

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0094954416



Payment Date: 26/09/2024 21:38:00

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (SECTT.)

Period: 01/01/1994-To-26/09/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	1500.00

Commision(-): 0.00

Total/NetAmount: 1500.00

One Thousand Five Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ramesh sharma	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302017)
Address:C-246 Malviya Nagar Jaipur	Remarks:JMDRR Earth Developers Pvt. Ltd.

Payment Details:

Challan No. - 0

Bank: UPI	Bank CIN No: CNRB9495441626092024
Date: 26/09/2024 21:38:00	Refrence No: IK20240926120194

Computer generated copy on : 27/09/2024

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

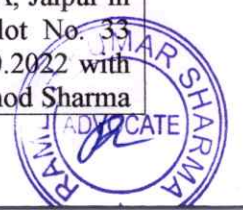
Report of Investigation of Title in respect of immovable property

1	a	Name of the Branch/Business Unit/Office Seeking opinion.	Chief Manager, State Bank of India, SME, IBB Branch, Jaipur
	b	Reference No. and date of the letter under the cover of which the documents tendered for security are forwarded.	Ref.No.-SBI,Jaipur Ref Date
	c	Name of the Borrower	M/s JMDRR Earth Developers Pvt. Ltd.
2	a	Type of Loan	Commercial Loan
	b	Type of Property	Residential Property
3	a	Name of the unit/concern/ company/person Offering the property/ (ies) as security.	M/s JMDRR Earth Developers Pvt. Ltd.
	b	Constitution of the unit/concerned/Person/body/authority offering the property for creation of charge.	Plot No. 32 & 33, Scheme No. 8, Vaishali Nagar, Jaipur
	c	State as under what capacity is security Offered (whether as joint applicant or borrower or as guarantor. etc.)	As Borrower
4	a	Value of Loan (Rs. In crores)	Yes
5		Complete or full description of the immovable property (ies) offered as security including the following details.	Plot No. 32 & 33, Scheme No. 8, Vaishali Nagar, Jaipur
	a	Survey No.	Not Available
	b	Door/House no. (in case of house property)	Plot No. 32 & 33, Scheme No. 8, Vaishali Nagar, Jaipur
	c	Extant/ area including plinth/built up area incase of house property	815.95 Sq. Yds.
	d	Locations like name of place, Plot/Village, city, Registration, sub-district etc. Boundaries.	East – Road 30'.0" Wide West- Plot No. 54 & 55 North- Road 40'.0" Wide South-. Plot No. 34
6	A	Particulars of the documents scrutinized serially and chronologically.	Lease Deed dt. 22.03.1995 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-II on 26.06.1995 in Book No. 1 Vol. No. 2197 Page No. 90, S. No.197. And in Addl Book No. 1 Vol. No. 352 Page No. 551 to 560.for regarding Plot No. 32 (Measuring 424.84 Sq. Yds.) Lease Deed dt. 22.03.1995 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-II on 20.05.1995 in Book No. 1 Vol. No. 1764 Page No. 88, S. No.164. And in Addl Book No. 1 Vol. No. 344/14 Page No. 149 to 158.for regarding Plot No. 33 (Measuring 391.11 Sq. Yds.) Patta Vilekh (Lease Hold to Free Hold) No. 858 dt. 17.02.2022 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-VIII on 09.03.2022 in Book No. 1 Vol. No. 653 Page No. 73, S. No.202203022102553. And in Addl Book No. 1 Vol. No. 2610 Page No. 181 to 200. for regarding Plot No. 32

				(Measuring 424.84 Sq. Yds.) Patta Vilekh (Lease Hold to Free Hold) No. 857 dt. 17.02.2022 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-VIII on 09.03.2022 in Book No. 1 Vol. No. 653 Page No. 74, S. No.202203022102554. And in Addl Book No. 1 Vol. No. 2610 Page No. 201 to 220. for regarding Plot No. 33 (Measuring 424.84 Sq. Yds.) Reconstruction Accept Letter No. 969 dt. 19.10.2022 issued by JDA, Jaipur in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.) Map Approval Letter No. D-974 dt. 21.10.2022 with site plan issued by JDA, Jaipur in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.) Sale Deed dt. 24.01.2024 with site plan executed by Mrs. Pushpa Sharma W/o Mr. Vinod Sharma in favour of M/s JMDRR Earth Developers Pvt. Ltd., which was Registered at Sub-Register Jaipur-VII on 25.01.2024 in Book No. 1 Vol. No. 1007 Page No. 84 Sr. No 202403021101644 and copy of deed pasted in Addl Book No. 1 Vol. No. 4027 Page No. 561 to 574. for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.) Patta Vilekh (Free Hold) No. 9083 dt. 09.02.2024 with site plan issued by JDA in favour of M/s JMDRR Earth Developers Pvt. Ltd., which was Registered at Sub-Register Jaipur-VII on 12.02.2024 in Book No. 1 Vol. No. 1015 Page No. 104, S. No.202403021103261. And in Addl Book No. 1 Vol. No. 4060 Page No. 122 to 131. for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.)
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.		Original Documents Seen
Sr. No	Date	Name/Nature of documents	Original certified copy/ certified extract/ photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
		-Do- As per Coll. No. 6(A)		Original Documents Seen
7	a	Whether certified copy of all title documents is obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL:		Not Applicable



