



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID	201700000999R	Receipt Date	04-DEC-2017 17:05
S R Location	JAIPUR IX		
Receipt No	RJ1704041712438		
Name Of Seller	ANUP JHALANI ADV		
Name Of Buyer	KANA AND PRAKASH CHOUDHARY AND NARAYAN AND GANESH ETC		
Type of Document	Search		
ACC Reference	NONSH/SARITA GUPTA/JAIPUR		

Paid Fees	Amount (Rs.)	Particulars	Amount (Rs.)
Particulars			
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.shclsestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.

ANUDEEP LAW ASSOCIATES

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Date: 04/12/2017

TITLE SEARCH REPORT IN RESPECT OF "SURYA RESIDENCY"

SITUATED IN KHASRA NO. 30 & 36 OF VILLAGE GIRDHARIPURA, TEHSIL & DISTRICT JAIPUR (RAJASTHAN).

It is certified that I have examined following documents and land record pertaining to the Land bearing Khasra No. 30 and 36, situated at Village Girdharipura, Tehsil & District Jaipur (Rajasthan) having total area 14516.17 Sq. Mtr., sanctioned under Mukhyamantri Jan Awas Yojana 2015 Model 3-A.

PART I

DESCRIPTION OF THE PROPERTY:

Land bearing Khasra No. 30 and 36, situated at Village Girdharipura, Tehsil & District Jaipur (Rajasthan) admeasuring 14516.17 Sq. Mtr., hereinafter referred as "**Said Property**".

Which is surrounded by:-

Towards East-Other's Land

Towards West- Other's Land,

Towards North- Other's Land

Towards South-Sector Road 30 Mtr. Wide

PART II

NAME OF LAND OWNERS :

- (1) Mr. Kana alias Kanaram Jat son of Bhagwan Sahay,
 - (2) Mr. Prakash Choudhary son of Bhagwan Sahay,
 - (3) Mr. Narayan Jat S/o Govinda,
 - (4) Mr. Ganesh Choudhary S/o Govinda,
 - (5) Mr. Sujya alias Suresh Choudhary S/o Govinda,
 - (6) Mr. Ramu alias Ramlal Choudhary S/o Govinda,
 - (7) Mr. Shaitan Singh Choudhary S/o Prabhat,
 - (8) Mr. Kaluram Choudhary S/o Prabhat,
- R/o Village Girdharipura, Tehsil and District Jaipur (Rajasthan)

For Anudeep Law Associates

Partner

Hereinafter referred as "**Land Owners**"

NAME OF DEVELOPER

M/s Ravi Surya Affordable Homes,

A registered partnership firm, having its registered office at E-172, Ramesh Marg, C-Scheme, Jaipur (Rajasthan)

Hereinafter referred as "**Developer**"

PART III

List of documents submitted before me/us for scrutiny and legal opinion:

1. Copy of Jamabandi Samwat 2071 to 2074 regarding said property issued by Halka Patwari, Village Gidharipura, Tehsil & District Jaipur (Rajasthan).
2. Copy of order under section 90-A of Rajasthan Land Revenue Act 1956, passed by Jaipur Development Authority Jaipur in case no. 21/2017 regarding said property.
3. Copy of Developer Agreement dated 13-06-2017 executed between the land owners and the Developer regarding land bearing Khasra no. 30 & 36 total rakba 6 bigha situated at village Girdharipura, Tehsil & District Jaipur (Rajasthan), which was duly registered before the office of sub-registrar IXth Jaipur on dated 20-06-2017, in Book No. 1, Volume No. 43, Page No. 6, S. No. 201703182102427 and copy of the same was filed in additional Book No. 1, Volume No. 169, Page No. 58 to 77.
4. Copy of Power of Attorney dated (with sale right) dated 13-06-2017 executed by the Land Owners in favour of the Developer through its authorized signatory Mr. Sumit Luharia, regarding land bearing khasra no. 30 & 36 total rakba 6 bigha situated at village Girdharipura, Tehsil & District Jaipur (Rajasthan), which was duly registered before the office of sub-registrar IXth Jaipur on dated 20-06-2017, in Book No. 4, Volume No. 2, Page No. 54, S. No. 201703182400066 and copy of the same was filed in additional Book No. 4, Volume No. 3, Page No. 487 to 499.
5. Copy of Lease Deed (JDA Patta) dated 05-10-2017 bearing No. D-983, executed by Jaipur Development Authority Jaipur in favour of Land Owners, which was duly registered before the office of sub-registrar IXth Jaipur on dated 06-10-2017, in Book No. 1, Volume No. 55, Page No. 78, S. No. 201703182104899 and copy of the same was filed in additional Book No. 1, Volume No. 218, Page No. 424 to 433.
6. Copy of Construction Permission approved by Mr. Akshit Tholia empanelled Architect (as per empanelled Architect list issued by UDH vide order no. 2009 part - III Jaipur dated 20-04-2017)

For Anudeep Law Associates

 Partner

has approved (according UDH order dated 31.05.2017) regarding said property on dated 25-10-2017.

