



Government of Rajasthan e-Registration Fee Receipt

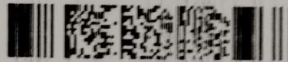
FIRST COPY

SRO Unique ID 2024000999R
S R Location PAWTA
Receipt No RJ1280702532060
Name Of Seller GARVIT AGARWAL ADV
Name Of Buyer MS PAL CITY HOMES
Type of Document Others - Search
ACC Reference NONSH/SHASHI RAJAWAT/JAIPUR

Receipt Date 09-SEP-2024 12:03

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 600
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 600	Service Charges	₹ 10
Grand Total	₹ 610		
(Rupees Six Hundred Ten Only)			



Statutory Alert : The authenticity of this receipt should be verified at www.sholestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



Government of Rajasthan e-Registration Fee Receipt

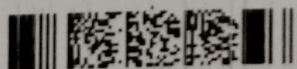
SECOND COPY

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Dated: 09.09.2024

SEARCH REPORT

This search report is carried out on the request of M/s Pal City Homes through its partner Shri Yashalpal for registration of their project "Hill View Residency and Resort" before Rajasthan Real Estate Regulatory Authority and report is submitted herein under. This search report is for the property, as mentioned below in schedule of property.

Name of the Owner – M/s Pal City Homes through its partner Shri Yashalpal.

Nature of Property- Plotted Residential Scheme.

Purpose – Registration of Project situated at Khasra No. 420, 421, 427, 428, 429 and 430 Gram- Kuned, Tehsil-Paota, District-Kotputli-Behror, Rajasthan admeasuring 13700 Sq. Mtr. (Hereinafter referred to as "Project Land") before Rajasthan Real Estate Regulatory Authority, Jaipur.

Schedule of Immovable Property-

S. No.	Owner Name	Khasra
1.	M/s Pal City Homes	Khasra No. 420, 421, 427, 428, 429 and 430 Gram- Kuned, Tehsil-Paota, Tehsil-Kotputli-Behror, Rajasthan admeasuring 13700 Sq. Mtr.

I, Garvit Agarwal, Advocate have caused necessary searches for the period of 12 year (According to the available record) of which the records kept at the office of the Sub-Registrar, Pawta vide Receipt No. RJ1280702532060 dated 09.09.2024 and have inspected all other relevant documents in respect of the aforesaid property.

My Search Report is as follows:



1. That initially the land bearing Khasra No. 420, 421, 427, 428, 429 and 430 Gram-Kuned, Tehsil-Paota, Tehsil-Kotputli-Behror, Rajasthan admeasuring 1026.88 Sq. Mtr. was owned by Smt. Sajni Devi evident from Jamabandi of Samvad 2076-79.
2. Thereafter, Smt. Sajni Devi sold the land bearing Khasra No. 420, 421, 427, 428, 429 and 430 Gram-Kuned, Tehsil-Paota, Tehsil-Kotputli-Behror, Rajasthan admeasuring 13700 Sq. Mtr. to M/s Pal City Homes through its partner Yashpal vide Sale Deed dated 25.01.2024 and the sale deed dated 25.01.2024 was registered in the office of Sub Registrar, Pawta on 29.01.2024 at Book No. 1, Volume No. 159, Page No. 57 at Sr. No. 202403429100338 and its copy is pasted at Additional Book No. 1, Volume No. 679, Page No. 471 to 480.
3. Thereafter, mutation in the name of M/s Pal City Homes vide Mutation No. 754 of Mutation Letter dated 29.01.2024 for land bearing Khasra No. 420, 421, 427, 428, 429 and 430 Gram-Kuned, Tehsil-Paota, Tehsil-Kotputli-Behror, Rajasthan admeasuring 13700 Sq. Mtr..
4. Thereafter, M/s Pal City Homes through its partner Shri Yashpal applied for conversion of land bearing Khasra No. 420, 421, 427, 428, 429 and 430 Gram-Kuned, Tehsil-Paota, Tehsil-Kotputli-Behror, Rajasthan admeasuring 13700 Sq. Mtr. from agricultural use to non-agricultural use before Nagar Palika, Paota-Pragpura. Accordingly, Nagar Palika, Paota-Pragpura vide Order dated 30.01.2024 bearing no. 2373 was passed under Section 90-A of Rajasthan Land Revenue Act, 1956 in favour of M/s Pal City Homes through its partner Shri Yashpal.
5. Accordingly, mutation in the name of Nagar Palika, Paota-Pragpura was opened vide Mutation No. 755 of mutation letter dated 01.02.2024.

ULC Applicability:

Urban Land Ceiling act is **Not Applicable** in state of Rajasthan and hence no clearance under ULC is required to be obtained.

I hereby certify that the said property is free from all sorts of encumbrances, loanable and mortgagable on the basis of available property records.

The receipt for the relevant searches is enclosed herewith.

Jaipur
Date: 09.09.2024

Add: B-23, Yamuna Badi
Tonk Road, JAIPUR 302015 (Raj.)


Garvit Agarwal
Advocate