		If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously)	Not Applicable
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes, in Sub-Registrar Office
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	No
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	No
	d	Whether proper registration of documents completed. Details thereof to be provided.	Not Applicable
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	All Sub-Registrar Offices
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar- general. If so, please name all such offices?	Not Applicable
	c	Whether search has been made at all the offices named at (b) above?	Concerned Sub-Registrar
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not Applicable
10	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. Plot No. 32 & 33, Scheme No. 8, Vaishali Nagar, Jaipur Initially above Plot is developed by Shri Maharaj Gopalpura Grah Nirman Sahakari Samiti. Then JDA regularized it Then Lease Deed dt. 22.03.1995 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-II on 26.06.1995 in Book No. 1 Vol. No. 2197 Page No. 90, S. No.197. And in Addl Book No. 1 Vol. No. 352 Page No. 551 to 560.for regarding Plot No. 32 (Measuring 424.84 Sq. Yds.) Thereafter Lease Deed dt. 22.03.1995 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-II on 20.05.1995 in Book No. 1 Vol. No. 1764 Page No. 88, S. No.164. And in Addl Book No. 1 Vol. No. 344/14 Page No. 149 to 158.for regarding Plot No. 33 (Measuring 391.11 Sq. Yds.) Then Patta Vilekh (Lease Hold to Free Hold) No. 858 dt. 17.02.2022 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-VIII on 09.03.2022 in Book No. 1 Vol. No. 653 Page No. 73, S. No.202203022102553. And in Addl Book No. 1 Vol. No. 2610 Page No. 181 to 200. for regarding Plot No. 32 (Measuring 424.84 Sq. Yds.) Then Patta Vilekh (Lease Hold to Free Hold) No. 857 dt. 17.02.2022 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-VIII on 09.03.2022 in Book No. 1 Vol. No. 653 Page No. 74, S. No.202203022102554. And in Addl Book No. 1 Vol. No. 2610 Page No. 201 to 220. for regarding Plot No. 33 (Measuring 424.84 Sq. Yds.) Then Reconstruction Accept Letter No. 969 dt. 19.10.2022 issued by JDA, Jaipur in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.) Then Map Approval Letter No. D-974 dt. 21.10.2022 with site plan issued by JDA, Jaipur in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma	



		for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.) Then she sold it through Sale Deed dt. 24.01.2024 with site plan executed by Mrs. Pushpa Sharma W/o Mr. Vinod Sharma in favour of M/s JMDRR Earth Developers Pvt. Ltd., which was Registered at Sub-Register Jaipur-VII on 25.01.2024 in Book No. 1 Vol. No. 1007 Page No. 84 Sr. No. 202403021101644 and copy of deed pasted in Addl Book No. 1 Vol. No. 4027 Page No. 561 to 574. for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.) Then Patta Vilekh (Free Hold) No. 9083 dt. 09.02.2024 with site plan issued by JDA in favour of M/s JMDRR Earth Developers Pvt. Ltd., which was Registered at Sub-Register Jaipur-VII on 12.02.2024 in Book No. 1 Vol. No. 1015 Page No. 104, S. No.202403021103261. And in Addl Book No. 1 Vol. No. 4060 Page No. 122 to 131. for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.) In this way M/s JMDRR Earth Developers Pvt. Ltd. became owner of said plot.	
	b	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	No Yes
	c	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
11	a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Free Hold Rights
		If Ownership Rights,	Yes
	a	Details of the Conveyance Documents	Yes
	b	Whether the document is properly stamped.	Yes
	c	Whether the document is properly registered.	Yes
		If leasehold, whether	Not Applicable
	a	The Lease Deed is duly stamped and registered	Not Applicable
	b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
	c	duration of the Lease/unexpired period of lease	Not Applicable
	d	If a sub-lease, check the lease deed in favor of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lease also.	Not Applicable
	e	Whether the leasehold rights permit for the creation of any superstructure (if applicable)?	Not Applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
		If Govt. grant/ allotment/Lease-cum/Sale Agreement/ Occupancy /Inam Holder /Allottees, whether	Not Applicable
	a	grant agreement etc. provides for alienable rights to the mortgagor with or without conditions?	Not Applicable
	b	the mortgagor is competent to create charge on such property?	Not Applicable
	c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not Applicable
		If occupancy right, whether;	Not Applicable
	a	Such right is heritable and transferable,	Not Applicable
	b	Mortgage can be created.	Not Applicable
12		Has the property been transferred by way of Gift/Settlement Deed	No
	a	The Gift/Settlement Deed is duly stamped and registered;	Not Applicable



