

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 14-07-2017 3:27 PM

Fee Receipt No	: 201702131003623	Receipt Date	: 14/07/2017
Name	: ANNA RAM SARANA ADV BALOTR, CHHAGAN LAL	Document S. No.	: 201701131003553
Address	: kher ke kh.no.1206/305,971/305,974/305,		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 250
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 250
From Year 2013 To Year 2017		Total Amount	: ₹ 250

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 17791416 ₹ 250

Signature of presenter or applicant for
copy or Search certificate


Cashier

Signature of recipient
and date of return receipt


SUB-REGISTRAR,
जसोल

ANNA RAM SARAN

ADVOCATE

(M) 9571685828

UNDER GROUND SHOP NO. 8
GANESH TOWER
BALOTRA – 344022 (Raj.)

Date : 14.07.2017

To,

M/s. Mantra Life Style Homes Pvt. Ltd.
Jodhpur

Sub : Legal Opinion of Project "Village Kher Tehsil – Pachpadra,
Dist Barmer situated at Khasra No. 1206/305, 971/305,
974/305, 986/305, 980/305

(1) Name of property Owner :

Chagan Lal S/o Sh. Mana Ram by caste Meghwal

(2) Description and area of property proposed to be mortgage:

Total area of measuring Khasra No. 1206/305 Rakba 14 Bigha, Khasra No. 971/305 Rakba 8 Bigha, Khasra No. 974/305 Rakba 8 Bigha, Khasra No. 986/305 Rakba 8 Bigha, Khasra No. 980/305 Rakba 8 Bigha, of Village Kher Tehsil – Pachpadra, Dist Barmer (Raj.)

(3) Nature of title in the property :

Resident land as per documents conversion order dated 28-06-2017

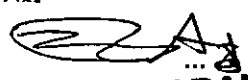
(4) Document studies / scutinized (in chronological order) :

(5) Document studies / scutinized (in chronological order) :

- a. Conversion Order dated 28-06-2013 with map
- b. Development agreement dated 25-03-2014 between Chagan Lal etc. and Mantra Life Style Homes Pvt. Ltd.
- c. General Power of Attoney dated 25-03-2014

(6) Taracing of title and chain of title in favour of

- a. Certified copy of conversion order dated 28-06-2013 Precibhed authority Nagarpalika, Balotra in favour of Sh. Chagan Lal S/o Mana Ram Meghwal


ANNA RAM SARAN
Advocate
Dist. & Session Court, Balotra

(2)

- b. Original Regd. Development agreement land of Khasra No. 1206/305, 971/305, 974/305, 986/305, 980/305 Rakba 46 Bigha Chaganlal executed dated 25-03-2014 Sub Registrar office Jasol Book No. 1 Jild No. 109 Page No. 40, Serial No. 2014001065 by Chagan Lal etc. in favour of Manta Life Style Homes Pvt. Ltd.
- c. Original Power of Attorney Chagan Lal etc. executed dated 25-03-2014 Sub Registrar office Jasol Book No. 4 Jild No. 1 Page No. 118, Serial No. 2014000003 in favour of Manta Life Style Homes Pvt. Ltd.

(7) Inspection year and office :

Inspection of Five year (i. e. 2013 to 2017) before office of Sub Registrar, Jasol considered to be adequate for the purpose.

(8) Whether the title is clear and property is free from any encumbrance :

Yes, the title is clear and free from any encumbrance. I have searched for last Five year in the office of concern Sub Registrar Jasol. The search is carried out from the registration of documents.

(9) Whether title to the property is clear, unambiguous, marketable and property is saleable :

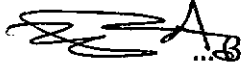
Yes, title of property is clear, unambiguous, marketable and property is saleable.

(10) Whether there is any Bar/Registration for creation of equitable mortgage under any act, state law or rule/notification :

No

(11) Whether any permission / council / no objection is required and if so, it is obtained.

No, there is no need to obtaining any permission/consent/no objection.


ANNA RAM SARAN
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Dist. & Session Court, Balotra

(12) Whether all original deeds are available and scrutinized deed are duly executed / stamped and registered. There is no doubt / suspicious as to his genuineness or existence :

Yes, The Deed are duly executed/Stamped and registered.

(13) Final opinion :

It is also certified that the entire chain of the title deeds of the property/land in question have been examined by me and found in order and complete in all respect. The rights of the said Property/Land are undisputed and the perfect and marketable title over the said property/Land.


ANNARAM SARAN
Advocate
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ADVOCATE,
BALOTRA (RAJ.)

ANNA RAM SARAN

ADVOCATE

(M) 9571685828

UNDER GROUND SHOP NO. 8
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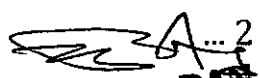
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Date : _____

NON ENCUMRANCE CERTIFICATE

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 and that the documents of title referred to in the Opinion are valid evidence of Right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :

- (1) I confirm having verified and checked the records of the relevant Government offices /Sub Registrar(s). I do not find anything adverse which would prevent the Title holders from creating a valid mortgage.
- (2) Following scrutiny of above mentioned properties/Land Records/Revenue Records, relative titled deeds, certified copy of such title deeds obtained from the concerned Registrar officer. I hereby certify the genuineness of the Title deeds.
- (3) There are not prior Mortgagor/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2013 to 2017 pertaining to the immovable property(ies) covered by above said Title Deed. The property is free from all Encumbrances.
- (4) In case of second/subsequent charge in favour 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).


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- (5) Minor(s) and his/their interest in the property(ies) is to the extent of _____ (Specify the share of the Minor with Name), Strike out if not applicable) Not applicable.
- (6) The Mortgage if created, will be available to the Bank for the liability of the Intending Borrower of property Situated at **Khasra No. 1206/305 Rakba 14 Bigha, Khasra No. 971/305 Rakba 8 Bigha, Khasra No. 974/305 Rakba 8 Bigha, Khasra No. 986/305 Rakba 8 Bigha, Khasra No. 980/305 Rakba 8 Bigha Village Kher Tehsil - Pachpadra, Dist Barmer.**
- (7) I further certify that **Sh. Chagan Lal S/o Mana Ram Meghwal** has/have an absolute, clear and Marketable title over the Schedule property(ies) and they have right to sale the unit of property "**Kher Tehsil - Pachpadra, Dist - Barmer (Raj.)**" which is enforceable by law and marketable. That in case of default in repayment of bank dues, the bank can take action / possession on the above said property under securitization of Re-construction of Financial Assets and Enforcement of Security Interest Act, 2002 and the rules made under there.


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