

DEEPAK PAREEK

Advocate

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Jaipur

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

Dated: 24.07.2017

To,

M/s DESI DEVELOPERS

Sub : Legal Title Report of Project "UNIQUE ACE" situated at New Atish Market, Jaipur

1. Name of property owner:

M/s DESI DEVELOPERS

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

Total area of 2409.00 sq. mtr. of Project "UNIQUE ACE" situated at New Atish Market, Jaipur

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

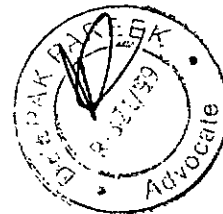
3. Documents studies/scrutinized (in chronological order):

- a) Registered lease deed dt. 22.2.2006 with site plan & stamps executed by JDA in favour of M/s Desi Developers
- b) Approval of map dt. 20.6.2016 issued by JDA in favour of M/s Desi Developers

4. Tracing of title and chain of title.

- a) The Commercial Project "UNIQUE ACE" situated at New Atish Market, Jaipur. Initially the plot was allotted by Jaipur Development Authority, Jaipur to M/s Desi Developers. The firm has deposited required amount in JDA and got possession. Thereafter JDA has regularized the plot and issued a lease deed in favour of firm, which got duly registered at Sr. No.2006398000577 book 1, volume No.63 page No.173 additional book No. 1 Vol. No.252 page No. 278 to 287 dated 22.2.2006 before sub registrar-Jaiur-IV

Whereas M/s Desi Developers has applied to the office of JDA for approval of map and JDA has issued approved of map dt. 20.6.2016 in favour of M/s Desi Developers of Project "UNIQUE ACE" situated at New Atish Market, Jaipur.



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Thereafter M/s DESI DEVELOPERS has constructed the residential building on the above said plot known as "**UNIQUE ACE**". In this way M/s DESI DEVELOPERS have right to sale the flats of the project "**UNIQUE ACE**". 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 DESI DEVELOPERS has an absolute, clear & marketable title over the Project Land.

