

Mitra Sharma

Advocate Rajasthan High court
Chamber No. 108, Sessions Court, Bani Park, Jaipur

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Legal Title Report

Land comprises in khasra nos. 799, 800, 805, 808, 811, 812 Village Thikaria, Tehsil Sanganer, District Jaipur and Land comprises in khasra nos. 64, 65, 72, 73, 81, 82, 83, 84 (part) 85, 86 Village Bagrukhard, Tehsil Sanganer, District Jaipur admeasuring 26300 sq. mt. owned and possessed by M/s Siddha Infra Projects Pvt. Ltd. Earlier Said Land was agriculture, land use of said land was duly converted from agriculture to residential, under provisions of The Jaipur Development Authority Act, 1982 and rights and interests of the Said Land was resumed in the State and re-allotted to M/s Siddha Infra Projects Pvt. Ltd. under provisions of The Rajasthan Land Revenue Act, 1956 with the intention of developing the Said Land.

Jaipur Development Authority (JDA) has issued Lease Deed No. 941 dated 06.09.2013 in favor of M/s Siddha Infra Projects Pvt. Ltd. for Residential Purpose under provisions of section 90-B of The Rajasthan Land Revenue Act, 1956, and as per Provisions of Affordable Housing Policy-2009, which was duly registered in the office of Sub-Registrar Jaipur-II on 12.09.2013 vide Receipt No. 2013052022943 dated 12.09.2013, Document Serial No. 2013052023064, Book No. I, Zild No. 866, Page No. 14, Serial No. 2013052011055, Pasted in Additional Book No I, Zild No. 3449, Pages 125 to 134.

I have examined all the above documents and aspects and come to the conclusion that the M/s Siddha Infra Projects Pvt. Ltd. a company incorporated under the Companies Act, 1956, having its registered office at Siddha Park, 99A, Park Street, Kolkata-700016, Police Station Park Street and also having its corporate office at 328-329, Nemi Sagar, Queen's Road, Vaishali Nagar, Police Station Vaishali Nagar, Jaipur, Rajasthan has a clear and marketable title over the Said Land and The chain of the Title is complete, where as it has been informed by the Company that they had taken a loan of Rs. 18,13,28,276/- from M/s Tata Capital Housing Finance Limited Kolkata on their two projects and present land falls in one of those.

Mitra Sharma Advocate