

**DEEPAK PAREEK**

**Advocate**

*Chamber 9, Rajasthan High Court  
Jaipur*

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*Off.& Res. --80, Maruti Nagar , Opp. Airport Sanganer , Jaipur. 9414238509*

Dated: 24.07.2017

To,

M/s Modest Builders Ltd.

Sub : **Legal Title Report of Project "MASTERPIECE" situated at plot No. 117, Santosh Nagar, Ajmer Road, Jaipur**

**1. Name of property owner:**

M/s Modest Builders Ltd. & M/s Shubh Shanti Estate Pvt. Ltd.

**2. Description and are of property proposed to be mortgage:**

**Total area of 1019.67 sq. mtr of Project "MASTERPIECE" situated at plot No. 117, Santosh Nagar, Ajmer Road, Jaipur**

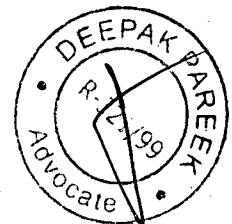
East- Other land , West-Other land  
North-Other land , South-Road

**3. Documents studies/scrutinized (in chronological order):**

- a) Registered lease deed dt. 28.6.2008 with site plan & stamps executed by JDA in favour of Smt. Sawarani W/o Late Shri Kishan Singh, Shri Lal Singh S/o Shri Kishan Singh, Shri Hakim Singh S/o Shri Kishan Singh
- b) Registered sale deed dt. 8.7.2008 with site plan executed by Smt. Sawarani W/o Late Shri Kishan Singh, Shri Lal Singh S/o Shri Kishan Singh, Shri Hakim Singh S/o Shri Kishan Singh in favour of M/s Shubh Shanti Estate Pvt. Ltd.
- c) Registered development agreement dt. 13.8.2009 executed between M/s Modest Builders Ltd. & M/s Shubh Shanti Estate Pvt. Ltd..
- d) Approval of map dt. 6.9.2013 issued by JDA in favour of M/s Shubh Shanti Estate Pvt. Ltd of Project "MASTERPIECE" situated at plot No. 117, Santosh Nagar, Ajmer Road, Jaipur

**4. Tracing of title and chain of title.**

- a) The residential Project "MASTERPIECE" situated at plot No. 117, Santosh Nagar, Ajmer Road, Jaipur. The above said plot was allotted by Jaipur Development Authority, Jaipur to Smt. Sawarani W/o Late Shri Kishan Singh, Shri Lal Singh S/o Shri Kishan Singh, Shri Hakim



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Singh S/o Shri Kishan Singh. They have deposited required amount in JDA and got possession. Thereafter JDA has regularized the plot and issued a lease deed in favour of them, which got duly registered at Sr. No.2008397009207 book 1, volume No.209 page No. 54 additional book No. 1 Vol. No.834 page No. 29 to 36 dated 8.7.2008 before sub registrar-Jaipur-V

- b) Thereafter Smt. Sawarani W/o Late Shri Kishan Singh, Shri Lal Singh S/o Shri Kishan Singh, Shri Hakim Singh S/o Shri Kishan Singh have sold the above said plot through registered sale deed dt. 8.7.2008 with site plan to M/s Shubh Shanti Estate Pvt. Ltd., which got duly registered at Sr. No.2008397009227 book 1, volume No.209 page No.74 additional book No. 1 Vol. No.834 page No. 253 to 265 dated 8.7.2008 before sub registrar-Jaipur-V.
- c) M/s Modest Builders Ltd. has executed a development agreement on 13.8.2009 with M/s Shubh Shanti Estate Pvt. Ltd. which got duly registered at Sr. No.2009397007598 book 1, volume No.279 page No. 14 additional book No. 1 Vol. No. 1113 page No. 157 to 178 dated 21.8.2009 before sub registrar-Jaipur-V.
- d) M/s Shubh Shanti Estate Pvt. Ltd. has applied to the office of JDA for approval of map and office of JDA has approved the map vide letter dt.6.9.2013.

Thereafter M/s Modest Builders Ltd. has constructed the residential building on the above said plot known as "**MASTERPIECE**". In this way M/s Modest Builders Ltd. & M/s Shubh Shanti Estate Pvt. Ltd. have jointly right to sale the flats of the project "**MASTERPIECE**". It is pertinent to mentioned here that individually nobody have right to sale the flat

I have examined the Title Deeds and that the documents of title referred to in the opinion are valid evidence of Right, title and interest.

I further certify that M/s Modest Builders Ltd. & M/s Shubh Shanti Estate Pvt. Ltd.. has an absolute, clear & marketable title over the Project Land.

(Deepak Pareek)  
Advocate  
Place : Jaipur