

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0075348878



Payment Date: 08/05/2023 11:40:42

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

Location: JAIPUR (CITY)

Period: 25/01/2023-To-08/05/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00

Commision(-): 0.00

Total/NetAmount: 50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: ADV. B.S. RATHORE

Tin/Actt.No./VehicleNo./Taxid SEARCH 2023-2023

Pan No.(If Applicable):

City(Pincode): JAIPUR(302012)

Address:Plot No. 37 & 38 in Scheme Kirti Sagar-P, At Village Mangyawas, Jaipur Rajasthan

Remarks:M/s Astha Industries, as Through Proprietor Mr. Suresh Kumar Parsawal s/o Mr. Girdhari Lal Parswal

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN7534887808052023

Date: 08/05/2023 11:40:42

Refrence No: IK0CFTWV00

Computer generated copy on : 08/05/2023

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

BHANWAR SINGH RATHORE

ADVOCATE & NOTARY PUBLIC

**RAJASTHAN HIGH COURT,
JAIPUR**

[Email. bsr.chitawa@gmail.com](mailto:bsr.chitawa@gmail.com)



OFFICE ADD:-

Shop :- 03, 9 Dukan, Opp. SBI
Bank, Main Kalwar Road, Jaipur
Rajasthan



Mob No. +919414445287

DATE: 08-05-2023

SPECIAL REPORT ON TITLE

Reg. : Opinion on investigation of title and obtaining of search report in respect of a property Plot No. 37 & 38 in Scheme Kirti Sagar-P, At Village Mangyawas, Jaipur Rajasthan Total Area 1012.42 Sq Yds. presently belonging to M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal Praswal.

Sr. No	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1.	Name of the Borrower with address:	M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal Praswal
2.	1. Name of the person offering Mortgage with parentage /constitution and address:	M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal Praswal.
3.	Details of the property to be mortgaged : As per title deed _____ As per present _____ position	The Specified portion of the property mentioned in para no. 4
B	INVESTIGATIONS	
1.	Details of the title deeds/ documents (including Link Deeds/ Parent deeds) to the mortgage (with full particulars regarding nature of document, date of executing and details of registration).	1. Registered of Lease Deed (JDA Free Hold Patta). 760, dt. 24-01-2023, Issued by JDA In Favour of M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal Praswal With Respect to The Said Property i.e. Plot No. 37 & 38 in Scheme Kirti Sagar-P, At Village

**BHANWAR
SINGH
RATHORE**

Digitally signed by BHANWAR SINGH RATHORE
DN: cn=IN, postalCode=341519, st=RAJASTHAN,
street=NAGOURTIBA WALI KOTDI 341519,
ln=NAGOUR, o=Personal, title=5575,
serialNumber=a4d2ff36d6c3e56931f8599db6ad11
23b4001ee27efa30ba77e34a60e256b5c1,
pseudonym=557520230121160713460,
2.5.4.20=e37905017cb1f40179532f63b975a1479
55c0651a067b0552cc1e916c503ba,
email=BSR.CHITAWA@GMAIL.COM, cn=BHANWAR
SINGH RATHORE
Date: 2023.05.08 12:10:07 +05'30'

		Mangyawas, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-III, Jaipur on dated 27-01-2023 vide Book No. 01, Volume No. 948, Page No.116, Sr. No. 202303017101373 Additional Book No.01, Volume No. 3816, Page No.712 to 725. For the area of 1012.42 Sq. Yds. 2. Map approval Dated 01-02-2023 Plot No. 37 & 38 in Scheme Kirti Sagar-P, At Village Mangyawas, Jaipur Rajasthan Through Letter JDA/UPA/Zone-PRN-South-II Dated 01-02-2023 issued By Jaipur Development Authority, Jaipur Favor of M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal Praswal For the Area of 846.38 Sq. Mtr
2.	Whether documents given to the counsel are original one or more copies of documents? (Counsel should examine original documents only and if any of the documents in original is not shown, the details of the document be given with reasons thereof)	
3.	Whether documents given as original title deeds raise any doubt or suspicion?	No, there is no doubt in above title deed
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes, tallied.
5.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
6.	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	As per Sub-Registrar's office record photographs of parties affixed on title deed are tally and found same.