7. Copy of notarized Affidavit (attested on dated 17-10-2017) executed by the Developer to concerned development authority regarding Fire NOC and Environmental clearance shall be taken before Completion of the said project.
8. Copy of Partnership Deed dated 05-04-2017 of M/s Ravi Surya Affordable Homes executed between Ravindra Pratap Singh Parihar and Shweta Pratap Singh Parihar.
9. Copy of Authorization letter dated 11-06-2017 of the Developer, authorizing Mr. Ravindra Pratap Singh for execution of developer agreement on behalf of the Developer regarding said property.
10. Copy of Authorization letter dated 12-6-2017 of M/s Ravi Surya Affordable Homes, authorizing Mr. Sumit Luharia for execution of power of attorney on behalf of the Developer regarding said property.
11. Copy of Authorization letter dated 23-11-2017 of the Developer, authorizing Sumit Luharia for execution of agreement to sale and other documents in favour of subsequent purchaser on behalf of the Developer.

PART IV

FLOW OF TITLE OF PROPERTY- (HISTORY OF TITLE)

Whereas an agriculture land bearing khasra no. 30 & 36 total rakba 6 bigha situated at village Girdharipura, Tehsil & District Jaipur, in this concern khatedari of said land is in name of Land Owners. The Land Owners are jointly applied for change of land use from agriculture to non-agriculture use under the provisions of section 90-A of Rajasthan Land Revenue Act 1956. Thereafter JDA Jaipur passed a order under section 90 "A" of Rajasthan Land Revenue Act 1956 vide case no. 21/2017 and accept to surrender of above khatedari land of land owners in name of JDA Jaipur.

That the Land Owners being the absolute owners of land bearing khasra no. 30 & 36 total rakba 6 bigha situated at village Girdharipura, Tehsil & District Jaipur (Rajasthan), entered into a Development Agreement dated 13-06-2017 with the Developer, for development and construction of a real estate project on the said land admeasuring 6 Bigha, which was duly registered before the office of sub-registrar IXth Jaipur on dated 20-06-2017, in Book No. 1, Volume No. 43, Page No. 6, S. No. 201703182102427 and copy of the same was filed in additional Book No. 1, Volume No. 169, Page No. 58 to 77 and also executed a power of attorney (with sale right) dated 13-06-2017 in favour of Developer firm through authorized signatory Mr. Sumit Luharia regarding land bearing khasra no. 30 & 36 total rakba 6 bigha situated at village Girdharipura, Tehsil & District Jaipur (Rajasthan), which was duly registered before the office of sub-registrar IXth Jaipur on dated 20-06-2017, in Book No. 4, Volume No. 2, Page No. 54, S. No. 201703182400066 and copy of the same was filed in additional Book No. 4, Volume No. 3, Page No. 487 to 499, authorizing to do all the works in respect of the said land

For Anudeep Law Associates

Partner

admeasuring 6 Bigha, including development of the said real estate project upon the said land, to do all other works on behalf of the Land Owners for the purpose of development and sale of a real estate project upon the said land etc.

Thereafter a single patta (lease deed for 99 years) was issued by Jaipur Development Authority Jaipur in respect of said property, on dated 05-10-2017 bearing No. D-983, in favour of Land Owners, which was duly registered before the office of sub-registrar IXth Jaipur on dated 06-10-2017, in Book No. 1, Volume No. 55, Page No. 78, S. No. 201703182104899 and copy of the same was filed in additional Book No. 1, Volume No. 218, Page No. 424 to 433.

That as per the UDH order dated 31.05.2017, the empanelled Architect Mr. Akshit Tholia has approved the building plans and the maps accordingly for the said building and has also accorded the permission for building construction as per approved maps vide its letter dated 25-10-2017 and has released the maps accordingly, which have been submitted to concerned local authority also.

PART V

OTHER PROVISIONS:

1. Whether provisions of Urban Land Ceiling Act are applicable?
No
2. Whether property to be given as security is subject to any minors claim/share?
No
3. Whether the property is affected by any revenue and tenancy regulations?
No
4. Whether the user land has been converted under Land Revenue Law?
Yes
5. Whether all original chain documents of the property have been scrutinized?
No, this report is made on the basis of photocopy documents
6. Whether all previous owners had the right/competency to transfer the property?
Yes
7. Whether the property is lease land? If yes, then what is the tenure of the lease?
Yes (99 Years)
8. Whether the land/property is joint family property?
No
9. Is the land/property/flat is subject to any reservation/acquisition/requisition?
No

For Apudeep Law Associates


Partner

PART VI: CERTIFICATE:-

We have perused the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar for the year 2017 on dated 04-12-2017 *vide* receipt No. RJ1704041712438. On the basis of above mentioned documents and as my knowledge and facts known to me the above said show that said property is free from all sorts of encumbrance, lien, charges, mortgages etc. the Land Owners has clear and marketable title on the property, hereinafter it is pertinent to mention that Developer on the basis Power of Attorney and Developer agreement have full and un-restricted rights to sell/transfer/dispose the said property in any manner as he thinks fit in the compliance of Developer Agreement to subsequent buyers.

Note:-

- a. Subsequent sale of different apartment/unit/flat etc. are not covered in this report.
- b. Terms and conditions of lease deed will have to be complied with by Land owners and Developer.
- c. This report does not covered layout plan of individual flat/floors.
- d. This information is based on the documents provided by the "Developer" and investigation made in concerning sub-registrar offices.
- e. Any extension of project is not included in this report.
- f. The farther extension of Firm is not in scope of this report.

Remarks, if any:- NIL

Thanking you,

Yours truly,

For Anudeep Law Associates



Partner

Anup Jhalani, Advocate

Partner : Anudeep Law Associates

Encl: Search fee receipt