	b	The Gift/Settlement Deed has been attested by two witnesses	Not Applicable
	d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not Applicable
	e	The Gift/Settlement Deed transfers the property to Donee	Not Applicable
	f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not Applicable
	g	Whether the Donee is in possession of the gifted property?	Not Applicable
	h	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	i	Any other aspect affecting the validity of the title passed through the gift settlement deed.	Not Applicable
13		Has the property partition been transferred by way of / family settlement deed	No
	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage	Not Applicable
	b	Whether mutation has been affected	Not Applicable
	c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed complied with.	Not Applicable
	f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
14		Whether the title documents include any testamentary documents wills?	No
	a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c	Whether the property is mutated on the basis of will?	Not Applicable
	d	Whether the original will is available?	Not Applicable
	e	Whether the original death certificate of the testator is available?	Not Applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of he will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
15		Whether the property is subject to any wakfrights/ belongs to church / temple or any religious/other institutions	No
	a	any restriction in creation of charges on such properties?	Not Applicable
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable



16	a	Where the property is a HUF/joint family property?	No
	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c	IF YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		Is the property an Agricultural land	No
	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage	Not Applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not Applicable
19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, regulations, Costal Environmental Clearance, etc.)?	No
	b	Additional aspects relevant for investigation of title as per local laws.	No
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry?	No
21	a	Whether the property is invoking matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	c	Whether the title documents have any court seal/ marking which points out any litigation/attachment/security to court in respect of the property in question? In such case, please comment on such seal/marking?	No
22	a	In case of partnership firm whether the property belongs to the firm and the deed is properly registered?	No
	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	Not Applicable
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorization	Yes, belongs to a Limited Company, check the Board resolution.



		to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	authorization to create mortgage/execution of documents
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	No
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company/ LLP (seller) and the vendee company (purchaser)?	Yes, ROC Search
	b/3	Whether the any above search of charges reveals prior charges/encumbrances, property (proposed to be mortgaged) on the by the vendor company (seller)?	Not Applicable
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not Applicable
25	a	Whether any POA is involved in the chain of title during the period of search?	No
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favor of the builder/developer and as such is irrevocable as per law.	Not Applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is () one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favor of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favor of buyers of flats/units (Builder's POA) or (I) other type of POA (Common POA).	Not Applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA. i) Whether the original POA is verified and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special or general one iv) Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	f	Whether the POA was in force and not revoked or had become of invalid on the date of execution the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g	Please comment on the genuineness of POA?	Not Applicable
	h	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated	No



		in terms of the Law of the place, where it is executed.	
27	I.	If the property is a flat/apartment or residential/commercial complex	No
	a	Promoters/Land owner's title to the land/ building;	Not Applicable
	b	Development Agreement/Power of Attorney;	Not Applicable
	c	Extent of authority of the Developer/builder	Not Applicable
	d	Independent title verification of the Land and/or building in question;	Not Applicable
	e	Agreement for sale (duly registered);	Not Applicable
	f	Payment of proper stamp duty.	Not Applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.,	Not Applicable
	h	Approval of building plan, permission of appropriate/local authority, etc.;	Not Applicable
	I	Conveyance in favor of Society/Condominium concerned;	Not Applicable
	j	Occupancy Certificate/allotment letter/letter of Possession	Not Applicable
	k	Membership details in the Society etc.;	Not Applicable
	l	Share Certificates;	Not Applicable
	m	No Objection Letter from the Society;	Not Applicable
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co- operative Societies' Laws etc.,	Not Applicable
	o	Requirements, for noting the Bank charges on the records of the Housing Society, if any,	Not Applicable
	p	If the property is a vacant and construction is yet to be made, approval of layout and other precautions, if any	Not Applicable
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
	II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act,2016? Y/N.	No
	II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	II.D	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not Applicable
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	No
29		The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any.	1995 to 2024
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable
31	a	Urban land ceiling clearance, whether required and if so, details thereon	No



	b	Whether No Objection Certificate under the Income Tax Act is required/obtained?	Undertaking from Borrower regarding IT act 281 to be obtained
32	a	Details of RTC extracts/mutation extracts/Katha extract pertaining to the property in question.	Not Applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/Municipal Plot/Villager records	Yes
33	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/ houses, as the case may be).	Yes
34	a	Whether the property can be identified from the Following documents, a) Document in relation to electricity connection; b) Document in relation to water connection; c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes Yes
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not Applicable
35	a	Whether the documents i.e. Valuation report/approved sanction plan reflect/ indicate any difference / discrepancy in the boundaries in relation to the Title Document/ other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR please provide these comments subsequently, on receipt of the same).	Not Applicable
36	a	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage	Yes
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage	M/s JMDRR Earth Developers Pvt. Ltd.

