

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0109579814



Payment Date: 21/08/2025 18:16:00

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/10/2023-To-31/08/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	150.00
Commision(-):		0.00
Total/NetAmount:		150.00

One Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Adv. Jyoti Choudhary	Tin/Actt.No./VehicleNo./Taxid SEARCH 2023-2025	
Pan No.(If Applicable):	City(Pincode):	JAIPUR(302012)
Address:East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Pa	Remarks:M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram.	

Payment Details:

Bank:	UPI	Challan No. -	0
Date:	21/08/2025 18:16:00	Bank CIN No:	CNRB10957981421082025
		Refrence No:	IK20250821154126

Computer generated copy on : 21/08/2025

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

Ms Vinayak Enterprises

Proprietor

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

DATE: 21/08/2025

SPECIAL REPORT ON TITLE

Reg. : Opinion on investigation of title and obtaining of search report in respect of a property East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. Total Area 1393.66 Sq. Yds. presently belonging to M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram.

Sr. No	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1.	Name of the Borrower with address:	East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. Total Area 1393.66 Sq. Yds. presently belonging to M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram.
2.	1. Name of the person offering Mortgage with parentage /constitution and address:	East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. Total Area 1393.66 Sq. Yds. presently belonging to M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram.
3.	Details of the property to be mortgaged : As per title deed _____ As per present _____ position	The Specified portion of the property mentioned in para no. 4
B	INVESTIGATIONS	
1.	Details of the title deeds/ documents (including Link Deeds/ Parent deeds) to the mortgage (with full particulars regarding nature of document, date of executing and details of registration).	1. Registered Patta Vilekh, Dated 24/07/2003, issued by JDA, Jaipur in favor of Mr. Banwari Lal Agarwal S/o Mr. Bheru Lal in respect of Plot No. 63, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-III, on dated 10/11/2003 vide Book No. 01, Volume No. 165, Page No. 158, Sr. No. 5958 Additional Book No. 01, Volume No. 685, Page No. 85 to 102. For the area 425.00 Sq. Yds.