7.	Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not variations be specified. What is its effect?	As per Sub-Registrar's office record contents of title deed are tally and found same.
8.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated ?	Yes
10.	Whether there is any bar under any local law - for creation of the mortgage of the property to be mortgaged ? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for nonagricultural purposes).	No
11.	Whether there any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No
12.	Whether all the approvals, clearance & sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained ?	Yes
13.	Whether the property is ancestral or under joint ownership or the minor is having interest in the property ? If so, its effect thereof.	Na
14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located ?	No
16.	In case of leasehold property whether permission/ NOC from the lessor is required for creation of mortgage ? whether permission of the lessor / NOC is obtained?	Yes
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	NA
18.	Whether copy of title deed favouring	Na

	lessor (other than Govt.) is made available to examine the validity of the lease?	
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Yes
20.	Whether any permission of Income Tax Authorities IAssessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A.
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	N.A.
23.	Encumbrances, Attachments, and/or Claims whether of Government, Central or State or other local authorities or Third Party Claims, liens etc. and details thereof if yes, give the details thereof.	The property in question is free from all encumbrances

DATE: 08-05-2023

PLACE: JAIPUR

**BHANWAR SINGH RATHORE
ADVOCATE**

**Add.- Shop :- 03, 9 Dukan, Opp. SBI Bank,
Main Kalwar Road, Jaipur Raj. 302012**

**BHANWAR
SINGH
RATHORE**

Digitally signed by BHANWAR SINGH RATHORE
DN: c=IN, postalCode=341519, st=RAJASTHAN,
street=NAGARTIBA WALI KOTDI 341519,
l=NAGAU, o=Personal, title=5575,
serialNumber=a4d2ff36d6c3e56931f8599db6ad11
23b4001ee27efa30ba77e34a60e256b5c1,
pseudonym=557520230121160713460,
2.5.4.20=e37905017cb1fd0179532f63b975a147f95
5c0651a067fb0552cc1e916c503ba,
email=BSR.CHITAWA@GMAIL.COM, cn=BHANWAR
SINGH RATHORE
Date: 2023.05.08 12:10:58 +05'30'

BHANWAR SINGH RATHORE

ADVOCATE & NOTARY PUBLIC

**RAJASTHAN HIGH COURT,
JAIPUR**

[Email. bsr.chitawa@gmail.com](mailto:bsr.chitawa@gmail.com)



OFFICE ADD:-

**Shop :- 03, 9 Dukan, Opp. SBI
Bank, Main Kalwar Road, Jaipur
Rajasthan**



Mob No. +919414445287

CERTIFICATE

REFERENCE NO.....

**ENTRY SERIAL NO...../REGISTER NO.....OF YEAR 2023
(Counsel to give serial no..... to the certificate as entered in register of searches
maintained by him)**

DATE: 08-05-2023

**Reg. Opinion on investigation of title and obtaining of search report in respect of
a property Plot No. 37 & 38 in Scheme Kirti Sagar-P, At Village
Mangyawas, Jaipur Rajasthan Total Area 1012.42 Sq Yds. presently
belonging to M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi
Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as
Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal
Praswal.**

Sir,

In the above Captioned matter, I submit my legal opinion as under:
As requested, I have conducted the legal investigation of the title and made a search of record in the registration
office and other offices as required in the matter.

I have answered all the queries 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 deeds and contents thereof tally with the information as stated in the records of
office of Sub-Registrar- III Jaipur and will executed sub Registrar III Jaipur of assurances as well as with
certified copy of the title deed, which was obtained by me is enclosed with this certificate.