Note: In case separate sheets are required, the same may be used, signed and annexed.

Date: 26.09.2024

Place: Jaipur

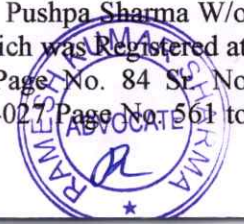
Ramesh Kumar Sharma
Signature of the Advocate



Certificate of title

I have examined the **Original** Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of Equitable Mortgage ("please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
3. In case of Loans to Housing Projects/approval of Housing Projects or Home loans for flats in Housing Projects, I confirm having made the search of the proposed development site and state that it is not in Prohibited/Regulated Area, under 'The Ancient Monuments and Archaeological Sites and Remains Act 2010' and prior permission has been obtained from NMA (National Monuments Authority), wherever required".
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no **prior** Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from **1994 to 2024** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. **That above property Free from all encumbrances.**
6. In case of second/subsequent charge in favor of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
7. Minor/(s) and his/ their interest in the property/(ies) is to the extent of **No Minor Interest** (Specify the share of the Minor with Name). (Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, **M/s JMDRR Earth Developers Pvt. Ltd.**
9. I certify that **M/s JMDRR Earth Developers Pvt. Ltd.** has/ have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:
 1. Certified copy of Lease Deed dt. 22.03.1995 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-II on 26.06.1995 in Book No. 1 Vol. No. 2197 Page No. 90, S. No.197. And in Addl Book No. 1 Vol. No. 352 Page No. 551 to 560.for regarding Plot No. 32 (Measuring 424.84 Sq. Yds.)
 2. Certified copy of Lease Deed dt. 22.03.1995 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-II on 20.05.1995 in Book No. 1 Vol. No. 1764 Page No. 88, S. No.164. And in Addl Book No. 1 Vol. No. 344/14 Page No. 149 to 158.for regarding Plot No. 33 (Measuring 391.11 Sq. Yds.)
 3. Certified copy of Patta Vilekh (Lease Hold to Free Hold) No. 858 dt. 17.02.2022 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-VIII on 09.03.2022 in Book No. 1 Vol. No. 653 Page No. 73, S. No.202203022102553. And in Addl Book No. 1 Vol. No. 2610 Page No. 181 to 200. for regarding Plot No. 32 (Measuring 424.84 Sq. Yds.)
 4. Certified copy of Patta Vilekh (Lease Hold to Free Hold) No. 857 dt. 17.02.2022 with site plan issued by JDA in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma, which was Registered at Sub-Register Jaipur-VIII on 09.03.2022 in Book No. 1 Vol. No. 653 Page No. 74, S. No.202203022102554. And in Addl Book No. 1 Vol. No. 2610 Page No. 201 to 220. for regarding Plot No. 33 (Measuring 424.84 Sq. Yds.)
 5. **Original Reconstruction Accept Letter No. 969 dt. 19.10.2022 issued by JDA, Jaipur in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.)**
 6. **Original Map Approval Letter No. D-974 dt. 21.10.2022 with site plan issued by JDA, Jaipur in favour of Mrs. Pushpa Sharma W/o Mr. Vinod Sharma for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.)**
 7. Certified copy of Sale Deed dt. 24.01.2024 with site plan executed by Mrs. Pushpa Sharma W/o Mr. Vinod Sharma in favour of M/s JMDRR Earth Developers Pvt. Ltd., which was Registered at Sub-Register Jaipur-VII on 25.01.2024 in Book No. 1 Vol. No. 1007 Page No. 84 Sr. No. 202403021101644 and copy of deed pasted in Addl Book No. 1 Vol. No. 4027 Page No. 561 to



Ramesh Kumar Sharma
Advocate
Rajasthan High Court, Jaipur.

Off. Cum-Res.: C-246,
Malviya Nagar, Jaipur (Raj.)
M-9950995598

574. for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.)