Ms Vinayak Enterprises

Proprietor

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	2. Registered Patta Vilekh, Dated 22/12/2003, issued by JDA, Jaipur in favor of Mr. Sushil Kumar Khetan S/o Mr. Banwari Lal in respect of Plot No. 64-A, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-III, on dated 26/03/2004 vide Book No. 01, Volume No. 179, Page No. 144, Sr. No. 2004001761 Additional Book No. 01, Volume No. 740, Page No. 472 to 488. For the area 302.95 Sq. Yds. 3. Registered Patta Vilekh, Dated 22/12/2003, issued by JDA, Jaipur in favor of Mrs. Sarita Khetan W/o Mr. Sushil Kumar Khetan in respect of Plot No. 64-B, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-III, on dated 26/03/2004 vide Book No. 01, Volume No. 179, Page No. 145, Sr. No. 2004001762 Additional Book No. 01, Volume No. 740, Page No. 489 to 500. For the area 287.77 Sq. Yds. 4. Registered Patta Vilekh, Dated 22/12/2003, issued by JDA, Jaipur in favor of Mrs. Suman Khetan W/o Mr. Ajay Kumar Khetan in respect of Plot No. 65, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-V, on dated 31/03/2004 vide Book No. 01, Volume No. 3, Page No. 183, Sr. No. 2004000583 Additional Book No. 01, Volume No. 12, Page No. 400 to 410. For the area 452.95 Sq. Yds. 5. Registered Patta Vilekh, Dated 13/01/2004, issued by JDA, Jaipur in favor of Mr. Ajay Kumar Khetan S/o Mr. Shyam Lal in respect of Plot No. 66, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-III, on dated 26/03/2004 vide Book No. 01, Volume No. 179, Page No.
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	146, Sr. No. 2004001763 Additional Book No. 01, Volume No. 740, Page No. 501 to 512. For the area 583.33 Sq. Yds. 6. Reconstitution Letter No. D-423, Dated 28/03/2025 executed by JDA, Jaipur In Favour of Mr. Nitin Jain S/o Mr. Lalit Kumar Jain in respect of Plot in 13, 14, 15, Situated At Scheme Vidyasagar Enclave, Village Narottampura, District Jaipur, Raj. For the Area 848.87 Sq. Mtr. 7. Registered Sale Deed, dated 29/09/2023, executed by (1) Mr. Banwari Lal Agarwal S/o Mr. Bheru Lal, (2) Mr. Sushil Kumar Khetan S/o Mr. Banwari Lal, (3) Mrs. Sarita Khetan W/o Mr. Sushil Kumar Khetan, (4) Mrs. Suman Khetan W/o Mr. Ajay Kumar Khetan, (5) Mr. Ajay Kumar Khetan S/o Mr. Shyam Lal in favor of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram, Mr. Ajay Kumar Khetan S/o Mr. Shyam Lal in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-VII, on dated 09/10/2023 vide Book No. 01, Volume No. 968, Page No. 44 Sr. No. 202303021121224 Additional Book No. 01, Volume No. 3870, Page No. 662 to 678. For the area 1393.66 Sq. Yds. 8. Reconstitution Letter No. 27, Dated 02/08/2024 executed by Municipal Corporation, Jaipur in favour of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. For the Area 1393.66 Sq. Yds. (Reconstitution Plan approved in Compliance of the decision taken by B.P.C. in the Meeting dated 30/07/2024)
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		9. Name Transfer Letter No. 284, Dated 08/08/2024 executed by Municipal Corporation, Jaipur in favour of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. For the Area 1393.66 Sq. Yds. 10. Map Approval Letter, Dated 16/08/2024 executed by Mukesh Soni & Associates (Ar. Mukesh Soni), Jaipur in favour of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. For the Area 1393.66 Sq. Yds. 11. Acknowledgement Letter, Dated 22/08/2024 executed by Municipal Corporation, Jaipur in favour of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. For the Area 1393.66 Sq. Yds.
12.	Whether documents given to the counsel are original one or more copies of documents? (Counsel should examine original documents only and if any of the documents in original is not shown, the details of the document be given with reasons thereof)	
13.	Whether documents given as original title deeds raise any doubt or suspicion?	No, there is no doubt in above title Deed
14.	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, tallied.
15.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated	Yes

Ms Vinayak Enterprises

Proprietor

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	in the certified copy as obtained from the registrar's office?	
16.	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?	As per Sub-Registrar's office record photographs of parties affixed on title deed are tally and found same.
17.	Whether contents 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?	As per Sub-Registrar's office record contents of title deed are tally and found same.
18.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes
19.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated ?	Yes
20.	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 nonagricultural purposes).	No
21.	Whether there 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
22.	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 ?	Yes
23.	Whether the property is ancestral or under joint ownership or the minor is having interest in the property ? If so, its effect thereof.	Na
24.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
25.	Whether Urban Land Ceiling Act is applicable in the State where the property is located ?	No
26.	In case of leasehold property whether permission/ NOC from the lessor is required for creation of mortgage? whether permission of the lessor / NOC is obtained?	Yes
27.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	NA

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Proprietor

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28.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Na
29.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Yes
30.	Whether any permission of Income Tax Authorities IAssessing 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?	No
31.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A.
32.	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.)	N.A.
33.	Encumbrances, Attachments, and/or Claims whether of Government, Central or State or other local authorities or Third Party Claims, liens etc. and details thereof if yes, give the details thereof.	That the said land is under encumbrances with AU SMALL FINANCE BANK LTD. for RS. 10,00,00,000 (i.e., Ten Crore Only). Vide Sanction Letter dated 18/09/2024.

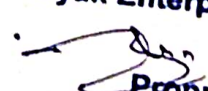
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DATE: 21/08/2025
PLACE: JAIPUR

SHRI VINAYAK ASSOCIATES

Adv. Jyoti Choudhary

Ms Vinayak Enterprises

Proprietor

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CERTIFICATE

REFERENCE NO.....

ENTRY SERIAL NO...../REGISTER NO.....OF YEAR 2025

(Counsel to give serial no..... to the certificate as entered in register of searches maintained by him)

DATE: 21/08/2025

Reg. Opinion on investigation of title and obtaining of search report in respect of a property East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. Total Area 1393.66 Sq. Yds. presently belonging to M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram.

