

K.K.SAINI
Advocate
Rajasthan High Court

Phone : 2341580 R /
2310959 O
M. 9314931840

B-3, Near Khatipura Railway Bridge
Jhotwara Jaipur.

Date : 17.07.2017

LEGAL TITLE REPORT/NO ENCUMBRANCES

Reg : Opinion on investigation of title and obtained of search report in respect of property of Arihant Enterprises through Partner Vinay Chordia "GHAR AANGAN" EKAL PATTA of KHSRA No.354,355, 356, 366, 367, 430, 431, 432, 433, 434, 435, 436, 430/788, 431/787, 432/786, 433/785, 434/784, 435/783, of revenue village Jaitpura URF Hajyawala situated at Near Terminal Market, Tehsil Sanganer City Jaipur Rajasthan with a total area admeasuring of 31558.06 Sq.Mtr.

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the quires in the Special Report, which is enclosed.

I hereby certify that the registration particulars- number, date and page particulars etc., as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances.

I further certify that the photograph of owner affixed /seen in the title deed tally with records of registration office.

Chain of title relating to the property is complete as given hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances.

The search report of which is annexed hereto, conducted by me, for the period from 2017 does not disclose any encumbrances/disclose encumbrances as stated therein.

I have returned the photo state title deeds and documents shown to me to Arihant Enterprises through Partner Vinay Chordia.



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Enc : 1. Title Report
2. Search Report

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SEARCH REPORT
Special Report and Chain of Title

As required, I have searched the record in the office of the Sub-Registrar, Jaipur since 2017 last transaction. I am enclosing here with receipts issued by the said office.

The Land was purchased by Arihant Enterprises through Partner Vinay Chordia from Saturn Infoserve Pvt. Ltd., Parsvnath Developers Ltd. & Shree Salasar Overseas Pvt. Ltd. by Sale Agreement Dt.19.03.2014 and Jaipur Development Authority executed a Group Housing Patta in favor of Arihant Enterprises through Partner Vinay Chordia, dated 10.04.2014, registered on 16.04.2014 in the office of Sub- Registrar Jaipur VI in its Book No.1 Volume No.169 S.No.2014396001714 at Page No.57 and an additional copy of the same was also pasted in its additional Book No.1 Volume No.674 at Page No.55 to 63. After that for the purpose of the Group Housing Project under Chief Minister Jan Awas Yojana -2015 an amended Lease Deed is executed for the purpose on dated 03.03.2017 which is registered in the office of Sub- Registrar Jaipur II on dated 04.03.2017 in its Book No.1 Volume No.1063 S.No.201703016101574 at Page No.1 and an additional copy of the same was also pasted in its additional Book No.1 Volume No.4237 at Page No.83 to 90.

Boundary of the "GHAR AANGAN"

East	:	Other Land.
West	:	Other Land.
South	:	Sector Road.
North	:	Others Land.

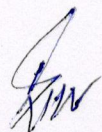
By the said registered Lease Deed (EKAL PATTA) Arihant Enterprises through Partner Vinay Chordia become the owner of the said Group Housing Plot situated at KHSRA No.354,355, 356, 366, 367, 430, 431, 432, 433, 434, 435, 436, 430/788, 431/787, 432/786, 433/785, 434/784, 435/783, of revenue village Jaitpura URF Hajyawala situated at Near Terminal Market, Tehsil Sanganer City Jaipur.



On the basis of such a search made, I confirm that Arihant Enterprises through Partner Vinay Chordia Title Holder/Owner has clear legal and marketable title of the said immovable property.

Chain of Title & Certificate

I certified that I have examined all the aspects and find that the Arihant Enterprises through Partner Vinay Chordia is having the clear and marketable title over the property in question, the chain of title is complete and property is free from charges as per registered Lease Deeds (EKAL PATTA) of Group Housing.



[K.K.SAINI]
Advocate

DATE : 17.07.2017.

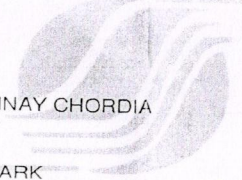
PLACE : Jaipur



Government of Rajasthan
e-Registration Fee Receipt

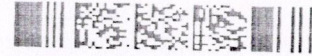
SECOND COPY

SRO Unique ID 20170000000999R
S R Location JAIPUR-II
Receipt No **RJ1417201707627**
Name Of Seller K K SAINI ADV
Name Of Buyer ARIHANT ENTERPRISES PROP VINAY CHORDIA
Type of Document Search
ACC Reference SHCIL/SHCIL RAJASTHAN/BANI PARK



Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 50
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 50	Service Charges	₹ 10
Grand Total (Rupees Sixty Only)	₹ 60		



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.