8. **Original Patta Vilekh (Free Hold) No. 9083 dt. 09.02.2024 with site plan issued by JDA in favour of M/s JMDRR Earth Developers Pvt. Ltd., which was Registered at Sub-Register Jaipur-VII on 12.02.2024 in Book No. 1 Vol. No. 1015 Page No. 104, S. No.202403021103261. And in Addl Book No. 1 Vol. No. 4060 Page No. 122 to 131. for regarding Plot No. 33 (Measuring 815.95 Sq. Yds.).**

11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

Plot No. 32 & 33, Scheme No. 8, Vaishali Nagar, Jaipur

Place Jaipur

Date: 26.09.2024

Ramesh Kumar Sharma
Signature of the advocate





जयपुर विकास प्राधिकरण, जयपुर

www.jda.urban.rajasthan.gov.in

क्रमांक:- जविप्रा/उपा./जोन-7/2022/डी- 969

दिनांक:- 19/10/2022

पुर्नगठन स्वीकृति पत्र

श्रीमती पुष्पा शर्मा पत्नी श्री विनोद शर्मा
493, विवेक विहार, न्यू सांगानेर रोड, सोडाला
जयपुर।

विषय: महाराजा गोपालपुरा गृ.नि.स.स. की योजना स्कीम नं. 8 के भूखण्ड संख्या 32 व 33 का पुर्नगठन करने बाबत।

उपरोक्त विषयान्तर्गत लेख है कि महाराजा गोपालपुरा गृ.नि.स.स. की योजना स्कीम नं. 8 के भूखण्ड संख्या 32 व 33 के पुर्नगठन करने के सम्बन्ध में प्रकरण को जोन स्तरीय समिति की बैठक दिनांक 19.10.2022 में रखा गया। जिसमें लिये गये निर्णयानुसार उक्त भूखण्डों के प्रस्तावित पुर्नगठन प्लान अनुसार पुर्नगठित भूखण्ड संख्या 32 व 33 कुल क्षेत्रफल 815.95 वर्ग गज का पुर्नगठन किये जाने का निर्णय लिया जाकर पुर्नगठन स्वीकार किया जाता है। उक्त पुर्नगठित भूखण्डों के सैटबैक निम्नानुसार है:-

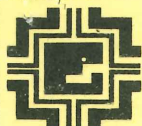
- | | |
|-------------------------------------|----------|
| 1. सामने 30 फीट रोड की ओर | — 20'-0" |
| 2. साईड प्रथम भूसं. 34 की ओर | — 10'-0" |
| 3. साईड द्वितीय 40 फीट रोड की ओर | — 10'-0" |
| 4. पीछे भूखण्ड संख्या 54 व 55 की ओर | — 10'-0" |

सलग्न: पुर्नगठित भूखण्ड के साईट प्लान की दो प्रति।


उपायुक्त, जोन-7,
जविप्रा, जयपुर
जयपुर विकास प्राधिकरण
जयपुर

प्रतिलिपि:- प्रभारी, सी.पी.आर.एम.एस., जविप्रा को सी.पी.आर.एम.एस., नं. 3105000339 के कम में प्रविष्टि हेतु प्रेषित है।

उपायुक्त, जोन-7,
जविप्रा, जयपुर



जयपुरा

जयपुर विकास प्राधिकरण



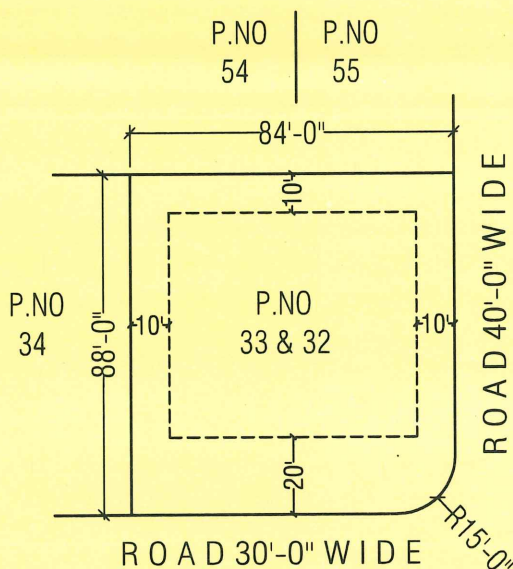
SITE PLAN OF RECONSTITUTED PLOT NO:- 32 & 33

SCHEME:- SCH. NO. 8 SHRI MAHARAJ GOPALPURA GNSS.

AREA:- 815.95 SQ.YDS.

