

e-CHALLAN

Registration and Stamps department

Government of Rajasthan

GRN: 19603304



Payment Date: 10/11/2017

Office Name: SUB REGISTRAR-V REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 01/01/2013 -To- 10/11/2017

S.No.	Purpose/Budget Head Name	Amount (₹)
1	0030-01-800-02-00-विविध	250.00
	Commision(-):	0.00
	Total/NetAmount	250.00

Two Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: deepak pareek

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

Pan No.(If Applicable):

City(Pincode):

jaipur (302029)

Address:

Signa homes

Remarks:

Payment Details:

Bank:

State Bank Of India

Bank CIN No:

000632605512210112017

Date:

10/11/2017 09:14:57

Reference No:

IK00IYEIJ4

DEEPAK PAREEK

Advocate

Chamber 9, Rajasthan High Court

Jaipur

Email : deepakhpareek@gmail.com

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

Dated: 10.11.2017

To,

M/s Signa Homes

Office : 26, Bajrang Vihar, Behind Durgapura Railway Station

Durgapura, Jaipur (Rajasthan)

Subject: Legal Title Report of Project "SHAGUN" situated at Khasra No. 46/182,51,52 & 57 village Chaksaligrampura, Tehsil-Sanganer , District - Jaipur, State Rajasthan admeasuring a total area of 4327.76 Sq. yards

1. Name of property owner:

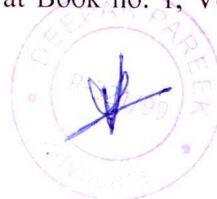
M/S SIGNA HOMES (Partnership Firm)

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

Total area of 4327.76 sq. yard of Project "SHAGUN" situated at Khasra No. 46/182,51,52 & 57 village Chaksaligrampura, Tehsil-Sanganer , District - Jaipur, State Rajasthan

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

- a) Registered lease deed dt. 24.05.2013 with site plan & stamps executed by JDA in favour of Smt. Kamla Devi W/o Shri Bandri Berava for Khasra No. 46/182,51,52 & 57 measuring **4327.76** sq. yard
- b) Registered sales deed of 50% area of Khasra No. 46/182,51,52 & 57 village Chaksaligrampura, Tehsil-Sanganer , District Jaipur State - Rajasthan admeasuring total area of 2,163.88 Sq. yards was executed by Smt. Kamla Devi W/o Shri Bandri Berava in favor of Smt. Santoshi Devi Wife of Shri Gauri Shankar Agarwal which was duly registered with the office of Sub-Registrar Sanganer I, Jaipur on 29th May, 2013 at Book no. 1, Volume No. 840 on page no. 3, Serial No. 2013067007823 and at additional Book No. 1, Volume No. 2953 on page no. 461 to 470.
- c) Registered sales deed of 50% area of Khasra No. 46/182,51,52 & 57 village Chaksaligrampura, Tehsil-Sanganer , District Jaipur State - Rajasthan admeasuring a total area of 2,163.88 Sq. yards was executed by Smt. Kamla Devi W/o Shri Bandri Berava in favor of Shri Ashish Agarwal S/o Shri Ashok Agarwal which was duly registered with the office of Sub-Registrar Sanganer I, Jaipur on 29th May, 2013 at Book no. 1, Volume No. 840 on page no. 2,



DEEPAK PAREEK

Advocate

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Serial No. 2013067007822 and at additional Book No. 1, Volume No. 2953 on page no. 451 to 460.

- d) Registered sales deed of 50% area of Khasra No. 46/182,51,52 & 57 village Chaksaligrampura, Tehsil-Sanganer , District Jaipur State - Rajasthan admeasuring a total area of 2,163.88 Sq. yards was executed by Smt. Santoshi Devi W/o Shri Gauri Shankar in favor of M/s Signa Homes which was duly registered with the office of Sub-Registrar Jaipur I, Jaipur on 06th September, 2017 at Book no. 1, Volume No. 1017 on page no. 157, Serial No. 201703015106316 and at additional Book No. 1, Volume No. 4064 on page no. 517 to 528.
- e) Registered sales deed of 50% area of Khasra No. 46/182,51,52 & 57 village Chaksaligrampura, Tehsil-Sanganer , District Jaipur State - Rajasthan admeasuring a total area of 2,163.88 Sq. yards was executed by Shri Ashish Agarwal S/o Shri Ashok Agarwal in favor of M/s Signa Homes which was duly registered with the office of Sub-Registrar Jaipur I, Jaipur on 06th September, 2017 at Book no. 1, Volume No. 1017 on page no. 181, Serial No. 201703015106340 and at additional Book No. 1, Volume No. 4065 on page no. 179 to 191.
- f) Single lease deed of Project Land situated at Khasra No. 46/182,51,52 & 57 village Chaksaligrampura, Tehsil-Sanganer , District - Jaipur, State Rajasthan admeasuring a total area of 4327.76 Sq. yards was issued by Jaipur Development Authority in favor of M/s Signa Homes vide letter no. JDA/ZONE-9/2017/D-5766 dated 09/10/2017.

Wherein M/s Signa Homes has obtained permission from the Department of Environment clearance, Fire NOC of Nagar Nigam, Jaipur, Height clearance of Airport Authority of India and constructing a residential building project at Khasra No. 46/182,51,52 & 57 village Chaksaligrampura, Tehsil-Sanganer , District - Jaipur, State Rajasthan admeasuring a total area of 4327.76 Sq. yards in the name of "SHAGUN".

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 SIGNA HOMES has an absolute, clear & marketable title over the Project Land.


(Deepak Pareek)

Advocate

Place : Jaipur