



जमाबन्दी (खेवट/खतोनी)
(प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- हनुवतखेड़ा

अंतिम चोसला आधार सम्वत :- 2071 - 2074 जमाबंदी 2077 (वर्ष 2020) से
स्थायी

पटवार हल्का :- नयानोहरा

भूमि धारक का नाम :- राज.सरकार

भू.अभि.नि. :- रायपुरा

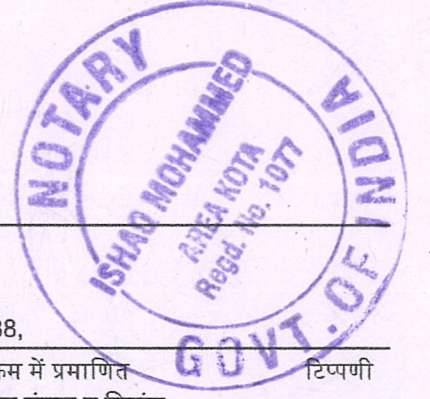
क्षेत्रफल की ईकाई :- हैक्टेयर

तहसील :- लाडपुरा

खाता संख्या नया :- 96

जिला :- कोटा

खाता संख्या पुराना :- 95



काश्तकार का नाम:-

1. चेताराम पुत्र चोथमल हिस्सा- 1/2 जाति- मीना सा. देह खातेदार अ.विव.- नामा.न. 288

2. चोथमल दत्तक पुत्र शंकरलाल हिस्सा- 1/2 जाति- मीना सा. देह खातेदार अ.विव.- नामा.न. 288,

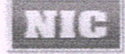
खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
358/50 दक्षिण	1.0700	नहरी प्रथम	1.0700	34.24		

कुल खसरे - 1 1.0700 1.0700 34.2400

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्षी के रूप में नहीं किया जा सकता है।

नकल जारी करने की तिथि :- 23-Sep-2021



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226923

Original of Which is Produced
For Comparison, Notary KOTA

IDENTIFIED BY

खसरा नक्शा एवं जमाबंदी(प्रतिलिपि)