**BHANWAR
SINGH
RATHORE**

Digitally signed by BHANWAR SINGH RATHORE
DN: c=IN, postalCode=341519, st=RAJASTHAN,
street=NAGOURTIBA WALI KOTDI 341519,
l=NAGOUR, o=Personal, title=5575,
serialNumber=a4d2f36d6c3e56931f8599db6ad
1123b4001ee27efa30ba77e34a60e256b5c1,
pseudonym=557520230121160713460,
2.5.4.20=e37905017cb1fd0179532f63b975a147
f955c0651a067fb0552cc1e916c503ba,
email=BSR.CHITAWA@GMAIL.COM,
cn=BHANWAR SINGH RATHORE
Date: 2023.05.08 12:11:22 +05'30'

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

Chain of title relating to the property is complete as given in the Annexure here to.

I have verified, tallied and compared these documents from the record of the office of Sub Registrar/ Registrar of assurances and also from the records of other appropriate authorities,

1) (i) Lease Deed (JDA Free Hold Patta) Dated 24-01-2023

Registered of Lease Deed (JDA Free Hold Patta). 760, dt. 24-01-2023, Issued by JDA In Favour of M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal Praswal With Respect to The Said Property i.e. Plot No. 37 & 38 in Scheme Kirti Sagar-P, At Village Mangyawas, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-III, Jaipur on dated 27-01-2023 vide Book No. 01, Volume No. 948, Page No.116, Sr. No. 202303017101373 Additional Book No.01, Volume No. 3816, Page No.712 to 725. For the area of 1012.42 Sq. Yds.

2) Map approval Dated 01-02-2023

Plot No. 37 & 38 in Scheme Kirti Sagar-P, At Village Mangyawas, Jaipur Rajasthan Through Letter JDA/UPA/Zone-PRN-South-II Dated 01-02-2023 issued By Jaipur Development Authority, Jaipur Favor of M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal Praswal For the Area of 846.38 Sq. Mtr.

The document which are supplied to me for search are in accordance and searched by me in sub reg. Offices and on the basis of aforesaid search from 2023 (1 Years) on Dated 08-05-2023 vide receipt GRN No. **0075348878** Rs 50/- does not disclose any encumbrances/disclose encumbrances as stated there in.

I have given opinion earlier on investigation of title relating to the same property as detailed hereunder:

Name of lender

Date of opinion & reference no. (if any)

Remarks

I find following defects/No defects in the title of the person offering mortgage:

**BHANWAR
SINGH
RATHORE**

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1123b4001ee27efa30ba77e34a60e256b5c1,
pseudonym=557520230121160713460,
2.5.4.20=e37905017cb1f00179532f63b975a147f
955c0631a067f00552c1e916c503ba,
email=BSR.CHITAWA@GMAIL.COM,
cn=BHANWAR SINGH RATHORE
Date: 2023.05.08 12:11:46 +05'30'

I hereby certify that **M/s Astha Industries, Registered Office Plot No. 15 Jai Dadi Nagar, Gokulpura, Kalwar Road, District Jaipur Rajasthan 302012 as Through Proprietor Mr. Suresh Kumar Praswal s/o Mr. Girdhari Lal Praswal** has a clear, valid and marketable title over the above said.

The valid mortgage can be created by deposit of the following original title deed.

The said title deeds are original and genuine and are not duplicate or fake as observed by me. (Give here under details of title deeds which are required to be deposited to create equitable mortgage)

1. Lease Deed (JDA FREE HOLD PATTA) Dated 24-01-2023
2. Map approval Letter 01-02-2023

Encl: 1.Special Report
2.Chain of title
3.Copy of Title Deed and link deeds.
4.Search Report

BHANWAR SINGH RATHORE
ADVOCATE
Add.- Shop :- 03, 9 Dukan, Opp. SBI Bank,
Main Kalwar Road, Jaipur Raj. 302012

**BHANWAR
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serialNumber=a4d2f36d6c3e56931f8599db6ad112
3b4001ee27efa30ba77e34a60e256b5c1,
pseudonym=557520230121160713460,
2.5.4.20=e37905017cb1fd0179532f63b975a147f955
c0651a067fb0552cc1e916c503ba,
email=BSR.CHITAWA@GMAIL.COM, cn=BHANWAR
SINGH RATHORE
Date: 2023.05.08 12:12:11 +05'30'