PARAMETERS -AS PER PREVAILING BUILDING BYLAWS-2020

SCALE-1"-50'



SITE ENGINEER
ZONE-7

ATP/DTP
ZONE-7

DY.COMMISSIONER
ZONE-7



जयपुर विकास प्राधिकरण



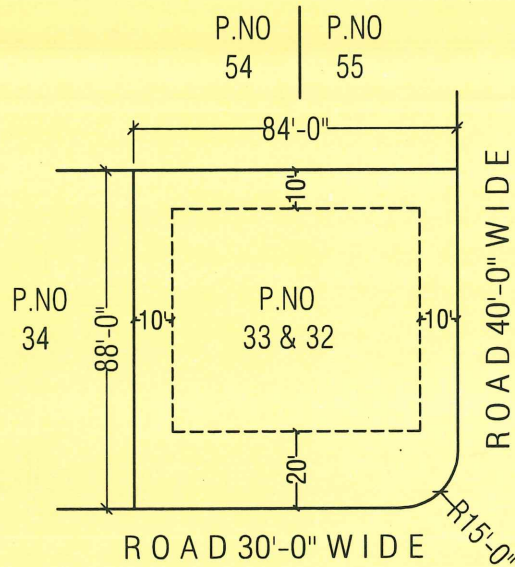
SITE PLAN OF RECONSTUTED PLOT NO:- 32 & 33

SCHEME:- SCH. NO. 8 SHRI MAHARAJ GOPALPURA GNSS.

AREA:- 815.95 SQ.YDS.

PARAMETERS -AS PER PREVAILING BUILDING BYLAWS-2020

SCALE-1"-50'




SITE ENGINEER
ZONE-7


ATP/DTP
ZONE-7


DY. COMMISSIONER
ZONE-7

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-VII

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 12-02-2024 11:15 AM

Fee Receipt No	: 202402021004186	Receipt Date	: 12/02/2024
Name	: RINKU KATARIA AS DIRECTOR JMDRR EARTH DEVELOPERS PVT LTD,	Document S. No.	: 202401021003599
Address	: S-1 SECOND FLOOR ,PLOT NO B-4/200 ,JAIPUR ,JAIPUR		
Document Type	: Lease Deed Free Hold		
Face Value	: ₹ 500	Evaluated Value	: ₹ 11360024
Ord-Registration Fee	: ₹ 500	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1450
		Total Amount	: ₹ 1450

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 85561453 ₹ 800 # Stamp AA726621 ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

उप पजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0085561453



Payment Date: 12/02/2024 10:51:26

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 01/04/2023-To-31/03/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	300.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	500.00

Commision(-):

0.00

Total/NetAmount:

800.00

Eight Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: JMDRR EARTH DEVELOPERS PVT LTD

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): JAIPUR(302021)

Address:PLOT NO 32 AND 33 SCHEME NO 8 VASHLI NAGAR
JAIPUR

Remarks:JDA PATTa DUTY

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN8556145312022024

Date: 12/02/2024 10:51:26

Refrence No: CK000MWQK4

Computer generated copy on : 12/02/2024

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

JMDRR EARTH DEVELOPERS PVT. LTD.


DIRECTOR





सत्यमेव जयते

जयपुर विकास प्राधिकरण

पट्टा-विलेख (फ्री होल्ड)

आवासीय

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 9083

दिनांक 09/02/2024

पट्टा धारक का नाम पुत्र/पुत्री

पत्नी पति

निवासी

अथवा

M/s. JMDRR Earth Developers Pvt.Ltd.

पट्टा धारक मैसर्स कार्यालय पता

जरिये डायरेक्टर श्री रिंकू कपूरिया

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री श्री बलवंत राय कपूरिया

निवासी 4/200, चित्रकूट योजना जयपुर

भूखण्ड सं. स्कीम नं. 8, 32833 क्षेत्रफल 815.95 वर्ग गज

राजस्व ग्राम खसरा सं.

योजना स्कीम नं. 8 में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक 09/02/2024 को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

1. JMDRR EARTH DEVELOPERS PVT. LTD.

2.

नोट - शर्तें पीछे पृष्ठ पर अंकित है।

DIRECTOR

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम



**आवासीय
पट्टा विलेख की शर्तें (फ्री होल्ड)
(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)**

पट्टे की शर्तें

1. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाएगी।
2. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
3. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
4. पट्टा विलेख को सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
5. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
6. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
7. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
8. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
9. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
10. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
11. अन्य.....

नोट :- आवास (निर्मित भूखण्ड) में शर्त नं. 7 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि 500/-

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व..... पश्चिम.....
उत्तर..... दक्षिण.....

साइट प्लान संलग्न है।

पट्टा धारक के हस्ताक्षर

1. JMDRR EARTH DEVELOPERS PVT. LTD.

2.

अंगूठा निशान

अंगूठा निशान

DIRECTOR

साक्षी :-

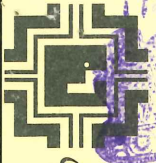
हस्ताक्षर.....