दिनांक : 18/02/2021 11:53:10 AM

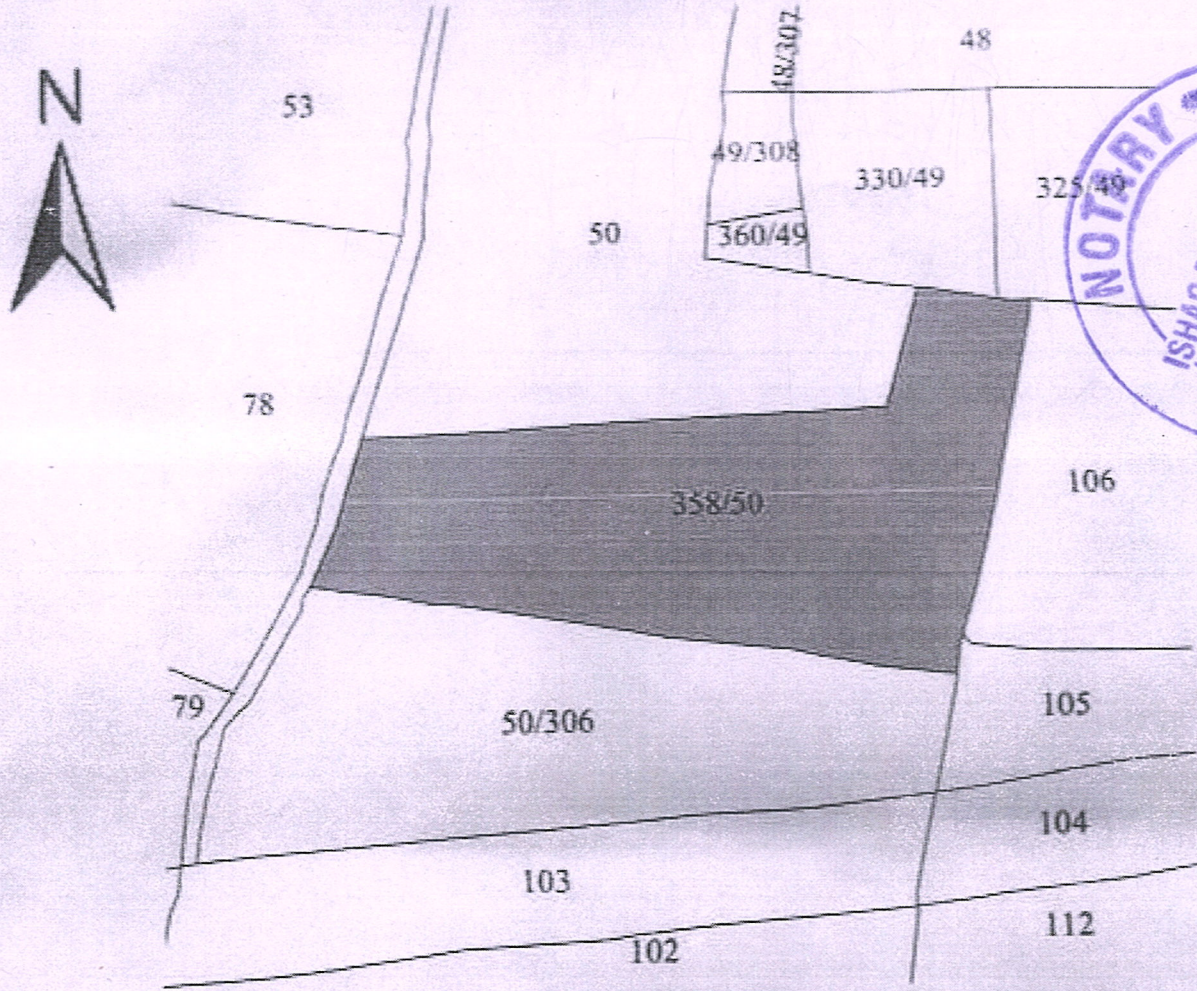
जिला : कोटा

तहसील : लाडपुरा

भू. अ. नि. क्षेत्र : रायपुरा

शरी हल्का : नयानोहरा

ग्राम : हनुवतखेड़ा



Scale 1:

संख्या : 358/50 क्षेत्रफल : 1.0700 Hectare खाता संख्या : 96 पुराना खाता संख्या : 95

सम [क्षेत्रफल लगान] : नहरी प्रथम [1.0700, 34.24]

मल दत्तक पुत्र शंकरलाल हिस्सा- 1/2 जाति- मीना सा. देह खातेदार अ.विब.- नामा.न. 288

राम पुत्र चोधमल हिस्सा- 1/2 जाति- मीना सा. देह खातेदार अ.विब.- नामा.न. 288

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सक्षम अधिकारी के हस्ताक्षर एवं सील

१. यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

२. इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

३. प्रविष्टियों में संशोधन/सत्यापित प्रतिलिपि हेतु सम्बंधित जिला/तहसील कार्यालय में संपर्क करें।

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जमाबन्दी (खेवट/खतोनी)
(प्रतिलिपि)

प्रपत्र पी-26 (सी)
(देखिये नियम 153 ए)

ग्राम का नाम :- हनुवतखेड़ा
पटवार हल्का :- नयानोहरा
भू.अभि.नि. :- रायपुरा
तहसील :- लाडपुरा
जिला :- कोटा

अंतिम चौसाला आधार सम्वत :- 2071 - 2074 जमाबंदी 2077 (वर्ष 2020) से स्थायी
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 69
खाता संख्या पुराना :- 3



351/18	0.1600	आवासीय	0.1600	स्वीकृत नामांतरकरण : 346 22/03/2023 न्याया.
दक्षिणी दिशा		प्रयोजनार्थ		आदेश
352/18	0.1600	आवासीय	0.1600	स्वीकृत नामांतरकरण : 347 25/04/2023 न्याया.
पश्चिमी उत्तरी		प्रयोजनार्थ		आदेश
दिशा				
353/62	0.4000	नहरी प्रथम	0.4000 12.80	स्वीकृत नामांतरकरण : 349 04/07/2023 न्याया.
				आदेश
354/60	0.2200	आवासीय	0.2200	
355/62	0.4600	आवासीय	0.4600	
दक्षिण				
356/21	0.6500	आवासिय	0.6500	
		प्रयोजनार्थ		
358/50	1.0700	आवासीय	1.0700	
दक्षिण		प्रयोजनार्थ		
361/63	0.9900	नहरी प्रथम	0.9900 31.68	
362/344	0.5900	नहरी प्रथम	0.5900 18.88	
363/333	1.2736	आवासीय	1.2736	
364/335	0.2400	आवासीय	0.2400	
365/21	0.8000	आवासीय	0.8000	
366/333	0.3900	आवासीय	0.3900	
		प्रयोजनार्थ		
368/334	0.4500	आवासीय	0.4500	
		प्रयोजनार्थ		
370/55	1.1500	आवासीय	1.1500	
		प्रयोजनार्थ		
371/55	1.4400	आवासिय	1.4400	
		प्रयोजनार्थ		
375/77	1.7625	आवासिय	1.7625	
उत्तरी		प्रयोजनार्थ		
376/32	0.2800	आवासिय	0.2800	
		प्रयोजनार्थ		
378/369	0.2400	आवासिय	0.2400	
		प्रयोजनार्थ		

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नगर विकास न्यास, कोटा

राजस्थान सरकार

क्रमांक: LU2012/KOT/2022-23/100395

दिनांक: 11/11/2022

विषय: - राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क के अधीन कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग हेतु अनुज्ञा प्रदान करने।

आदेश

मामले के सक्षिप्त तथ्य निम्नानुसार है :

श्री SUBHASH BAGRI पुत्र श्री KANHAIYA LAL जाति KHATIK निवासी H-NO-5&B19 TALWANDI KOTA

1. ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम 1956 की धारा 90-क के अधीन भूमि का आवासीय प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के लिए आवेदन किया है :

क्र.सं.	ग्राम तहसील व जिले का नाम	खातेदार का नाम	खसरा सं.	क्षेत्रफल (वर्ग मीटर)	क्षेत्रफल (हेक्टे.)
1.	हनुवंत खेड़ा, लाडपुरा (कोटा)	1.CHET RAM S/O CHOTH MAL 2.CHOTH MAL S/O SHANKAR LAL CASTE MEENA	358/50	10700	1.07
कुल					1.07

2. आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबंदी की प्रति, राजस्व खसरा अनुरेख, सम्यक् रूप से अनुप्रमाणित क्षतिपूर्ति बंधपत्र और शपथपत्र, की -मैप, अभिन्यास योजना, सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।

3. यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है। मेरी यह राय है कि आवेदित भूमि का गैर-कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है और आवेदक के आवेदन को, राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क और राजस्थान अभिवृत्ति अधिनियम की धारा 63 को तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिवृत्ति अधिकार निर्वापित करके भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।

4. अतः जब इसमें द्वारा आदेश दिया जाता है कि उपरोक्त भूमि पर आवेदक के अभिवृत्ति अधिकारों को उक्त भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु निर्वापित किया जावेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक/आवेदक द्वारा नाम निर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी द्वारा लागू विधि, नियमों, विनियमों या संप-विधि के अनुसार आवेदन के लिए स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जावेगा।

5. आवेदक द्वारा उक्त भूमि को, जिसके लिए यह अनुज्ञा दी गयी है, यथाविहित प्रीमियम, नगरीय निर्धारण के साथ ही निर्निर्दिष्ट अन्य प्रभारों के भिन्न और सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात, स्थानीय प्राधिकारी द्वारा सम्यक् आवेदन किये जाने के पश्चात ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जावेगा।

6. इन विनियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जावेगी।

यह आदेश अयोध्यापुरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 11-11-2022 को पारित किया गया है।

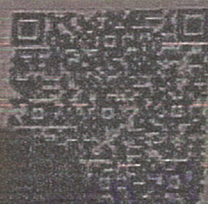
प्राधिकृत अधिकारी
नगर विकास न्यास, कोटा

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Signature valid

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Digitally Signed by Mohammed Tahir
Designation: DC/AC
Date: 2022.11.11 17:59:18 IST
Reason: Approved
Location: Rajasthan, IN



28/11

11-11-22

26/11/22

सचिव लाडपुरा श्री राजस्व रिकॉर्ड के अमल-दरामद देह प्रेषित है।

मौहम्मद ताहिर

उप सचिव-III

नगर विकास न्यास, कोटा

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0080828548



Payment Date: 21/09/2023 08:57:36

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, KOTA

Location: KOTA

Period: 01/01/2023-To-21/09/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	50.00

Commision(-):

0.00

Total/NetAmount:

50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Chetram and chouthmal

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

Pan No.(If Applicable):

City(Pincode): kota(324008)

Address:Kota

Remarks:Sandeep Jain Advocate
for Search Fee

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN8082854821092023

Date: 21/09/2023 08:57:36

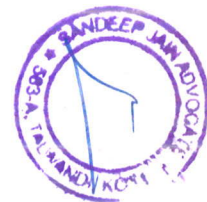
Refrence No: CKY0580733

Computer generated copy on : 21/09/2023

Courtesy : <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	:	Rajasthan Real Estate Regulatory Authority Jaipur
	B	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	:	Nil
	C	Name of the Borrower	:	Chetram s/o Chouthmal & Chouthmal s/o Shankar Lal through POA holder Subhash Chand Bagdi s/o Kanhiya Lal
2	A	Name of the unit/concern/ company/person offering the property/ies as security.	:	Subhash Chand Bagdi s/o Kanhiya Lal POA holder of Chetram s/o Chouthmal & Chouthmal s/o Shankar Lal
	B	Constitution of the Unit/concern /person/body/authority offering the property for creation of charge	:	Individual
	C	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	NA
3		Complete or full description of the immovable property/ies offered as security including the following details.	:	
	A	Survey No.	:	Land at Khasara No. 358/50 Hanuwantkheda. Kota
	B	Door/House no. (in case of house property)	:	Land at Khasara No. 358/50 Hanuwantkheda. Kota
	c	Extent/area including plinth/ built up area in case of house property	:	Area – 10700 Sq.mt.
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	:	Land at Khasara No. 358/50 Hanuwantkheda. Kota
4	a	Particulars of the documents scrutinized- serially and chronologically.		1. Copy of Jamabandi of Khasara No. 358/50 Hanuwantkheda Kota 2. Copy of Regd POA regd on dated 05.09.2023 3. Copy of Land Conversion Order No.



Sandeep Jain
Advocate

Residence & Office
583-A, Talvandi,
Kota-324005
Ph. (0744) 2407214
Mob. 98291-80432
Date :

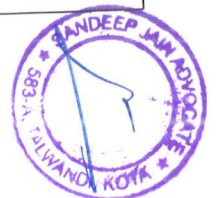
				4. Copy of Sanction of Plan No. 1099 dated 04.08.2023	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/ land/revenue/other authorities be examined.	:	Yes, Regd. POA was regd on dt. 05.09.2023 at Book .No. 4 Volume. No. 105 Serial .No. 202303123400254 Page .No. 153 in the office of SRO Kota.	
	SL. NO.	Date	Name/Nature of the Document	Original/ certified copy /certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1		Jamabandi	Copy	No
	2.	05.09.2023	POA	Copy	No
	3	11.11.2022	Land Conversion Order	Copy	No
	4	04.08.2023	Sanction of Plan	Copy	No
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/search/encumbrance certificate along with the TIR.	:	Not Applicable	
6	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?	:	No	
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	:	Not available	