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

Fee Receipt

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

Print Date : 27-01-2023 12:50 PM

Fee Receipt No	: 202302017002287	Receipt Date	: 27/01/2023
Name	: M/S ASTHA INDUSTRIES THRU PROP SURESH KUMAR PRASWAL	Document S. No.	: 202301017001691
Address	: 15, JALDADI NAGAR, JAIPUR,		
Document Type	: Lease Deed Free Hold		
Face Value	: ₹ 0	Evaluated Value	: ₹ 7199312
Ord-Registration Fee	: ₹ 300	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 200	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	: ₹ 1150
		Total Amount	: ₹ 1150

Mode of Payment (#Mode Number Amount #)

Stamp 16368 ₹ 650 # e-Gras Challan 71349209 ₹ 500

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0071349209



Payment Date: 27/01/2023 09:55:21

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2022-To-31/03/2023

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	200.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	300.00
Commission(-):		0.00
Total/NetAmount:		500.00

Five Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ASTHA INDUSTRIES THRU PROP SURESH KUMAR PRASWAL

Pan No.(If Applicable):

Address:PLOT NO 37 AND 38 , IN SCHEME KIRTI SAGAR -P MANGYAWAS JAIPUR

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

City(Pincode): JAIPUR(302012)

Remarks:RF AND CSI DUTY

Payment Details:

Bank: State Bank Of India

Date: 27/01/2023 09:55:21

Challan No. - 0

Bank CIN No: SBIN7134920927012023

Reference No: IK0CBTDUC2

Computer generated copy on : 27/01/2023

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





आवासीय

पृथ्वीराज नगर योजना के सम्बन्ध में राज्य सरकार द्वारा जारी आदेशों के अन्तर्गत भूमि का पट्टा विलख

दिनांक 24.1.2027

निवासी

माह नं १५ ज्येष्ठादी

गिरधारी लाल परशवाल

योजना..... में स्थित है

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

पट्टा धारक के हस्ताक्षर

1.

2.

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

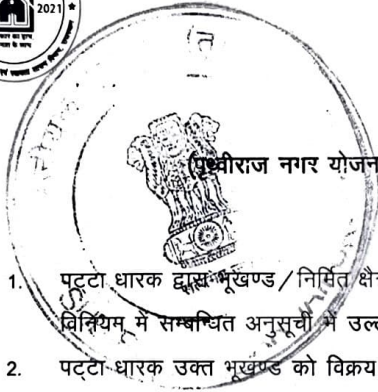
उपायुक्त

अभिषेक अरिहन्ती (लेखन विधी) मोडर



Sub Registrar
Jaipur-III

Sub Registrar
Jaipur-III



आवासीय पट्टा विलेख की शर्तें (फ्री होल्ड)

(पञ्जीराज नगर योजना के सम्बन्ध में राज्य सरकार द्वारा जारी आदेशों के अन्तर्गत भूमि का पट्टा विलेख)

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 जाए।
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 हैं। 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 2224

2224 राशि

500-10

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व..... पश्चिम.....

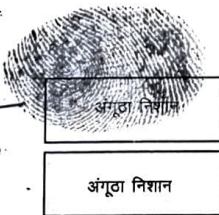
उत्तर..... दक्षिण.....

साइट प्लान संलग्न हैं।

पट्टा धारक के हस्ताक्षर

1. Bhaskar

2.