नाम.....

पता.....
त.म. जिला

अंगूठा निशान

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
उपायुक्त एवं प्राधिकृत अधिकारी
जोन 7 जयिप जयिप



जयपुर विकास प्राधिकरण

जयपुर

SITE PLAN OF RECONSTITUTED PLOT NO:- 32 & 33

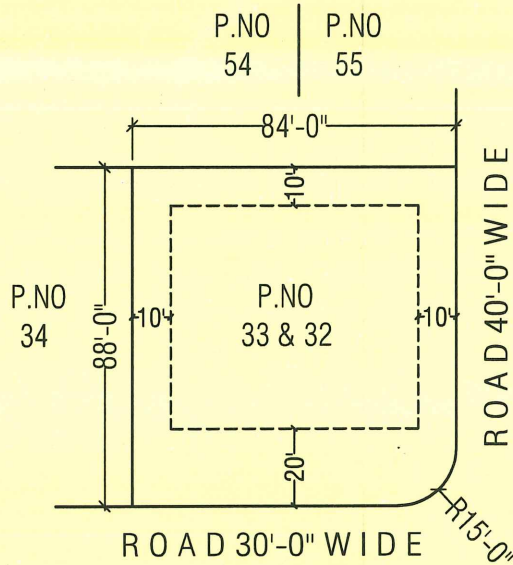
SCHEME:- SCH. NO. 8 SHRI MAHARAJ GOPALPURA GNSS.

AREA:- 815.95 SQ.YDS.

PARAMETERS -AS PER PREVAILING BUILDING BYLAWS-2020



SCALE-1"-50'

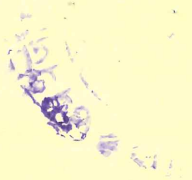


SITE ENGINEER
ZONE-7

ATP/DTP
ZONE-7

DY.COMMISSIONER
ZONE-7

उपायुक्त एवं प्राधिकृत अधिकारी
जोन-7 जयपुर जयपुर



Registration Endorsement

आज दिनांक 12/02/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1015 में
पृष्ठ संख्या 104 क्रम संख्या 202403021103261 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4060 के
पृष्ठ संख्या 122 से 131 पर चस्पा किया गया।

202401021003599

उप पंजीयक, JAIPUR-VII

Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम



राजस्थान RAJASTHAN

AA 726621

पंजीयन हेतु प्रमाण पत्र

यह कि महाराजा गोपालपुरा गृनिसस की योजना/ कालोनी स्कीम नं.8 के पुनर्गठित भूखण्ड संख्या 32 & 33 क्षेत्रफल 815.95 वर्ग गज श्रीमती पुष्पा शर्मा पत्नी श्री विनोद शर्मा निवासी जयपुर को कमांक डी-969 दिनांक 19.10.2021 द्वारा जारी किया गया था। उक्त लीजडीड (पट्टा) को दिनांक 09.02.2024 को आफ/ऑनलाइन के माध्यम से फ्री होल्ड लीजडीड (पट्टाभिलेख) जारी करने हेतु आवेदन के साथ अभ्यर्पण (Affidavit to Surrender Right of Lease Deed(पट्टा)) हेतु प्रस्तुत किया है।

राजस्थान सरकार के प्रचलित आदेशों के क्रम में उक्त भूखण्ड संख्या 32 विक्रय पत्र/दानपत्र/वसीयत/सहमति से बटवारा/गोदनामा/उत्तराधिकार/ सक्षम न्यायालय की डिक्री के आदेशानुसार/ उपविभाजन/पुर्नगठन/ एवं अन्य वैधानिक दस्तावेजों के आधार पर श्रीमती पुष्पा शर्मा पत्नी श्री विनोद शर्मा निवासी जयपुर जो कि उपपंजीयक कार्यालय जयपुर अष्टम में पंजीकृत हुआ है, जो दिनांक 09.03.2022 पुस्तक संख्या 1 जिल्द संख्या 653 में पृष्ठ संख्या 73 क्रम संख्या 202203022102553 पर पंजीबद्ध है तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2610 के पृष्ठ संख्या 181 से 200 पर चस्पा हुआ है। को आज दिनांक 09/02/2024 जविप्रा में लीजडीड एवं श्रंखलाबद्ध मूल दस्तावेज प्राप्त किये जा चुके हैं।

