

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0126815338



Payment Date: 14/07/2026 12:47:22

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, SANGANER

Location: JAIPUR (CITY)

Period: 14/07/2026-To-31/07/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	1000.00

Commision(-): 0.00

Total/NetAmount: 1000.00

One Thousand Rupees and Zero Paise Only

Payee Details:

Full Name: Sandeep Kumar Singh

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

Pan No.(If Applicable):

City(Pincode): JAIPUR(302017)

Address:Office: B1 & B2, UDB Corporate Tower Jaipur, Rajasthan

Remarks:Land search Report Of Khasra No 111 2 Part B Village Brijlalpura, Tehsil District Jaipur Rajashan Land admesuring 4582.21

Payment Details:

Challan No. - 0

Bank: SBlePAY(Credit/Debit Cards)

Bank CIN No: SBIN12681533814072026

Date: 14/07/2026 12:47:22

Refrence No: 0366583835212

Computer generated copy on : 14/07/2026

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

Sandeep Kumar Singh

Advocate and Contract Attorney

Office: B1 & B2, UDB Corporate Tower

Jaipur, Rajasthan - 302017

Phone: +91 9950237431

Email: advksinghrhc@gmail.com

CERTIFICATE OF TITLE

CERTIFICATE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

I, **Advocate Sandeep Kumar Singh**, at the request of **M/s Navjeevan Builders Private Limited**, a company incorporated under the provisions of the Companies Act, having its registered office at 7, *Navjeevan Chambers, G-4, Vinoba Marg, C-Scheme, Jaipur*, have examined the title deeds, development documents and other relevant records produced before in respect of the immovable property proposed to be developed by the Developer.

This Certificate is issued upon legal examination of the documents furnished before me and is intended to record my legal opinion with respect to the apparent chain of title and the creation of development rights in favour of the Developer. The opinion expressed herein is confined to the documents produced for my examination and to the extent the facts are ascertainable therefrom.

DOCUMENTS EXAMINED

For the purpose of this opinion, I have examined the following documents:

1. Commercial Patta/Lease Deed issued by Jaipur Development Authority vide Order No.1071 dated 21.08.2023 in respect of the Scheduled Property.
2. Registered Development Agreement dated 31.10.2023 executed between Shri Ashok Agarwal, as Owner, and M/s Navjeevan Builders Private Limited, as Developer.
3. Modified/Supplementary Joint Venture Agreement dated 10.07.2025 executed between the Owner and the Developer modifying and supplementing the Development Agreement dated 31.10.2023.

The above documents have been considered collectively for arriving at the present opinion.




LEGAL EXAMINATION

Upon examination of the aforesaid documents, the following legal position emerges:

1. The title documents produced disclose a continuous devolution of title culminating in Shri Ashok Agarwal acquiring ownership and khatedari rights over the subject property through the family settlement and subsequent recognition in the revenue records.
2. The Jaipur Development Authority has issued Commercial Patta in respect of the Scheduled Property under the relevant laws.
3. The Development Agreement dated 31.10.2023 creates contractual development rights in favour of M/s Navjeevan Builders Private Limited, authorizing it to undertake development of the Scheduled Property in accordance with the terms of the Agreement.
4. The Supplementary Joint Venture Agreement dated 10.07.2025 modifies certain commercial and operational provisions of the principal Development Agreement and does not appear to extinguish the development rights originally created.
5. Prima facie, the contractual chain between the Owner and the Developer appears to be continuous and legally recognizable.

PUBLIC RECORDS CAPABLE OF VERIFICATION

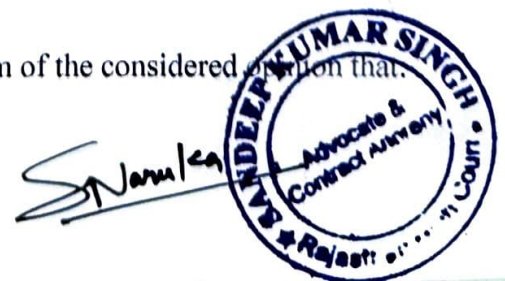
The following records are ordinarily capable of verification from the respective statutory authorities:

1. Registration particulars of the Development Agreement dated 31.10.2023 before the Office of the Sub-Registrar.
2. Registration particulars of the Modified/Supplementary Joint Venture Agreement dated 10.07.2025.
3. Commercial Patta issued by Jaipur Development Authority vide Order No.1071 dated 21.08.2023.
4. Records maintained by Jaipur Development Authority concerning the Commercial Patta and sanctioned land use.

No material adverse record has been identified from the documents examined or the relevant public records verified that would, prima facie, affect the development arrangement embodied in the documents.

LEGAL OPINION

Having examined the documents referred to hereinabove, I am of the considered opinion that.



1. The chain of title disclosed by the documents examined is continuous and legally traceable.
2. The Commercial Patta issued by Jaipur Development Authority dated 21.08.2023 constitutes the principal title document governing the Scheduled Property for the purpose of the present development.
3. The Registered Development Agreement dated 31.10.2023 legally creates development rights in favour of M/s Navjeevan Builders Private Limited.
4. The Modified/Supplementary Joint Venture Agreement dated 10.07.2025 supplements and modifies the Development Agreement and forms an integral part thereof.
5. Subject to compliance with applicable laws, municipal regulations, sanctioned building plans, statutory permissions and other approvals required under law, the Developer appears entitled to undertake development of the Scheduled Property in accordance with the terms of the Development Agreement.
6. Based on the documents examined and the relevant public records verified, no apparent mortgages, charges, liens, attachments, acquisition proceedings, lis pendens, court attachments or other encumbrances affecting the title have been identified. Accordingly, the title is considered clear, valid, marketable and legally transferable, and the Owner is legally competent to confer development rights in favour of M/s Navjeevan Builders Private Limited under the Development Agreement dated 31.10.2023 read with the Modified/Supplementary Joint Venture Agreement dated 10.07.2025.

CONCLUSION

In my considered opinion, based upon the documents examined and subject to the qualifications stated herein, the title of the Scheduled Property is traceable through a continuous chain of title and appears to be clear, valid and marketable.

The Scheduled Property appears to be free from any apparent encumbrances, charges, mortgages, liens, attachments, acquisition proceedings or adverse claims, insofar as disclosed by the documents examined and the records verified by me.

Accordingly, the Owner appears legally competent to grant development rights, and M/s Navjeevan Builders Private Limited appears lawfully entitled to undertake and continue the development of the Scheduled Property in accordance with the Registered Development Agreement dated 31.10.2023, as amended by the Modified/Supplementary Joint Venture Agreement dated 10.07.2025, subject to compliance with applicable laws and statutory approvals.



DESCRIPTION OF PROPERTY

Property: Land admeasuring 4582.21 Square Metres, forming part of Khasra No.111/2, situated at Village Brijlalpura, Tehsil and District Jaipur, covered by Commercial Patta issued by Jaipur Development Authority vide Order No.1071 dated 21.08.2023, and more particularly described in Schedule "A" of the Registered Development Agreement dated 31.10.2023.

Place: Jaipur

Date: 11.07.2026


Sandeep Kumar Singh


(Advocate & Contract attorney)

Enclosures

1. Commercial Patta dated 21.08.2023 issued by Jaipur Development Authority.
2. Registered Development Agreement dated 31.10.2023.
3. Modified/Supplementary Joint Venture Agreement dated 10.07.2025.