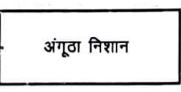
साक्षी :-

हस्ताक्षर Prakash

नाम प्रकाश चन्द परतवाल

पता 15 जम दाई नगर

कालवाड राड जमपुर



Muz

संजीव शर्मा
सेवानिवृत्त सहायक
ज.वि.प्रा. साकथ द्वितीय
मानसरोवर

उपायुक्त
पाधिकृत अधिकारी के हस्ताक्षर मय मोहर
ज.वि.प्रा. (दक्षिण-द्वितीय)
ज.वि.प्रा. जमपुर

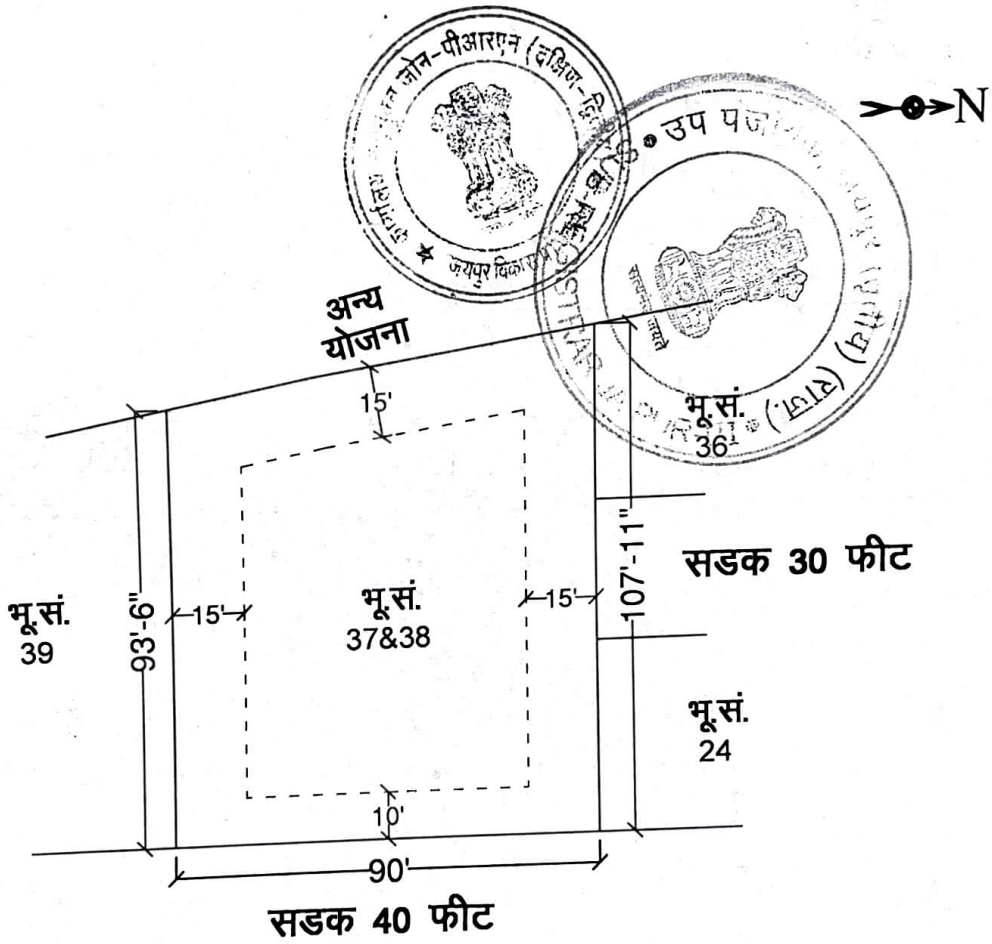
जयपुर विकास प्राधिकरण

साईट प्लान



खण्ड संख्या - 37&38
योजना का नाम - किर्ति सागर - पी (ग्राम-मांग्यावास)
विकासकर्ता - मीनावाला गृह निर्माण सहकारी समिति लि.

