

29th July, 2017

ABL/2017-18/101

Title Search Report cum Opinion of Sky -25 Project

1. **Name of the Land Owner Company : M/s Sunlife Buildcon Private Limited**
2. **Name of the Developer Company : M/s Riddhi Siddhi Infraprojects Pvt. Ltd.**
3. **Details of the Land/Property:**

Land Owner company is the Khatedar tenant of the agriculture land Khasra no. 595 measuring 0.64 hectare, khasra no. 594/1 measuring 0.54 hectare and khasra no. 589/3 measuring 0.36 hect., total admeasuring 1.54 hect. (15,400 sq. mtrs.) Situated at village Keshopura, Patawar Halka Magyavyas, Tehsil Sanganer, Distt. Jaipur, out of total 15,400 sq. mtr. Land the Land Owner surrendered 6034.64 sq. mtrs area for the sector road and applied before Jaipur Development Authority for developing a group housing project on remaining 9365.36 sq. mtrs.

Thereafter, the land use of 9365.36 sq. mtrs area was changed by Jaipur Development Authority on 13.11.2009, from Govt. & semi Govt. use to Residential (Group Housing) use and an order u/s 90-B of The Rajasthan Land Revenue Act, 1956 for conversion was also passed by authorized authority of Jaipur Development Authority on 12.05.2010 for the said land.

Thereafter, the Jaipur Development Authority has re-allotted the said land in favour of the Land owner company i.e. M/s Sunlife Buildcon Private Limited on 13th of December 2010, vide patta/lease deed, bearing serial no. 1654. issued by the J.D.A in terms of section 90B of the of The Rajasthan Land Revenue Act, 1956 read with section 54B of the J.D.A Act, 1982 and issued the said lease deed/patta for residential (Group Housing) purpose.

4. Nature of the property:

The proposed property is lease Hold.

The proposed property is Residential (Group Housing).

5. Details of documents examined: (Photo-State Copies)

1. Copy of Jamabandi of Khasra no. 595 measuring 0.64 hectare, khasra no. 594/1 measuring 0.54 hectare and khasra no. 589/3 measuring 0.36 hect., total admeasuring 1.54 hect. (15,400 sq. mtrs.) Situated at village Keshopura, Patawar Halka Magyavyas Tehsil Sanganer, Distt. Jaipur
2. Copy of letter submitted in the Jaipur Development Authority by the land owner company for surrender of land 6034.64 sq. mtrs area for the sector road.
3. Copy of letter of CLU issued by JDA on 13.11.2009 on remaining land 9365.36 sq. mtrs. The land use of 9365.36 sq. mtrs area was changed by JDA from Govt. & semi Govt. use to Residential (Group Housing) use.
4. Copy of letter of an order u/s 90-B of The Rajasthan Land Revenue Act, 1956 for conversion passed by the Jaipur Development Authority, Jaipur on 12.05.2010 for the said land.
5. Copy of lease deed bearing serial no. 1654. issued by the J.D.A in terms of section 90-B of the of The Rajasthan Land Revenue Act, 1956 read with section 54-B of the J.D.A Act, 1982 and issued the said lease deed/patta for residential (Group Housing) purpose in favour of the Land owner company i.e. M/s Sunlife Buildcon Private Limited on 13th of December 2010. The said lease deed has been duly registered with the Sub-Registrar-V, Jaipur City on 16.12.2010 and registered in his book No. 1, Volume No. 374, at page No. 180, at serial No. 2010397014615 and the additional copy of the same was pasted at Book No. 1, Volume No. 1496, at Pages 343 to 354.
6. Copy of the Building plan approval order no. जविप्र / स.स. / बीपीसी / 2010 / डी-1956 dated 01.12.2011 issued by the office of Jaipur Development Authority, Jaipur.
7. Copy of the Development Agreement executed & registered on dated 12th December 2011 before the Sub-Registrar VII Jaipur on Book no. I, Volume no. 143 at Page no. 13 & Serial. no. 2011400005038 and a copy pasted on additional Book no. I Volume no. 569, Page no. 143 to 153 between the M/s Sunlife Bulcon Pvt Ltd and M/s Riddhi Siddhi Infraprojects Pvt Ltd for construction & development of a residential building namely SKY-25. As per the development agreement share of developer and land owner is..... :

6. Legal intervention/issue that is/may effect title of the property:

- a) Whether the proposed property is subject to any minor's claim or any other claims. **N.A.**
- b) Whether local state/municipal laws or central Acts like Land Acquisition Act, Urban Ceiling Act etc., effects the title of the property. **N. A.**

7. Conclusion/observations, if any

Lease deed bearing serial no. 1654 issued by the J.D.A in terms of section 90-B of the of The Rajasthan Land Revenue Act, 1956 read with section 54B of the J.D.A Act, 1982 and issued the said lease deed/patta for residential (Group Housing) purpose in favour of the Land owner company i.e. M/s Sunlife Buildcon Private Limited on 13th of December 2010. The said lease deed has been duly registered with the Sub-Registrar-V, Jaipur City on 16.12.2010 and registered in his book No. 1, Volume No. 374, at page No. 180, at serial No. 2010397014615 and the additional copy of the same was pasted at Book No. 1, Volume No. 1496, at Pages 343 to 354. Thereafter, a Development Agreement executed & registered on dated 12th December 2011 before the Sub-Registrar VII Jaipur on Book no. I, Volume no. 143 at Page no. 13 & Serial. no. 2011400005038 and a copy pasted on additional Book no. I Volume no. 569, Page no. 143 to 153 between the M/s Sunlife Builcon Pvt Ltd and M/s Riddhi Siddhi Infraprojects Pvt Ltd for construction & development of a residential building namely **SKY-25**. As per the development agreement share of developer and land owner is..... :

I/We have perused copies of the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar for the year 200.. to April 2017. The said property is free from all sorts of encumbrance, lien, charges, mortgages etc.

Now, land owner & developer has clear right and marketable title on the property and equitable mortgage can be created in favour of any financial organization by depositing the required documents.

Remarks:

Thanking you,

Yours truly,


(Advocate om prakash Sharma)