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Dt. 02/09/2025

To,
The Authority,
RERA
Rajasthan

SPECIAL REPORT ON TITLE

Reg: Regarding Property Known as Residential Property Plot no. 01+02 of Khasra no. 1127-1131, 1134, 1135 Situated at Revenue Village Bhuwana District Udaipur measuring appx.11398.75 sqft for Falts Purpose owned by Shri Abbas Ali S/o Shri Mohammed Hussain Hakim

Dear Sir,

As per your instructions I have investigate the title & conducted the search and my report is as follows:-

1- Name of the Owner:

Shri Abbas Ali S/o Shri Mohammed Hussain Hakim

2- Details of the property As per title deed:-

Regarding Known as Residential Property Plot no. 01+02 of Khasra no. 1127-1131, 1134, 1135 Situated at Revenue Village Bhuwana District Udaipur measuring appx.11398.75 sqft for Falts Purpose owned by Shri Abbas Ali S/o Shri Mohammed Hussain Hakim and Bounded on the –

East – Plot No. 20

West – Road

North – Road

South – Agri. Land of Khasra No. 1142

Sr. No	ASPECTS CONSIDERED	COUNSEL'S STATEMENT
	INVESTIGATIONS	
1	Details of the title deeds/Scrutinized	As per List of Annex - A

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2	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)	Original Examined
3	Whether documents given as original title deeds raise any doubt or suspicion?	Original Examined No Doubt Found
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 was 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 was obtained from the registrar's office?	Not Required at that Time
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 are 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 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
10	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
11	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?	Not Required

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12	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof	Self Purchased Hence Not Applicable
13	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Yes
14	Whether Urban Land Ceiling Act is applicable in the State where the property is located	Not Applicable
15	In case of leasehold property, whether permission/ NOC from the Lesser are required for creation of mortgage? Whether permission of the Lesser/NOC is obtained?	NA
16	What is the rate of sharing of unearned income with Lesser, in the event of sale of the property	Not Applicable
17	Whether copy of title deed favoring Lesser (other than Govt.) is made available to examine the validity of the lease?	Not Applicable
18	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof	Not Applicable
19	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?	Not Applicable
20	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Not Applicable

Annexure A

3. LIST OF DOCUMENTS through which **Shri Abbas Ali S/o Shri Mohammed Hussain Hakim** possess Title through Following Documents:-

1. Photocopy of Sale Agreement Dt. 31/03/1999 executed between Shri Manish Sharma S/o Shri Ramesh Chandra Sharma & others.

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1. Original Allotment Letter no. 172 Dt. 13/09/2002 Issued by Urban Improvement Trust in favor of Shri Abbas Ali S/o Shri Mohammed Hussain Hakim.
2. Original Registered Lease Patta Vilekh No. 76 Dt. 28/09/2002 Executed by Urban Improvement Trust in favor of Shri Abbas Ali S/o Shri Mohammed Hussain Hakim which was registered with SR-I Udaipur on 29/09/2002 at Binder no. 968 Page no. 127 Serial no. 3027 of Book 1.
3. Original Allotment Letter no. 166 Dt. 13/09/2002 Issued by Urban Improvement Trust in favor of Shri Abbas Ali S/o Shri Mohammed Hussain Hakim.
4. Original Registered Lease Patta Vilekh No. 74 Dt. 28/09/2002 Executed by Urban Improvement Trust in favor of Shri Abbas Ali S/o Shri Mohammed Hussain Hakim which was registered with SR-I Udaipur on 29/09/2002 at Binder no. 968 Page no. 126 Serial no. 3026 of Book 1.
5. Copy of application for Reconstitution of Plot No. 1 & 2 Dt. 19/01/2022 issued by UIT Udaipur in favor of Shri Abbas Ali S/o Shri Mohammed Hussain Hakim.
6. Original Reconstitution Letter no. 1770 Dt. 23/12/2022 Issued by Urban Improvement Trust Udaipur in favor of Shri Abbas Ali S/o Shri Mohammed Hussain Hakim.
7. Original Construction Permission letter no. 510 Dt. 20/03/2025 Issued by Udaipur Development Authority, Udaipur in favor of Shri Abbas Ali S/o Shri Mohammed Hussain Hakim.

4. ENCUMBRANCE:

We have examined the records of office of the sub- Registrar-I only of Udaipur from 2013 to till date through **Receipt no. 0110061319 Dt. 02/09/2025** (original receipt enclosed here with issued by the office of the sub- Registrar-I to ensure the non- encumbrances on the property & we found the property is free from all prior charges and encumbrances.



(Satya Narayan / Anshul Gupta)
Satya Narayan Gupta
Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0110061319



Payment Date: 02/09/2025 15:51:27

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, UDAIPUR
Location: Udaipur 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
Commision(-):		0.00
Total/NetAmount:		650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: ADV S N Gupta/ Anshul Gupta	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): udaipur(313001)
Address:Udaipur	Remarks:2013-2025

Payment Details:

Bank:	SBlePAY(Credit/Debit Cards)	Bank CIN No:	SBIN11006131902092025
Date:	02/09/2025 15:51:27	Reference No:	6733464823627

Challan No. - 0

Computer generated copy on : 02/09/2025

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