भूखण्ड का क्षेत्रफल - 1012.42 वर्गगज
पैमाना - 1 इंच = 40 फीट
भू-उपयोग - आवासीय



नोट- भवन निर्माण स्वीकृति एकीकृत भवन विनियम 2020 के अनुसार लागू होगी।


कनिष्ठ / सहायक अभियंता
पी.आर.एन. (दक्षिण-II)


सहायक / उप नगर नियोजक
पी.आर.एन. (दक्षिण-II)


उपायुक्त
पी.आर.एन. (दक्षिण-II)



Registration Endorsement

आज दिनांक 27/01/2023 को
पुस्तक संख्या 1 जिल्द संख्या 948 में
पृष्ठ संख्या 116 क्रम संख्या 202303017101373 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3816 के
पृष्ठ संख्या 712 से 725 पर चस्पा किया गया।

202301017001691

Lease Deed Free Hold

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

Presentation Endorsement

आज दिनांक 27 माह 01 सन् 2023 को 12:44 PM बजे
श्री/श्रीमती/सुश्री M/S ASTHA INDUSTRIES THRU PROP SURESH
KUMAR PRASWAL पुत्र/पुत्री/पत्नि श्री GIRDHARI LAL PRASWAL
उम्र 31 वर्ष, जाति 0-JAT, व्यवसाय Business
निवासी House No.:15, Colony: JAI DADI NAGAR, Area: GOKULPURA
KALWAR ROAD, City: JAIPUR, Pin code: 302012, District: , State:
RAJASTHAN

ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता

202301017001691

Lease Deed Free Hold

हस्ताक्षर प्रस्तुतकर्ता
Sub Registrar
JAIPUR-III
Jaipur-III

Fees Receipt Endorsement

रसीद नं.	202302017002287
दिनांक	27-01-2023
पंजीयन शुल्क ₹	300
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	1150

202301017001691

Lease Deed Free Hold

Mode of Payment (#Mode Number Amount #)

Stamp 16368 ₹ 650 # e-Gras Challan
71349209 ₹ 500

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

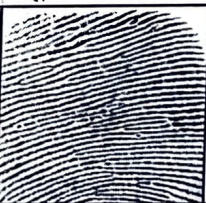
Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री M/S ASTHA INDUSTRIES THRU PROP SURESH KUMAR PRASWAL , पुत्र/पुत्री/पति श्री GIRDHARI LAL PRASWAL, व्यवसाय Businessजाति 0-JAT House No.:15, Colony: JAI DADI NAGAR , Area: GOKULPURA KALWAR ROAD , City: JAIPUR, Pin code: 302012, District: , State: RAJASTHAN		Executant Age : 31 Signature : 

ने लेख्यपत्र Lease Deed Free Hold 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 VIKRAM YADAV , पुत्र/पुत्री/पति श्री GOPAL LAL YADAV जाति YADAV Age: 22 Add: House No.:0, Colony: GOVINDPURA, Area: KALWAR ROAD , City: JAIPUR, Pin code: 302012, District: , State: RAJASTHAN			Signature 

202301017001691

Lease Deed Free Hold

Sub Registrar
Jaipur
उप पंजीयक, JAIPUR-III
Sub Registrar
र-III



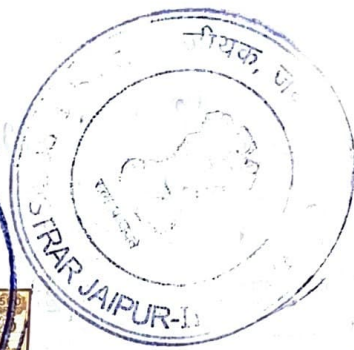
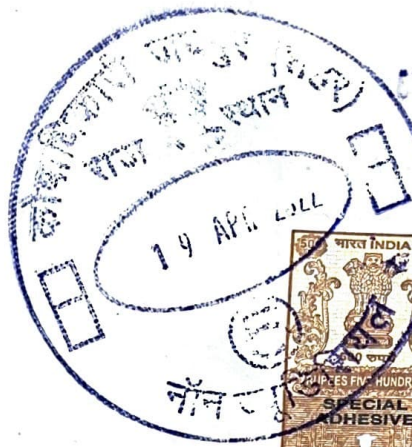
Registration Endorsement

