



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 20180000000999R Receipt Date 24-MAR-2018 16:09
S R Location JAIPUR-II
Receipt No **RJ1624081803688**
Name Of Seller ANUP JHALANI
Name Of Buyer CHATTAR BABULAL SURESH KUMAR JAGDISH PRASAD RAMKUNWAR
Type of Document Search
ACC Reference NONSH/SARITA GUPTA/JAIPUR



Stock Holding Corporation of India Limited

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	₹ 60		
(Rupees Sixty Only)			



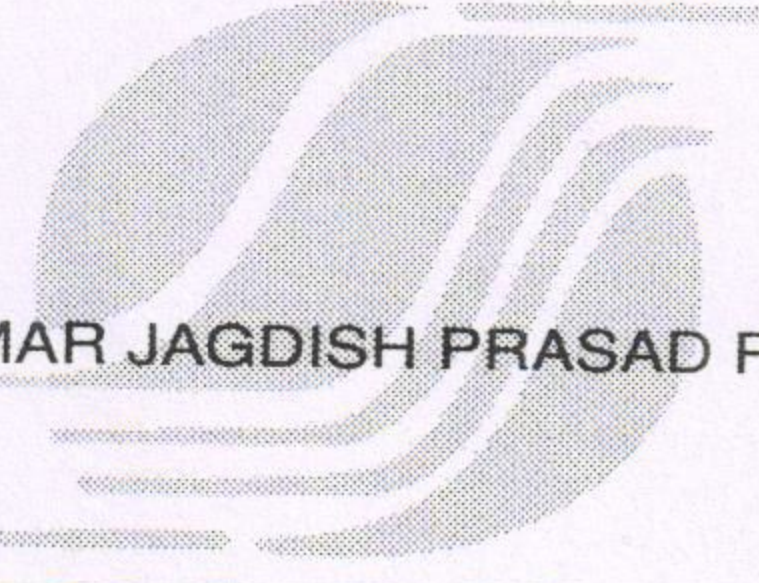
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Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 2018000000999R Receipt Date 17-MAR-2018 19:35
S R Location JAIPUR IX
Receipt No RJ1917351803571
Name Of Seller ANUP JHALANI ADV
Name Of Buyer CHATTAR BABULAL SURESH KUMAR JAGDISH PRASAD RAMKUNWAR
Type of Document Search
ACC Reference NONSH/SARITA GUPTA/JAIPUR



Stock Holding Corporation of India Limited

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
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Total Amount	₹ 50	Service Charges	₹ 10
Grand Total	₹ 60		
(Rupees Sixty Only)			



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ANUDEEP LAW ASSOCIATES

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Date: 24/03/2018

TITLE SEARCH REPORT IN RESPECT OF "MATRACHAYA"

SITUATED IN KHASRA NO. 26/2, 27/2 & 28, AT VILLAGE DHARMAPURA, TEHSIL & DISTRICT JAIPUR (RAJASTHAN).

It is certified that I have examined following documents and land record pertaining to the Land bearing Khasra No. 26/2, 27/2 & 28, at Village Dharmapura, Tehsil & District Jaipur (Rajasthan) having total area 11759.05 Sq. Mtr., sanctioned under Mukhyamantri Jan Aawas Yojana 2015 Model 3-A.

PART I

DESCRIPTION OF THE PROPERTY:

Residential Land bearing Khasra No. 26/2, 27/2 & 28, at Village Dharmapura, Tehsil & District Jaipur (Rajasthan) admeasuring 11759.05 Sq. Mtr., hereinafter referred as "**Said Property**".

Which is surrounded by:-

Towards East- Road 9 Mtr. Wide & Facility Area.

Towards West- Other's Land.

Towards North- Other's Land.

Towards South- Other's Land.

PART II

NAME OF LAND OWNERS :

(1) Chittar S/o. Mr. Bachya,

(2) Suresh Kumar S/o. Mr. Prabhu,

(3) Jagdish Prasad S/o. Mr. Prabhu,

(4) Ramkunwar S/o. Mr. Prabhu,

(5) Babulal S/o. Mr. Bachya,

R/o. Village Dharampura, Tehsil & District Jaipur (Rajasthan)

Hereinafter referred as "**Land Owners**"