राजस्थान सरकार के प्रचलित आदेशों के क्रम में उक्त भूखण्ड संख्या 33 विक्रय पत्र/दानपत्र/वसीयत/सहमति से बटवारा/गोदनामा/उत्तराधिकार/ सक्षम न्यायालय की डिक्री के आदेशानुसार/ उपविभाजन/पुर्नगठन/ एवं अन्य वैधानिक दस्तावेजों के आधार पर श्रीमती पुष्पा शर्मा पत्नी श्री विनोद शर्मा निवासी जयपुर जो कि उपपंजीयक कार्यालय जयपुर अष्टम में पंजीकृत हुआ है, जो दिनांक 09.03.2022 पुस्तक संख्या 1 जिल्द संख्या 653 में पृष्ठ संख्या 74 क्रम संख्या 202203022102554 पर पंजीबद्ध है तथा अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2610 के पृष्ठ संख्या 201 से 220 पर चस्पा हुआ है। को आज दिनांक 09/02/2024 जविप्रा में लीजडीड एवं श्रंखलाबद्ध मूल दस्तावेज प्राप्त किये जा चुके हैं।

अतः M/s. JMDRR Earth Developers Pvt. Ltd. जरिये डायरेक्टर श्री रिकू कटारिया पुत्र श्री बलवंत राय कटारिया निवासी जयपुर के पक्ष में दिनांक 09/02/2024 को फ्री होल्ड लीजडीड (पट्टाभिलेख) एवं नवीन साईट प्लान जारी किया गया।

उपपंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

उपायुक्त एवं प्राधिकृत अधिकारी, जोन-7
उपायुक्त एवं प्राधिकृत अधिकारी, जयपुर
जोन 7 जविप्रा जयपुर

क्र. सं. 20017 दिनांक 9-2-2024

मुद्रांक का मूल्य 100 रु. मात मात गर्भ 500 रु. के लिये
केता का नाम लाल विरम सिंह
पिता पति का नाम लाल विरम सिंह
निवास स्थान 151
ग्राम

राज्यीय सक्कड़
स्टाम्प विक्रीत क्र. 55/2010-31
नविन विमर जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प एक्टिफिकेशन के लिये	
1. आगमन के लिये प्रस्तुत किया गया	100 रु.
2. गैर आगमन के लिये प्रस्तुत किया गया	500 रु.
मार्ग (3-ख) / प्राकृतिक आपदाओं एवं मानव निर्मित आपदाओं के कारण 100 रु. प्रतिवर्ष	
हस्ताक्षर स्टाम्प केन्द्र	





Presentation Endorsement

आज दिनांक 12 माह 02 सन् 2024 को 11:04 AM बजे
श्री/श्रीमती/सुश्री RINKU KATARIA AS DIRECTOR JMDRR EARTH
DEVELOPERS PVT LTD पुत्र/पुत्री/पत्नि श्री BALWANT RAI
उम्र 43 वर्ष, जाति 0-PANJABI, व्यवसाय Business
निवासी House No.:S-1 SECOND FLOOR, Colony: PLOT NO B-4/200,
Area: CHITRKOOT VASHILE NAGAR, City: JAIPUR, Pin code:
302021, District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401021003599

हस्ताक्षर उप पंजीयक,
JAIPUR-VII

Freehold Lease after conversion from leasehold basis to freehold basis

सुप पंजीयक

पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

Fees Receipt Endorsement

रसीद नं.	202402021004186
दिनांक	12-02-2024
पंजीयन शुल्क ₹	500
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	1450

202401021003599

उप पंजीयक, JAIPUR-VII

Freehold Lease after conversion from leasehold basis to freehold basis

सुप पंजीयक

पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 85561453 ₹ 800 #
Stamp AA726621 ₹ 650



AR-VII



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री RINKU KATARIA AS DIRECTOR JMDRR EARTH DEVELOPERS PVT LTD, पुत्र/पुत्री/पत्नि श्री BALWANT RAI, व्यवसाय Businessजाति 0-PANJABI House No.:S-1 SECOND FLOOR , Colony: PLOT NO B-4/200, Area: CHITRKOOT VASHILE NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Executant Age : 43 Signature :

ने लेख्यपत्र Freehold Lease after conversion from leasehold basis to freehold basis को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 500/- पूर्व में / मेरे समक्ष / में से रु 500/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री OM KATARIA, पुत्र/पुत्री/पत्नि श्री RINKU KATARIA जाति PANJABI Age: 18 Add: House No.:1/55, Colony: CHITRAKOOT SCHEME, Area: AJMER ROAD, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN			Signature

202401021003599

उप पंजीयक, JAIPUR-VII

Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम्





Registration Endorsement

आज दिनांक 12/02/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1015 में
पृष्ठ संख्या 104 क्रम संख्या 202403021103261 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4060 के
पृष्ठ संख्या 122 से 131 पर चस्पा किया गया।

202401021003599

उप पंजीयक, JAIPUR-VII

Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम्

