

OM PRAKASH SHARMA
Advocate

OFFICE / RESIDENCE:
92, Shri Ram Vihar, Near Keshav Vidhyapeeth,
Agra Road, Jamdoli, Jaipur (Rajasthan)
① o 92140 88889 / o 98870 86696

29th July, 2017

ABL/2017-18/101

Title Search Report cum Opinion of Hyde Park Project

1. **Name of the Land Owner Company : Shree Seco Private Limited & DKG Township & Developers,**

2. **Name of the Developer Company : Adarsh Buildestate Limited**

3. **Details of the Land/Property:**

Land admeasuring 19582 Sq. Mtrs. situated at Khasra No. 120, 127 in village Durgapura, and Khasra No. 166/402, 167 in Village Jhalana Chor Tehsil Sanganer, District Jaipur, Rajasthan.

Four boundaries of the Said Group Housing Property :—

North -	Other's plot	South	- Sector Road
East -	Other's plot	West	- Sector Road

Total land area is admeasuring 19582 Sq. Mtr., out of which 13796 Sq. Mtr. Land belongs to Shree Seco Pvt. Ltd. and 5786 Sq. Mtr. land belongs to DKG Township and Developers.

4. **Nature of the property:**

The proposed property is lease Hold.
The proposed property is Residential.

5. **Details of documents examined: (Photo-State Copies)**

1. Copy of Patta Vilekh Vikray Patra Sankhya 4104 issued by Jaipur Development Authority, Jaipur on 26th June 2013 for the land admeasuring 13796.00 Sq. Meters

which is falling in Khasra No. 120, 127 in village Durgapura, Tehsil Sanganer, Jaipur in favour of Shree Seco Pvt Ltd. The said Patta Vilekh has been registered in the office of Sub Registrar, Jaipur VIII on 05.07.2013 bearing registered as No. 2013401008409 in Book No. I, Volume No. 241 at Page No. 106 and a copy pasted on additional Book no. I, Volume no. 963 at Page no. 49 to 57 in the office of Sub-Registrar, Jaipur VIII.

2. Copy of Patta Vilekh Vikray Patra Sankhya 4147 issued by Jaipur Development Authority, Jaipur on 4th July 2013 for the land admeasuring 5786.00 Sq. meters falling in Khasra No. 166/402, 167 in Village Jhalana Chor, and Khasra No. 120,127 Village Durgapura Tehsil Sanganer, Jaipur in the name of DKG Township & Developers. The said Patta Vilekh has been registered in the office of Sub Registrar, Jaipur VIII on 05/07/2013 Registered as No 2013401008408 Book No. I, Volume No. 241 at Page No. 105, and a copy pasted on additional Book no. I, Volume no. 963 at Page no. 40 to 48.
3. Copy of letter dated 04.10.2013 bearing No. जविप्रा/ उपा/ जोन-4/2013/ डी-4196 issued by Jaipur Development Authority for reconstitution of above both plots.
4. Copy of the Development Agreement dated 24th October 2013 registered on 24.01.2014 in the office of Sub-Registrar VII Jaipur on Book no. I, Volume no. 249 at Page no. 43 & Serial. no. 2014400000578 and a copy pasted on additional Book no. 1 Volume no. 993, Page no. 517 to 572.
5. Copy of building plan approval letter dated 04-07-2014 bearing no. जविप्रा/अति.मु.न. नि./बी.पी.सी/2014/डी-1632 issued by the Competent Authority i.e. Jaipur Development Authority Jaipur.

6. Legal intervention/issue that is/may effect title of the property:

- a) Whether the proposed property is subject to any minor's claim or any other claims. **N.A.**
- b) Whether local state/municipal laws or central Acts like Land Acquisition Act, Urban Ceiling Act etc., effects the title of the property. **N. A.**

7. Conclusion/observations, if any

Land Owner has owns and possesses the land admeasuring 19582 Sq. Mtrs. situated at Khasra No. 120, 127 in village Durgapura, Khasra No. 166/402, 167 in Village Jhalana Chor Tehsil Sanganer, District Jaipur, Rajasthan. The boundaries of this plot are more particularly described hereunder :-

North -	Other's plot	South	- Sector Road
East -	Other's plot	West	- Sector Road

The abovementioned total land area is admeasuring 19582 Sq. Mtr., out of which 13796 Sq. Mtr. Land belongs to Shree Seco Pvt. Ltd. and 5786 Sq. Mtr. land belongs to DKG Township and Developers.

Whereas Jaipur Development Authority, Jaipur had issued on 26th June 2013 Patta Vilekh i.e. Shari Jamabandi ke Aadhar par Awasiya Prayojan Ke Liye Bhumi Patta Vilekh Vikray Patra Sankhya 4104 for 13796.00 Sq. Meters land which is falling in Khasra No. 120, 127 in village Durgapura, Tehsil Sanganer, Jaipur in favour of Shree Seco Pvt Ltd. The said Patta Vilekh has been registered in the office of Sub Registrar, Jaipur VIII on 05.07.2013 bearing registered as No. 2013401008409 in Book No. I, Volume No. 241 at Page No. 106 and a copy pasted on additional Book no. I, Volume no. 963 at Page no. 49 to 57 in the office of Sub-Registrar, Jaipur VIII. As such said Shree Seco Pvt. Limited became absolute owner in possession of the said plot of land.

Whereas an another Patta Vilekh i.e. Shari Jamabandi ke Aadhar par Awasiya Prayojan Ke Liye Bhumi Patta Vilekh Vikray Patra Sankhya 4147 has been issued by Jaipur Development Authority, Jaipur on 4th July 2013 for 5786.00 Sq. meters land falling in Khasra No. 166/402, 167 in Village Jhalana Chor, and Khasra No. 120,127 Village Durgapura Tehsil Sanganer, Jaipur in the name of DKG Township & Developers. The said Patta Vilekh has been registered in the office of Sub Registrar, Jaipur VIII on 05/07/2013 Registered as No 2013401008408 Book No. I, Volume No. 241 at Page No. 105, and a copy pasted on additional Book no. I, Volume no. 963 at Page no. 40 to 48. As such M/s DKG Township & Developers firm became absolute owner in possession of the said plot of land.

Whereas the above mentioned both plots have been reconstituted by the Jaipur Development Authority vide order no. जविप्रा/ उपा/ जोन-4/2013/ डी-4196 dated 04.10.2013.

Whereas between land owner and developer a Development Agreement executed on dated 24th October 2013 and same got registered on 24.01.2014 in the office of Sub-Registrar VII Jaipur on Book no. I, Volume no. 249 at Page no. 43 & Serial. no. 2014400000578 and a copy pasted on additional Book no. I Volume no. 993, Page no. 517 to 572.

Whereas the building plans of the above said plot has been approved by the Competent Authority i.e. Jaipur Development Authority Jaipur vide its order No. जविप्रा/अति.मु.न.नि./बी. पी.सी/2014/डी-1632 dated 04-07-2014.

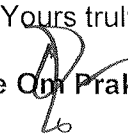
I/We have perused copies of the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar for the year 200.... to April 2017. The said property is free from all sorts of encumbrance, lien, charges, mortgages etc.

Now, land owner & developer has clear right and marketable title on the property and equitable mortgage can be created in favour of any financial organization by depositing the required documents, as referred above.

Remarks:

Thanking you,

Yours truly,

(Advocate  Om Prakash Sharma)