आज दिनांक 27/01/2023 को
पुस्तक संख्या 1 जिल्द संख्या 948 में
पृष्ठ संख्या 116 क्रम संख्या 202303017101373 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 3816 के
पृष्ठ संख्या 712 से 725 पर चस्पा किया गया।

202301017001691

Lease Deed Free Hold

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III



परिशिष्ट

पंजीयन हेतु प्रमाण पत्र

यह कि जयपुर विकास प्राधिकरण/नगर विकास न्यास/बोर्ड/निजी खातेदारी/सहकारी समिति की योजना / कॉलोनी प्री होल्ड तीज डीड - 1

स्थान प्रा. रसायन भूखण्ड/निर्मित आवास सं 37 and 38 क्षेत्रफल 10/2.42 क.ज.

श्री/श्रीमती/सुश्री हरीश चण्डा पुत्र/पुत्री/पत्नी श्री अगवान दाई

निवासी 30 ब्रिजवाड़ी मार्ग, दिनेश वाणिजी को कमाक 21/12/21

द्वारा जारी किया गया था। उक्त लीजडीड (पट्टा) को दिनांक 10/5/20 को ऑफ/ऑन लाईन माध्यम से फ्री होल्ड तीज डीड (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 / निर्मित आवास मूल / विक्रय पत्र / दानपत्र / वसीयत / सहमति से बँटवारा/गोदनामा / उत्तराधिकार / सक्षम न्यायालय की डिक्री के आदेशानुसार/उप विभाजन/पुनर्गठन/एवं अन्य वैधानिक दस्तावेजों के आधार पर श्री/श्रीमती/सुश्री

म/स अश्विनी इन्डस्ट्रिज प्राइवेट लिमिटेड सुरेश कुमार पराशर

जिन्होंने नाम पराशर निवासी 15 ब्रजवाड़ी मार्ग, दिनेश वाणिजी जो कि उप

पंजीयक कार्यालय में पंजीकृत हुआ है, जो दिनांक 10/11/20 मुद्रक संख्या 1

जिल्द संख्या 31 में पृष्ठ संख्या 31 कम संख्या 20250301/1000950 पर चूसा

अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 30008 के पृष्ठ संख्या 1 पर चूसा हुआ है। को आज दिनांक 10/5/20 जविप्रा में लीजडीड एवं श्रखलाबद्ध मूल दस्तावेज प्राप्त किए जा चुके हैं।

अतः श्री/श्रीमती/सुश्री म/स अश्विनी इन्डस्ट्रिज प्राइवेट लिमिटेड

पुत्र/पुत्री/पत्नी श्री सुरेश कुमार पराशर म/स अश्विनी इन्डस्ट्रिज प्राइवेट लिमिटेड

निवासी 15 ब्रजवाड़ी मार्ग, दिनेश वाणिजी के पक्ष में दिनांक 10/5/20

को फ्री होल्ड तीज डीड (पट्टाभिलेख) एवं नवीन साईट प्लान जारी किया गया।



उपायुक्त एवं प्राधिकृत अधिकारी
जयपुर नगर विकास प्राधिकरण (नगर विकास विभाग)
जयपुर

डा

2

12 3 JAN 2023

क्रमांक 16368 दिनांक 500/-

मुद्रांक का मूल्य 500/-

क्रंता का नाम M/s. (का. 64) इन्स्टीट्यूट ऑफ़ मरेशल आर्ट्स एंड सिलेब्रिटीज

पिता / पति का नाम

निवासी स्थान

मुद्रांक खरीदने का आशय तथा सम्बन्धित कार्य का

मूल्यांकन

विनोद कुमार गुप्ता
स्टाम्प विक्रेता ला.नं. 55/09-10
JDA परिसर, जयपुर (राज.)
Mob No. 9928300939

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत	
स्टाम्प राशि पर प्रभारित अधिकार	
आधारभूत आवक (धारा 3-ब.)	10% 50
और उसकी नक्का के संग्रहण और संवर्धन हेतु (धारा 3-ख.)	20% 100
कुल योग	150
हस्ताक्षर स्टाम्प वेण्डर	



69