

VINOD KUMAR MATHUR
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ENROLMENT NO. R-376/1994
PRACTISING LAWYER,
DEALING IN THE MATTERS
OF LAND FOR MORE THAN
23 YEARS

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THE LAND TITLE SEARCH REPORT

I- BLOCK

WHEREAS THE AKSHAT APARTMENTS PVT.LTD. (AAPL) DECLARES THAT:-

- A. An ambitious residential project named as "Akshat Meadows" has been developed into prestigious residential scheme in the land, situated in the village Sirsi of Tehsil Jaipur district Jaipur, wherein three blocks- A, B & J are complete in the year 21 January 2016 as the JDA have issued pertaining to said completion, the certificate to this effect.
- B. Land adjoining to the said "Akshat Meadows" bearing Khasra No. 133 measuring 16 biswa and Khasra No. 134 measuring (Raqba) 38 Biswa total admeasuring to 54 Biswas owned by M/s Kanak Vrindavan resorts ltd. Having its registered office at D-123, 4th Floor, Janpath, Shyam Nagar, New Sanganer Road, Jaipur-302019 through Mr. Ashish Tiwari. The land above described in (Schedule herein below) has been converted from agriculture to another land use of residential purpose u/s 90-A of the land revenue act 1956 vide order no. 74 of dated 23 January 2013. Consequent upon the change of land use from agriculture to residential the layout plans of the scheduled land has been approved by the Jaipur Development Authority Jaipur (JDA) vide their letter no. 2915 dated 23 April 2018 in pursuance of the Rajasthan Township Policy of 2010 and the approved plots have been duly allotted to the AAPL out of nomination by the land owner M/s Kanak Vrindavan Resorts Pvt. Ltd.
- C. That after approval of the layout plans the plots as carved out in the scheduled land renumbered as block I of Akshat Meadows extension bearing no. I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, I-12, I-13, I-14, I-15, I-16, I-17, I-18 and I-19 in all as allotted to the AAPL here of by the JDA the AAPL are developing this extension of Akshat Meadows at Sirsi.

The JDA has also issued Pattas of all those sixteen plots favoring the AAPL here of and the issuance of Pattas of three plots namely I-10, I-11 and I-12 are kept in abeyance by the JDA, to be released to the AAPL when the common areas of the project of Akshat Meadows Extension Block "I" is completed, which is responsibility of AAPL and each of the Pattas have been registered in the office

Vinod Kumar Mathur
Advocate

of the Sub-Registrar of Jaipur-V. Thus from the date of registration of said Pattas the AAPL are bonafide and real owner of the plots on basis of perpetual lease hold and the AAPL are legally entitled to the plots vide registered documents detailed as follows:-

REGISTRATION PARTICULARS SUB-REGISTRAR-V

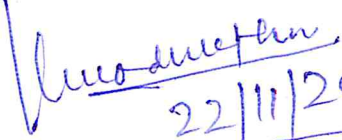
No. of Plot	Book No.-I Volume	Page No.	No. of Registration	Additional Book-I Volume	Pages
I-1	1027	4	201803019107550	4104	423-432
I-2	1027	2	201803019107548	4104	403-412
I-3	1027	1	201803019107547	4104	393-402
I-4	1026	199	201803019107545	4104	373-382
I-5	1026	51	201803019107397	4101	415-429
I-6	1026	200	201803019107546	4104	383-392
I-7	1026	199	201803019107545	4104	373-382
I-8	1031	177	201803019108523	4124	76-90
I-9	1031	176	201803019108522	4124	61-75
I-10	Kept in abeyance by JDA to be allotted later on				
I-11					
I-12					
I-13	1027	5	201803019107551	4104	433-442
I-14	1027	6	201803019107552	4104	443-452
I-15	1027	7	201803019107553	4104	453-462
I-16	1026	197	201803019107543	4104	353-362
I-17	1027	9	201803019107555	4104	473-482
I-18	1027	8	201803019107554	4104	463-472
I-19	1027	3	201803019107549	4104	413-422

- D. As the AAPL are legal and good title holder of the plots of land with perfect ownership and possession, because the AAPL have not otherwise transferred alienated bequeathed nor have mortgaged conveyed in any wise they said plots, nor created any encumbrance etc. to fetter the marketability of the plots, inter-alia each and every one of these land lots.
- E. The Project Land is earmarked for the purpose of development of 19 plots and Common Areas and Facilities to be developed with the Said Project by AAPL and the Said Project shall be known as "*Akshat Meadows I- Block*".
- F. The AAPL being the absolute owner of Project Land has conceived, planned and is in the process of constructing and developing Said Project upon the Project Land after getting necessary permissions/approvals from competent authorities, which inter-alia comprises of row houses and common areas.

[Signature]
Advocate

As facts about the title of M/s Akshat Apartments Pvt. Ltd. Are mentioned above on perusal of various representations and instruments duly executed and / or registered. I hereby certify that the Akshat Apartments Pvt. Ltd. Have good and perfect title to the project land of Akshat Meadows I-Block.

Issued under my signatures on this 22 day of November 2018 A.D.


22/11/2018
Vinod Kumar Mathur
Advocate