Sir,

In the above Captioned matter, I submit my legal opinion as under:

As requested, I have conducted the legal investigation of the title and made a search of record 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 deeds and contents thereof tally with the information as stated in the records of office of Sub-Registrar- VII Jaipur and will executed sub Registrar VII Jaipur of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of owner 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 here to.

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,

(1) Registered Patta Vilekh, Dated 10/11/2003

Registered Patta Vilekh, Dated 24/07/2003, issued by JDA, Jaipur in favor of Mr. Banwari Lal Agarwal S/o Mr. Bheru Lal in respect of Plot No. 63, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-III, on dated 10/11/2003 vide Book No. 01, Volume No. 165, Page No. 158, Sr. No. 5958 Additional Book No. 01, Volume No. 685, Page No. 85 to 102. For the area 425.00 Sq. Yds.

Ms Vinayak Enterprises

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(2) Registered Patta Vilekh, Dated 26/03/2004

Registered Patta Vilekh, Dated 22/12/2003, issued by JDA, Jaipur in favor of Mr. Sushil Kumar Khetan S/o Mr. Banwari Lal in respect of Plot No. 64-A, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-III, on dated 26/03/2004 vide Book No. 01, Volume No. 179, Page No. 144, Sr. No. 2004001761 Additional Book No. 01, Volume No. 740, Page No. 472 to 488. For the area 302.95 Sq. Yds.

(3) Registered Patta Vilekh, Dated 26/03/2004

Registered Patta Vilekh, Dated 22/12/2003, issued by JDA, Jaipur in favor of Mrs. Sarita Khetan W/o Mr. Sushil Kumar Khetan in respect of Plot No. 64-B, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-III, on dated 26/03/2004 vide Book No. 01, Volume No. 179, Page No. 145, Sr. No. 2004001762 Additional Book No. 01, Volume No. 740, Page No. 489 to 500. For the area 287.77 Sq. Yds.

(4) Registered Patta Vilekh, Dated 31/03/2004

Registered Patta Vilekh, Dated 22/12/2003, issued by JDA, Jaipur in favor of Mrs. Suman Khetan W/o Mr. Ajay Kumar Khetan in respect of Plot No. 65, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-V, on dated 31/03/2004 vide Book No. 01, Volume No. 3, Page No. 183, Sr. No. 2004000583 Additional Book No. 01, Volume No. 12, Page No. 400 to 410. For the area 452.95 Sq. Yds.

(5) Registered Patta Vilekh, Dated 26/03/2004

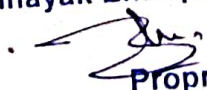
Registered Patta Vilekh, Dated 13/01/2004, issued by JDA, Jaipur in favor of Mr. Ajay Kumar Khetan S/o Mr. Shyam Lal in respect of Plot No. 66, Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-III, on dated 26/03/2004 vide Book No. 01, Volume No. 179, Page No. 146, Sr. No. 2004001763 Additional Book No. 01, Volume No. 740, Page No. 501 to 512. For the area 583.33 Sq. Yds.

(6) Reconstitution Letter, Dated 28/03/2025

Reconstitution Letter No. D-423, Dated 28/03/2025 executed by JDA, Jaipur In Favour of Mr. Nitin Jain S/o Mr. Lalit Kumar Jain in respect of Plot in 13, 14, 15, Situated At Scheme Vidyasagar Enclave, Village Narottampura, District Jaipur, Raj. For the Area 848.87 Sq. Mtr.

(7) Registered Sale Deed, Dated 09/10/2023

Registered Sale Deed, dated 29/09/2023, executed by (1) Mr. Banwari Lal Agarwal S/o Mr. Bheru Lal, (2) Mr. Sushil Kumar Khetan S/o Mr. Banwari Lal, (3) Mrs. Sarita Khetan W/o Mr. Sushil Kumar Khetan, (4) Mrs. Suman Khetan W/o Mr. Ajay Kumar Khetan, (5) Mr. Ajay Kumar Khetan S/o Mr. Shyam Lal in favor of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr.