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Advocate

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Kota-324005
Ph. (0744) 2407214
Mob. 98291-80432
Date :

	b	Lessee is permitted to mortgage the Leasehold right	:	NA
	c	duration of the Lease/unexpired period of lease	:	Not applicable
	d	If, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	:	Not applicable
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	:	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	:	Not applicable
11		If Govt. grant/allotment/Lease-cum-/ Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether 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
12		If occupancy right, whether	:	Not applicable
	a	Such right is heritable and transferable	:	
	b	Mortgage can be created	:	Not applicable
13		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
14		If the property has been transferred by way of Gift/Settlement Deed, whether	:	Not applicable
	a	The Gift/Settlement Deed is duly stamped	:	Not applicable



Sandeep Jain
Advocate

Residence & Office
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Date :

		and registered		
	b	The Gift/Settlement Deed has been attested by two witnesses	:	Not applicable
	c	The Gift/Settlement Deed transfers the property to Donee	:	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	:	Not applicable
	e	Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	:	Not applicable
	f	Whether the Donee is in possession of the gifted property	:	Not applicable
	g	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
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed	:	Not applicable
15	a	In case of partition/family settlement deeds, 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 effected and whether the mortgagor is in possession and enjoyment of his share.	:	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon	:	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed	:	Not applicable



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Ph. (0744) 2407214
Mob. 98291-80432
Date :

		/complied with.		
	e	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
16		Whether the title documents include any testamentary documents/wills ?	:	Not applicable
	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 ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the 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
17	a	Whether the property is subject to any wakf rights ?	:	No
	b	Whether the property belongs to church/temple or any religious/ other institutions having any restriction in creation of charges on such properties ?	:	Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage ?	:	Not applicable



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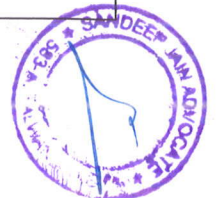
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18	a	Where the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	:	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	:	Not applicable
19	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 so 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
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	:	No
	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 Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations,	:	No



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		Costal Zone Regulations, Environmental Clearance, etc.)		
22	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.	:	Not applicable
23	a	Whether the property is involved in or subject 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.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether thrown on hotchpots ? 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.	:	Yes
25		Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar	:	Not applicable



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		(ROC), Articles of Association/provision for common seal etc.		
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title ?	:	No
	b	Whether the POA 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 favour 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 (i) one executed by the Builders viz. Companies/ Firms /Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) 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.	:	Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	:	Not applicable



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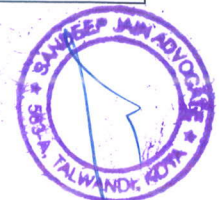
	ii	Whether the POA is a registered one ?	:	Not applicable
	iii	Whether the POA is a special or general one ?	:	Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question ?	:	Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of 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
28		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 in terms of the Law of the place, where it is executed.	:	Not applicable
29		If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	:	Yes
	a	Promoter's/Land owner's title to the land/building	:	Yes
	b	Development Agreement/Power of Attorney	:	NO
	c	Extent of authority of the Developer/builder	:	As Per Lease Agreement
	d	Independent title verification of the Land and/or building in question	:	Yes
	e	Agreement for sale (duly registered)	:	Not yet



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	f	Payment of proper stamp duty	:	Yes
	g	Requirement of registration of sale agreement, development agreement, POA, etc.	:	Not Applicable
	h	Approval of building plan, permission of appropriate/local authority, etc.	:	Yes
	i	Conveyance in favour 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	:	Yes, Required
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	:	No
	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 land and construction is yet to be made, approval of lay-out and other precautions, if any.	:	UIT Kota issued Sanction of Plan
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	:	Yes
30		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	:	This property is free from encumbrances
31		The period covered under the Encumbrances Certificate and the name of the person in whose	:	01 years i.e. 2023



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		favour the encumbrance is created and if so, satisfaction of charge, if any.		
32		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	:	Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereon.	:	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	:	Not applicable
34		Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	:	Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village records ?	:	Not applicable
36	a	Whether the property offered as security is clearly demarcated?	:	Yes, As per Site Plan
	b	Whether the demarcation/ partition of the property is legally valid ?	:	Yes
	c	Whether the property has clear access as per documents ?	:	Yes
37		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny ?	:	Not available
	a	Document in relation to electricity connection	:	Not available
	b	Document in relation to water connection	:	Not available
	c	Document in relation to Sales Tax Registration, if any applicable	:	Not available
	d	Other utility bills, if any	:	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual	:	Not applicable



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	current boundary ? If so please elaborate/ comment on the same.		
39	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	:	Valuation report is not available.
40	Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	:	No
41	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?	:	Yes
42	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
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	:	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	:	No
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	:	No
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	:	Subash Chand Bagdi s/o Kanhiya Lal POA holder of Chetram s/o Chouthmal & Chouthmal s/o Shankar Lal
I Certify that Chetram s/o Chouthmal & Chouthmal s/o Shankar Lal has valid clear and marketable			



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45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	:	No
46	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	:	Subash Chand Bagdi s/o Kanhiya Lal POA holder of Chetram s/o Chouthmal & Chouthmal s/o Shankar Lal
I Certify that Chetram s/o Chouthmal & Chouthmal s/o Shankar Lal has valid clear and marketable title to the property/ies shown above			

Date : 21.09.2023

Place : Kota



Sandeep Jain

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

Fee Receipt

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

Print Date : 05-09-2023 5:04 PM

Fee Receipt No	: 202302123021692	Receipt Date	: 05/09/2023
Name	: CHETRAM MEENA,	Document S. No.	: 202301123020244
Address	: 0 ,HANUWANT KHERA ,KOTA ,KOTA		
Document Type	: Power of Attorney		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 500	Fee for Memorandum Us 64-67	: ₹
CSI	: ₹ 200	Certified copying fees Us 57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 30	Stamp Duty	: ₹ 100
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us 25_34	: ₹ 0	Commission	: ₹ 100
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 930
		Total Amount	: ₹ 930

