

DEEPAK PAREEK

Advocate

*Chamber 9, Rajasthan High Court
Jaipur*

Email : deepakhpareek@gmail.com

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

Ref: No.-

Dated: 01.07.2017

To,

M/s Shree Ram Kripa Build Home Pvt Ltd,
26, Bajrang Vihar, Behind Durgapura Railway Station
Durgapura, Jaipur

Sub : Legal Title Report of Project - SOUTH COURT, Khasra No. 123,124,133/659, Village- Narsinghpura @ Riksha, Tehsil -Sanganer, Jaipur

1. Name of property owner:

M/s Shree Ram Kripa Build Home Pvt Ltd

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

Total area of 8,063.69 Sq. mtr.of Project -SOUTH COURT, Khasra No. 123,124,133/659, Village- Narsinghpura @ Riksha, Tehsil -Sanganer, Jaipur

3. Tracing of title and chain of title.

Project -SOUTH COURT, Khasra No. 123,124,133/659, Village-Narsinghpura @ Riksha, Tehsil -Sanganer, Jaipur .

Initially Smt. Lata Phulwani & smt. Anju Gupta had purchased agricultural land bearing Khasra No. 123,124,133/659, Village-Narsinghpura @ Riksha, Tehsil -Sanganer, Jaipur r.

Thereafter Smt. Lata Phulwani & smt. Anju Gupta has applied to the competent authority for convert the agricultural land into group housing purposes. The said request was accepted by the concerning authority and the said land was converted for said purpose after taking charges for regularization and charges for other purposes.

Thereafter Smt. Lata Phulwani & smt. Anju Gupta has deposited required amount in JDA and got possession and JDA has regularized the land and executed a lease deed dt. 17.02.2011 in favour of Smt. Lata Phulwani & smt. Anju Gupta , which got duly registered at Sr. No.2011051002980 book No. 1, volume No.594 page 118 dated 18.03.2011, Additional book No. 1, volume No.2372 page 211 to 229 before sub registrar-Jaipur-I.



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Thereafter a registered sale deed dt. 03.02.2012 with site plan executed by Smt. Anju Gupta in favour of Lata Phulwani for her share, which got duly registered at Sr. No.2012399006719 book No. 1, volume No.190 page 103 dated 05.02.2012 , Additional book No. 1, volume No.759 page 10 to 19 before sub registrar-Sanganer-II

Thereafter a Development agreement dt. 01.12.2012 executed between Smt. Lata Phulwani and M/s Shree Ram Kripa Build Home Pvt Ltd. for development of the land and construction a multistory building, which got duly registered and for getting necessary approvals a Power of attorney dt 15.01.2013 executed by Smt. Lata Phulwani in favor of Ashish Agrawal director of M/s Shree Ram Kripa Build Home Pvt Ltd. Some correction found, which got duly registered at Sr. No.2013067000024 book No. 4, volume No.40 page 10 dated 16.01.2013, Additional book No. 4, volume No.101 page 700 to 707 before sub registrar-Sanganer-I. An Amended lease deed dt. 06.09.2013 with site plan & stamps issued by JDA in favour Smt. Lata Phulwani & smt. Anju Gupta for correction of the khasra number.,which got duly registered at Sr. No.2013051014034 book No. 1, volume No. 780 page 100 dated 13.09.2013, Additional book No. 1, volume No.3115 page 607 to 611 before sub registrar-Jaipur-I. On the request of the land owner and company, approval of map dt. 19.03.2014 issued by JDA. Thereafter a registered sale deed dt. 04.07.2014 with site plan executed by Smt. Lata Phulwani in favour of M/s Shree Ram Kripa Build Home Pvt Ltd for sale the above said land, which got duly registered at Sr. No.2014399003089 book No. 1, volume No.266 page 29 dated 07.07.2014, Additional book No. 1, volume No.1061 page 307 to 320 before sub registrar-Sanganer-II.

M/s Shree Ram Kripa Build Home Pvt Ltd. has constructed a multistory building which known as Project -"SOUTH COURT".

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 Shree Ram Kripa Build Home Pvt. Ltd. has an absolute, clear & marketable title over the Project Land.


(Deepak Pareek)

Advocate

Place : Jaipur