Ms Vinayak Enterprises

Proprietor

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Bhanwar Lal S/o Mr. Dana Ram, Mr. Ajay Kumar Khetan S/o Mr. Shyam Lal in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-VII, on dated 09/10/2023 vide Book No. 01, Volume No. 968, Page No. 44 Sr. No. 202303021121224 Additional Book No. 01, Volume No. 3870, Page No. 662 to 678. For the area 1393.66 Sq. Yds.

(8) Reconstitution Letter No. 27, Dated 02/08/2024

Reconstitution Letter No. 27, Dated 02/08/2024 executed by Municipal Corporation, Jaipur in favour of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. For the Area 1393.66 Sq. Yds. (Reconstitution Plan approved in Compliance of the decision taken by B.P.C. in the Meeting dated 30/07/2024)

(9) Name Transfer Letter No. 284, Dated 08/08/2024

Name Transfer Letter No. 284, Dated 08/08/2024 executed by Municipal Corporation, Jaipur in favour of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. For the Area 1393.66 Sq. Yds.

(10) Map Approval Letter, Dated 16/08/2024

Map Approval Letter, Dated 16/08/2024 executed by Mukesh Soni & Associates (Ar. Mukesh Soni), Jaipur in favour of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. For the Area 1393.66 Sq. Yds.

(11) Acknowledgement Letter, Dated 22/08/2024

Acknowledgement Letter, Dated 22/08/2024 executed by Municipal Corporation, Jaipur in favour of M/S VINAYAK ENTERPRISES as Through its Proprietor Mr. Bhanwar Lal S/o Mr. Dana Ram in respect of East Part of Plot No. 63, Plot No. 64-A, 64-B, 65 and East Part of Plot No. 66 Situated At Scheme Parmanand Nagar, Niwaroo Road, Jhotwara, District Jaipur, Raj. For the Area 1393.66 Sq. Yds.

The document which are supplied to me for search are in accordance and searched by me in sub reg. Offices on dated 21/08/2025 vide receipt GRN No. 0109579814 of Rs. 150/- and on the basis of aforesaid search from 2023-2025 does not disclose any encumbrances/disclose encumbrances as stated there in.

I have given opinion earlier on investigation of title relating to the same property as detailed hereunder:

Name of lender

Date of opinion & reference no. (if any)

Ms Vinayak Enterprises

Proprietor

JYOTI
CHOUDHARY

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JYOTI CHOUDHARY
Date: 2025.08.25
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Remarks

I find following defects/No defects in the title of the person offering mortgage:

I hereby certify that **M/S VINAYAK ENTERPRISES** as Through its Proprietor **Mr. Bhanwar Lal S/o Mr. Dana Ram** has a clear, valid and marketable title over the above said.

The valid mortgage can be created by deposit of the following original title deed.

The said title deeds are original and genuine and are not duplicate or fake as observed by me. (Give here under details of title deeds which are required to be deposited to create equitable mortgage)

1. Registered Patta Vilekh, Dated 10/11/2003 (Plot No. 63)
2. Registered Patta Vilekh, Dated 26/03/2004 (Plot No. 64-A)
3. Registered Patta Vilekh, Dated 26/03/2004 (Plot No. 64-B)
4. Registered Patta Vilekh, Dated 26/03/2004 (Plot No. 66)
5. Registered Patta Vilekh Dated 31/03/2004 (Plot No. 65)
6. Registered Sale Deed, Dated 09/10/2023
7. Reconstitution Letter, Dated 02/08/2024
8. Name Transfer Letter, Dated 08/08/2024
9. Map Approval Letter, Dated 16/08/2024
10. Acknowledgement Letter, Dated 22/08/2024
11. Sanction Letter, Dated 18/09/2024

- Encl: 1. Special Report
2. Chain of title
3. Copy of Title Deed and link deeds.
4. Search Report

JYOTI
CHOUDHARY

Digitally signed by
JYOTI CHOUDHARY
Date: 2025.08.25
12:40:49 +05'30'

SHRI VINAYAK ASSOCIATES

Adv. Jyoti Choudhary

Ms Vinayak Enterprises

Proprietor