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 80268527 ₹ 700 # e-Gras Challan 80274450 ₹ 100 # Stamp AZ402225 ₹ 130

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

Presentation Endorsement

आज दिनांक 05 माह 09 सन् 2023 को 04:51 PM बजे
श्री/श्रीमती/सुश्री CHOUTH MAL पुत्र/पुत्री/पति श्री SHANKER LAL
उम्र 76 वर्ष, जाति 0-MEENA, व्यवसाय Retired Person
निवासी House No.: WARD NO 40, Colony: HANUWANT KHERA,
Area: BALAJI KE MANDIR KE PASS, City: KOTA, Pin code: 324001,
District: KOTA, State: RAJASTHAN

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202301123020244

हस्ताक्षर उप पंजीयक,
KOTA-I

when authorizing one person or more to act in single transaction other than the sace mentioned in
clause (a)

Fees Receipt Endorsement

रसीद नं.	202302123021692
दिनांक	05-09-2023
पंजीयन शुल्क ₹	500
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	100
कमी स्टाम्प शुल्क ₹	100
कमी सरचार्ज शुल्क ₹	30
कुल योग	930

202301123020244

when authorizing one person or more to act in single transaction other than the sace mentioned in
clause (a)

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 80268527 ₹ 700 # e-
Gras Challan 80274450 ₹ 100 # Stamp
AZ402225 ₹ 130

उप पंजीयक, KOTA-I



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री CHOUTH MAL, पुत्र/पुत्री/पति श्री SHANKER LAL , व्यवसाय Retired Person जाति 0-MEENA House No.:WARD NO 40 , Colony: HANUWANT KHERA , Area: BALAJI KE MANDIR KE PASS, City: KOTA, Pin code: 324001, District: KOTA, State: RAJASTHAN			Executant Age : 76 Signature :
2	श्री/श्रीमती/सुश्री CHETRAM MEENA , पुत्र/पुत्री/पति श्री CHOUTHMAL MEENA , व्यवसाय Other जाति 0-MEENA House No.:0, Colony: HANUWANT KHERA , Area: HANUMAN JI MANDIR KE PASS, City: KOTA, Pin code: 324001, District: KOTA, State: RAJASTHAN			Executant Age : 39 Signature :
3	श्री/श्रीमती/सुश्री SHUBASH CHAND BAGRI , पुत्र/पुत्री/पति श्री KANHAYALAL BAGRI , व्यवसाय Other जाति 0-BAGRI House No.:5 B 19 , Colony: RAJASTHAN AAWASAN MANDAL COLONY , Area: TALWANDI, City: KOTA, Pin code: 324005, District: KOTA, State: RAJASTHAN			Claimant Age : 44 Signature :

ने लेख्यपत्र when authorizing one person or more to act in single transaction other than the sace mentioned in clause (a) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया ।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / में से रु 0/- 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 है।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री JITENDRA MEENA , पुत्र/पुत्री/पति श्री RAM BALLABH जाति MEENA Age: 36 Add: House No.:0, Colony: CHATRAPURA COLONY , Area: R T O OFFICE KE PICHE, City: KOTA, Pin code: 324007, District: KOTA, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री HARISH KUMAR , पुत्र/पुत्री/पति श्री CHATURBHUI जाति HINDU Age: 41 Add: House No.:0, Colony: HANUWAT KHEDA , Area: NAYA NOHRA , City: KOTA, Pin code: 324001, District: KOTA, State: RAJASTHAN			Signature

202301123020244

उप पंजीयक, KOTA-I

when authorizing one person or more to act in single transaction other than the sace mentioned in clause (a)

