj.) was belongs to Mr. Narayan Lal S/o. Shri Bhagirath Lal Verma.

Thereafter Mr. Narayan Lal S/o. Shri Bhagirath Lal Verma also sold above mentioned Residential Converted Land in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 31.07.2025 which was Registered at Sub-Registrar, Jaipur-IIInd as on Dated 06.08.2025, Book No. 1, Volume No. 1690, Page 177, at Registered No. 202503016108197 & Additional Book No. 1, Volume No. 6748, Page No. 473 to 486.

That is Residential Converted Land situated in Khasara No. 820 measuring 0.9500 Hector, and Khasara No. 845 measuring 0.2300 Hector, at Village Mahala, Patwar Region Mahala, Tehsil Mozmadabad, Distt. Jaipur (Raj.) was belongs to Mr. Narayan Lal S/o. Shri Bhagirath Lal Verma.

Thereafter Mr. Narayan Lal S/o. Shri Bhagirath Lal Verma also sold above mentioned Residential Converted Land in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 28.07.2025 which was Registered at Sub-Registrar, Jaipur-IIInd as on Dated 29.07.2025, Book No. 1, Volume No. 1689, Page 58, at Registered No. 202503016107878 & Additional Book No. 1, Volume No. 6742, Page No. 179 to 193.

That is Residential Converted Land situated in Khasara No. 833 measuring 0.1000 Hector, Khasara No. 834 measuring 0.2300 Hector,



(5)

Khasara No. 821 measuring 0.2600 Hectar, and Khasara No. 821/2215 measuring 0.2700 Hectar, at Village Mahala, Patwar Region Mahala, Tehsil Mozmabad, Distt. Jaipur (Raj.) was belongs to Mr. Narayan Lal S/o. Shri Bhagirath Lal Verma.

Thereafter Mr. Narayan Lal S/o. Shri Bhagirath Lal Verma also sold above mentioned Residential Converted Land in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 22.07.2025 which was Registered at Sub-Registrar, Jaipur-IIInd as on Dated 25.07.2025, Book No. 1, Volume No. 1688, Page 115, at Registered No. 202503016107735 & Additional Book No. 1, Volume No. 6739, Page No. 274 to 287.

That is Residential Converted Land situated in Khasara No. 813 measuring 0.8000 Hectar, Khasara No. 846 measuring 0.0300 Hectar, and Khasara No. 847 measuring 0.1700 Hectar, at Village Mahala, Patwar Region Mahala, Tehsil Mozmabad, Distt. Jaipur (Raj.) was belongs to Mr. Narayan Lal S/o. Shri Bhagirath Lal Verma.

Thereafter Mr. Narayan Lal S/o. Shri Bhagirath Lal Verma also sold above mentioned Residential Converted Land in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi through Sale Deed Dated 24.07.2025 which was Registered at Sub-Registrar, Jaipur-IIInd as on Dated 25.07.2025, Book No. 1, Volume No. 1688, Page 113, at Registered No. 202503016107733 & Additional Book No. 1, Volume No. 6739, Page No. 245 to 259.

All the above mentioned agriculture land was converted for residential purpose as on date 12.11.2024 by JDA Jaipur through Letter No. LU2012/JDA/2024-25/103536.

Thereafter JDA Jaipur also issued approved map in favour of M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi.



(6)

I Banshidhar Badaya, Advocate have caused necessary searches in the office of Sub-Registrar Jaipur for the period for 13 years from 2013 to 2025 and have inspected all relevant records and all other documents in respect of the aforesaid property, my search report is as follows.

I hereby certify that M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi is absolute owner of the above mentioned Residential Converted Land as per the records available and the above mentioned Land are free from all sorts of encumbrances, charges liabilities, liens and attachment of any kind of the charges and the title of the said property is absolutely clear, free and marketable and M/s. Okay Plus Builders LLP through its partner Mr. Vijay Krishna Modi having Registered Office at 72-A, Kiran Path, Suraj Nagar (West), Civil Lines, Jaipur (Raj.) is authorized to develop Residential Project and to do all other works for colonization and developing of this Land.

I hereby certify that Urban Land Ceiling Act and Tenancy Law Act etc. do not affect the said property. It is also hereby certified that the above mentioned land are not hit by any restriction of Urban Land (Ceilings Regulation) Act. 1976 and it is fit for equitable mortgage.

The fee receipt dated 19.09.2025 for the relevant search is enclosed herewith.


(Banshidhar Badaya)
Advocate