For Anudeep Law Associates

Partner

NAME OF DEVELOPER

M/S MATRACHAYA DREAM DEVELOPERS PVT. LTD.,

A registered Company incorporated under provisions of Indian Companies Act 1956, having its registered office at 107A-108A, Shree Balaji Tower, 3rd Floor, 4-D-Campus Road No. 1, Murlipura, Sikar Road, 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 Dharampura, Tehsil & District Jaipur (Rajasthan).
2. Copy of order under section 90-A of Rajasthan Land Revenue Act 1956, passed by office of Zone 12, Jaipur Development Authority Jaipur vide order dated 18-08-2017 bearing no. 32/17 regarding Said Property.
3. Copy of Developer Agreement dated 26-05-2017 executed between Land Owners and Developer regarding Khasra No. 26/2, 27/2 & 28, at Village Dharmapura, Tehsil & District Jaipur measuring 5 Bigha 1 Biswa, which was duly registered before the office of sub-registrar IInd Jaipur on dated 29-05-2017, in Book No. 1, Volume No. 1079, Page No. 124, S. No. 201703016104892 and copy of the same was filed in additional Book No. 1, Volume No. 4303, Page No. 417 to 430.
4. Copy of Power of Attorney dated (with sale right) dated 26-05-2017 executed by Land Owners in favour of Developer regarding land bearing Khasra Nos. 26/2, 27/2 & 28 total Rakba 5 Bigha 01 Biswa situated at Village Dharmapura, Tehsil & District Jaipur (Rajasthan), which was duly registered before the office of sub-registrar IInd Jaipur on dated 29-05-2017, in Book No. 4, Volume No. 173, Page No. 55, S. No. 201703016400210 and copy of the same was filed in additional Book No. 4, Volume No. 647, Page No. 709 to 722.
5. Copy of Lease Deed (JDA Patta) dated 01-02-2018 bearing No. D-68, 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 15-02-2018, in Book No. 1, Volume No. 68, Page No. 39, S. No. 201803182100876 and copy of the same was filed in additional Book No. 1, Volume No. 269, Page No. 654 to 663.
6. Copy of Construction Permission approved by Mr. Rajesh Mohan Lal Rajoria empanelled Architect (as per empanelled Architect list issued by UDH vide order no. 2009 part - III Jaipur

For Anudeep Law Associates

Partner

dated 20-04-2017) has approved (according UDH order dated 31.05.2017) regarding said property on dated 23-03-2018.

7. Copy of Memorandum of Article and Article of Association of M/s Matrachaya Dream Developers Pvt. Ltd..
8. Copy of Board Resolution dated 20-05-2017 of M/s Matrachaya Dream Developers Pvt. Ltd., authorizing Mr. Ravi Sharma for execution of developer agreement, Power of Attorney, agreement to sale and other documents in favour of subsequent purchaser, etc. on behalf of the company regarding said property.

PART IV

FLOW OF TITLE OF PROPERTY- (HISTORY OF TITLE)

Whereas an agriculture land bearing khasra no. 26/2, 27/2 & 28, at Village Dharmapura, Tehsil & District Jaipur measuring 5 Bigha 1 Biswa, in this concern khatedari of said land is in name of Land Owners.

Thereafter Land Owners entered into a Development Agreement dated 26-05-2017 with the Developer, for development and construction of a real estate project on the said land admeasuring 5 Bigha 1 Biswa, which was duly registered before the office of sub-registrar IInd Jaipur on dated 29-05-2017, in Book No. 1, Volume No. 1079, Page No. 124, S. No. 201703016104892 and copy of the same was filed in additional Book No. 1, Volume No. 4303, Page No. 417 to 430. For authorizing to do all the works in respect of the said land admeasuring 5 Bigha 01 Biswa, 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. the Land Owners executed a power of attorney (with sale right) in favour of Developer regarding land bearing Khasra Nos. 26/2, 27/2 & 28 total Rakba 5 Bigha 01 Biswa situated at village Dharmapura, Tehsil & District Jaipur (Rajasthan), which was duly registered before the office of sub-registrar IInd Jaipur on dated 29-05-2017, in Book No. 4, Volume No. 173, Page No. 55, S. No. 201703016400210 and copy of the same was filed in additional Book No. 4, Volume No. 647, Page No. 709 to 722.

Pursuant of the Developer Agreement, the Land Owners with the assistance of developer undertook the conversion of the above mentioned agriculture land to non-agriculture use under the provisions of section 90-A of Rajasthan Land Revenue Act 1956 and accordingly office of Zone 12, Jaipur Development Authority vide order dated 18-08-2017 bearing no. 32/17 granted the required permission.

Thereafter a single patta (lease deed for 99 years) was issued by Jaipur Development Authority Jaipur in respect of scheduled Land, on dated 01-02-2018 bearing No. D-68, in favour of Land Owners, which was duly registered before the office of sub-registrar IXth Jaipur on dated 15-02-2018, in Book No. 1, Volume No. 68, Page No. 39, S. No. 201803182100876 and copy of the same was filed in additional Book No. 1, Volume No. 269, Page No. 654 to 663.

For Anudeep Law Associates

Partner

That as per the UDH order dated 31.05.2017, the empanelled Architect Mr. Rajesh Mohan Lal Rajoria 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 23-03-2018 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

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 to 2018 on dated 17-03-2018 & 24-03-2018 vide receipt No. RJ1917351803571, RJ1624081803688. On the basis of above mentioned

For Anudeep Law Associates

Partner

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/Company etc. 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