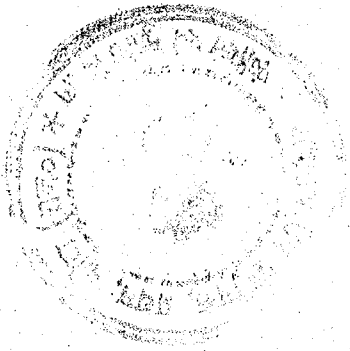
Registration Endorsement

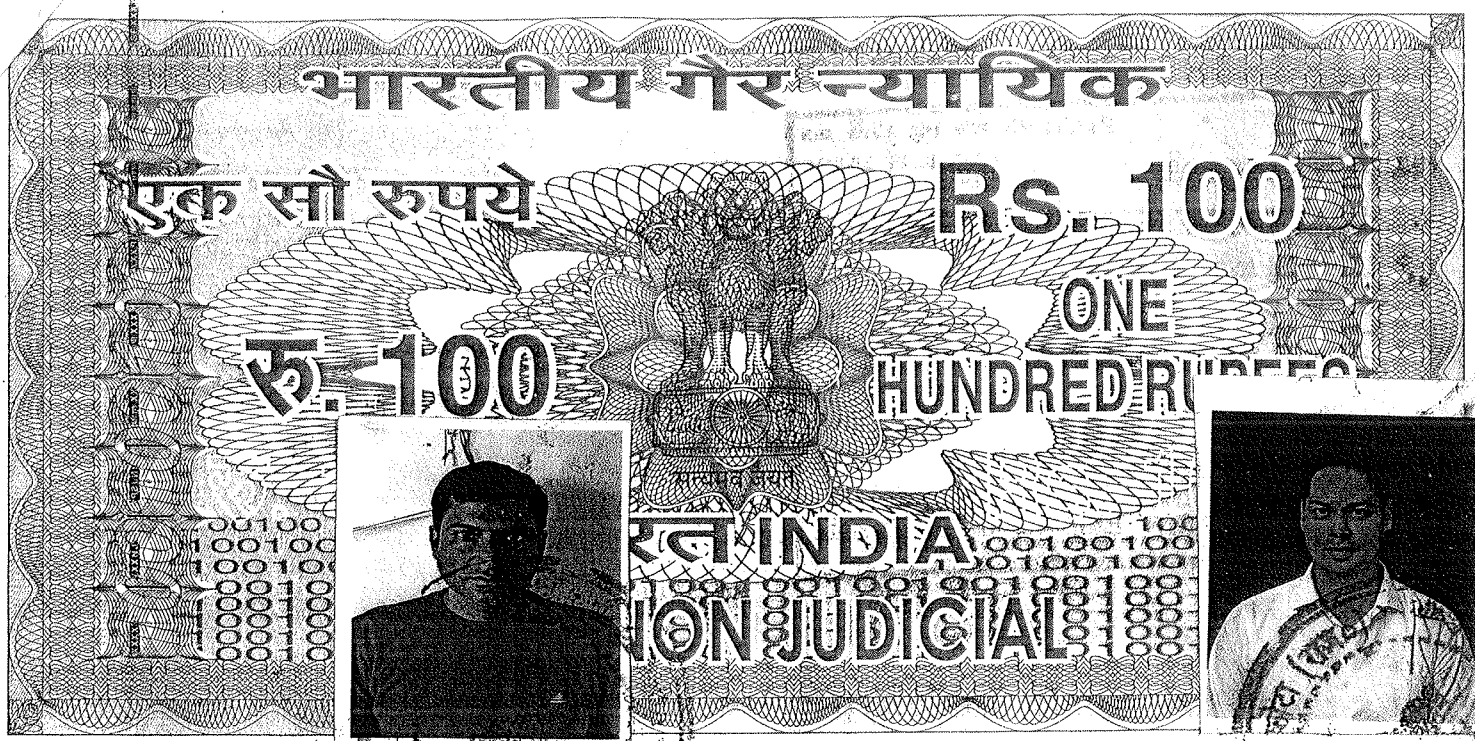
आज दिनांक 05/09/2023 को
पुस्तक संख्या 4 जिल्द संख्या 105 में
पृष्ठ संख्या 153 क्रम संख्या 202303123400254 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 4 जिल्द संख्या 119 के
पृष्ठ संख्या 474 से 483 पर चस्पा किया गया।

202301123020244

उप पंजीयक, KOTA-I

when authorizing one person or more to act in single transaction other than the sace mentioned in
clause (a)





राजस्थान RAJASTHAN

AZ 402225

::मुख्तार नामा खास::

हम कि :- चेताराम उम्र 39 वर्ष आत्मज श्री चौथमल (1/2) एवं चौथमल दत्तक पुत्र श्री शंकर लाल निवासीगण ग्राम हनुवतखेड़ा, तहसील लाड़पुरा, जिला कोटा राजस्थान के निवासी हैं।

जो कि हम मुकिरान के संयुक्त खाते, कब्जे काश्त की जिसकी पुरानी खतौनी संख्या 95 नयी खतौनी संख्या 96 की आराजी खसरा संख्या 358/50 रकबा 1.0700 हैक्टर वाके ग्राम हनुवतखेड़ा पटवार हल्का नयानोहरा भूअभिलेख निरीक्षक क्षेत्र रायपुरा तहसील लाड़पुरा जिला कोटा राजस्थान मे स्थित है। उक्त सम्पूर्ण आराजी मे हम मुकिरान का प्रत्येक का 1/2-1/2 अविभाजित हिस्सा निहीत है। जिस पर हमारा ही एकमात्र मालिकाना कब्जा व अधिकार स्वतंत्र रुप से चला आ रहा है। जिसको रहन, बैय, दान, वसीयत व हर प्रकार से हस्तान्तरित आदि किये जाने का हमको पूर्ण अधिकार प्राप्त है।

उप पंजीरक, कोटा (प्रथम)

हस्ताक्षर मुकिरान

हस्ताक्षर मुख्तारआम.....2

यह कि मुझ मुकिरान अपने कार्यों में अत्यधिक व्यस्त रहते हैं और हमारी संयुक्त खाते, कब्जे काशत की जिसकी पुरानी खतौनी संख्या 95 नयी खतौनी संख्या 96 की आराजी खसरा संख्या 358/50 रकबा 1.0700 हैक्टर वाके ग्राम हनुवतखेड़ा पटवार हल्का नयानोहरा भूअभिलेख निरीक्षक क्षेत्र रायपुरा तहसील लाडपुरा जिला कोटा में निहित हम मुकिरान के प्रत्येक के 1/2-1/2 अविभाजित हिस्से बाबत समस्त कार्यवाहीयाँ करने हेतु समय नहीं मिल पाता है इस कारण हम मुकिरान ने उक्त आराजी में निहित अपने अपने 1/2-1/2 अविभाजित हिस्से बाबत श्री सुभाष चन्द आयु 41 वर्ष आत्मज श्री कन्हैया लाल जी निवासी 5-बी-19, कोटा, राज0 को हमारा मुख्तार खास नियुक्त करते हैं और अधिकार देते हैं कि हमारा मुख्तार खास इस सम्पूर्ण आराजी संबंधित किसी भी सरकारी, गैर सरकारी कार्यालय में पत्र व्यवहार करे, प्रार्थना पत्र देवे, हमारी और से हस्ताक्षर करे जमीन को खुद काशत कर या अन्य किसी से मुनाफे पर जुपवायें, इन्तकाल खुलवाये, नगर विकास न्यास में ले आउट स्वीकृत करवायें, ले आउट स्वीकृत करवाने के संबंध में जो भी कार्यवाहियां करनी आवश्यक हों उन्हें करें, किसी भी प्रकार से कन्वर्ट करवाने किस्म बदलवाने का अधिकार, कृषि भूमि स्थानान्तरण का अधिकार, ले आउट स्वीकृत करवायें, ले आउट स्वीकृत करवाने के संबंध में जो भी कार्यवाहिया करनी आवश्यक हों उन्हें करें, कन्वर्शन चार्जज जमा करवायें, कन्वर्ट करवाये, एन.ओ.सी. प्राप्त करे, जमीन को भू भागों में विभक्त करे, निर्माण करवायें, नल बिजली आदि का कनेक्शन प्राप्त करे, मानचित्र पास करवायें, 90 ए संबंधित समस्त कार्यवाहियां करे, कोलोनी डेवलप करे, नगर विकास न्यास में पट्टा प्राप्त करने बाबत सूची पेश करें, रेरा रजिस्ट्रेशन करवाये, बैंक में खता खुलवाये और वे समस्त कार्यवाहिया करे जो कि हमको करना आवश्यक हों।



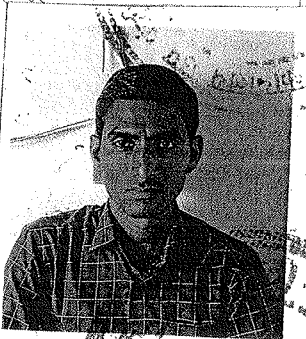
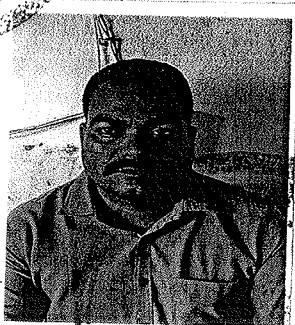
हस्ताक्षर मुकिरान



हस्ताक्षर मुख्तारआम.....3

यह कि मुख्तार खास उक्त आराजी बाबत् किसी प्रकार का कोई वाद विवाद होने पर उसे सुलझायें गवाह तलब करे, जिरह, कागजात प्रस्तुत करे, वकील नियुक्त करे, कानूनी कार्यवाहियां करे और वे समस्त कार्यवाहियां करे जो कि हम मुकिरान को करना आवश्यक हो।

लिहाजा यह मुख्तारनामा खास हमने पूर्ण होश हवास, स्वस्थ चित्त बिना किसी नशे पत्ते के रूबरू गवाहान 1 स्टाम्प कीमती 100/—रुपये व सरचार्ज 30/— रुपये स्टाम्प कुल कीमती 130/—रुपये व 2 सादा कागज कुल किता 3 पर तहरीर कर दिया है जो कि सनद रहे वक्त जरूरत काम आवे, तहरीर तारीख — 05-09-2023



गवाहान—

1—

Signature

2—

Signature

Signature



हस्ताक्षर मुकिरान

Signature

Signature

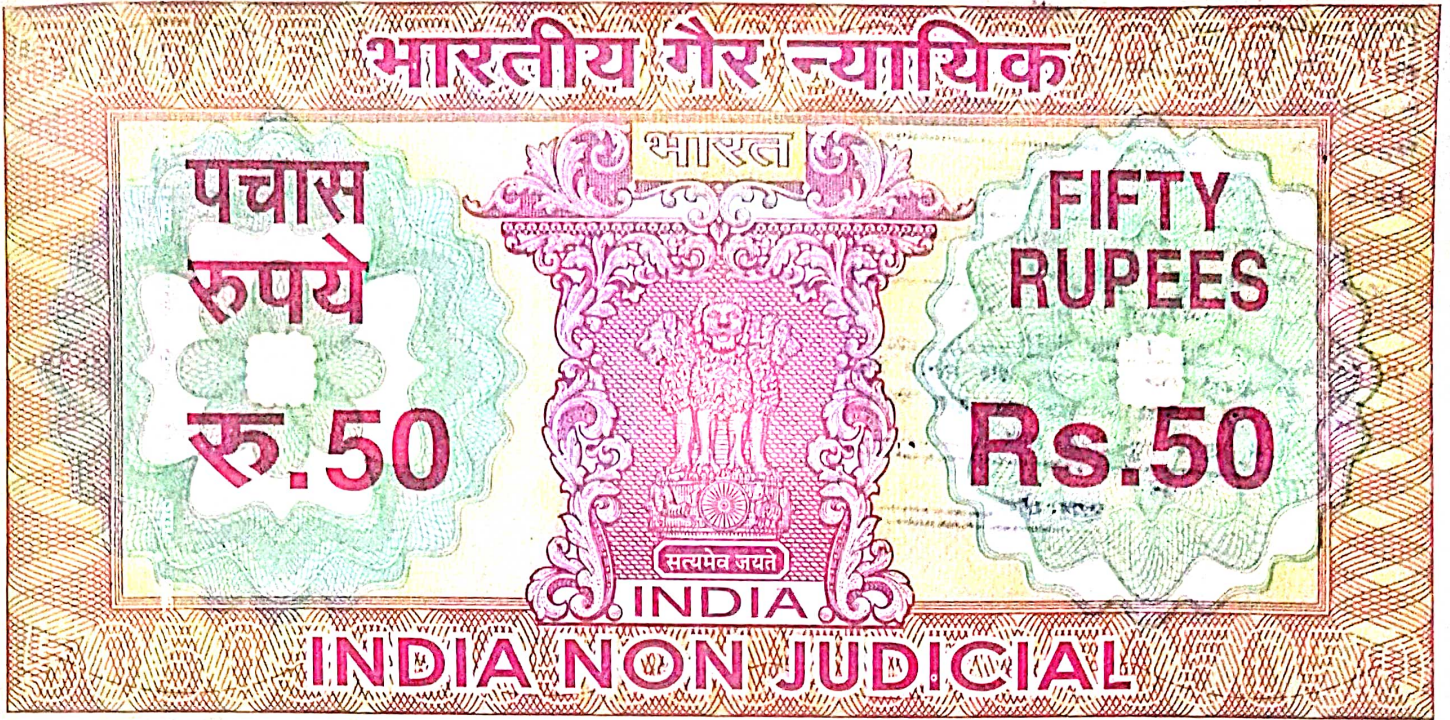
हस्ताक्षर मुख्तारखास



Signature

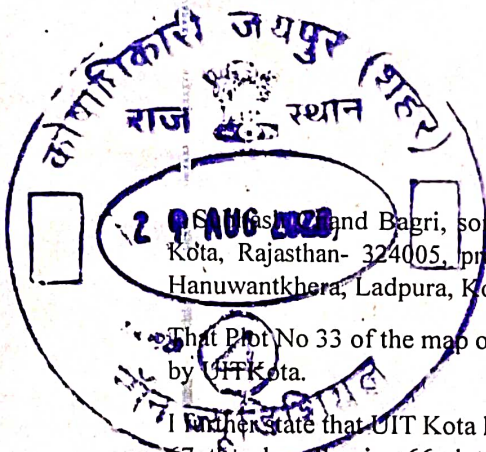


उप पंजीरक, कौम लमन



राजस्थान RAJASTHAN

BR 698666



AFFIDAVIT

I, Subhash Chand Bagri, son of Kanhaiya Lal Bagri aged 42 years R/o House No. 5-B-19, Talwandi, Kota, Rajasthan- 324005, promoter of the proposed project "S Park" situated at Khasra No. 358/50, Hanuwantkhera, Ladpura, Kota (Rajasthan)-324001, do hereby solemnly declare as under: -

That Plot No 33 of the map of the proposed project has been used as road in the layout plan approved by UIT Kota.

I further state that UIT Kota has issued the layout plan reducing 1 plot i.e. plot no 33 out of total plots 67, thereby, allowing 66 plots in total to us for sale purposes.

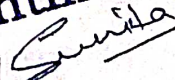
UIT Kota has not issued any other document (other than layout plan) in this respect.

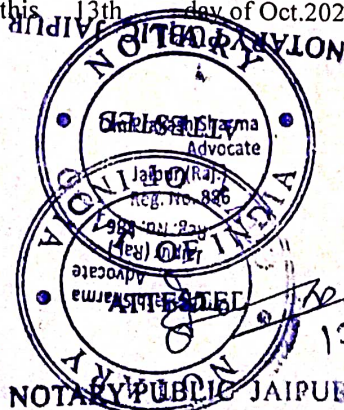

Deponent

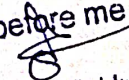
I, Subhash Chand Bagri son of Kanhaiyalal Bagri aged 42 years R/o House No. 5-B-19, Talwandi, Kota, Rajasthan- 324005, promoter of the proposed project do hereby declare on oath that facts mentioned above are true and correct.

Verified by me at Kota on this 13th day of Oct. 2023.


Deponent

Identified by




Sworn & Signed before me

Notary Public
Jaipur (Raj.)
13/10/23

क्र.पाक 12090 दिनांक 13/02/97
 वृत्त का मूल्य 50 वास्तु 100
 जिला का नाम 12/21/1
 पिता/पति का नाम 12/21/1
 निवास स्थान 12/21/1
 जिला के हस्ताक्षर:-

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रसारित अधिभार	
1. आधारभूत आवश्यकता सुविधाओं हेतु	
(धारा 3-क)-10% रुपये	
2. ग्राम और नस्ली नस्ल के संरक्षण और संवर्धन हेतु	
(धारा 3-ख)/प्रकृतिक आबादाओं एवं ननय निर्मित	
आबादाओं के निर्धारण हेतु-20% रुपये	
कुल योग	

श्री राजकुमार रैनी के
 भा. नं. 58/97 (स्टाम्प विवेक)
 नगर निगम (मुख्यालय) के पास
 टोंक रोड, जयपुर (राज.)

