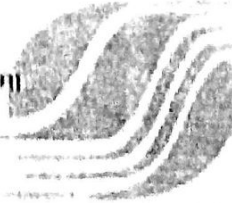




Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID: RJ01010100000000
S R Location: KOTA-I
Receipt No: RJ1728371707888
Name Of Seller: VIJAY SINGH AND SUSHILA KUMARI
Name Of Buyer: HEMANT KUMAR SHARMA ADV
Type of Document: 2013-17
ACC Reference: SHCIL/SHCIL RAJASTHAN/KOTA-I



Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 250
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 250	Service Charges	₹ 10
Grand Total	₹ 260		
(Rupees Two Hundred Sixty Only)			



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID: RJ01010100000000
S R Location: KOTA-I
Receipt No: RJ1728371707888
Name Of Seller: VIJAY SINGH AND SUSHILA KUMARI
Name Of Buyer: HEMANT KUMAR SHARMA ADV
Type of Document: 2013-17
ACC Reference: SHCIL/SHCIL RAJASTHAN/KOTA-I



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Registration Fees	₹ 0	CSI	₹ 0
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(Rupees Two Hundred Sixty Only)			



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Government of Rajasthan e-Registration Fee Receipt

SRO Unique ID RJ10000000000000

Receipt Date

28-JUL-2017 17:38

FIRST COPY

S R Location KOTA-II

Receipt No RJ1728381707893

Name Of Seller VIJAY SINGH AND SMT SUSHILA KUMARI

Name Of Buyer HEMANT KUMAR SHARMA ADV

Type of Document 2005-12

ACC Reference SHCIL/SHCIL RAJASTHAN/KOTA I

Paid Fees			
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 400
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 400	Service Charges	₹ 10
Grand Total	₹ 410		
(Rupees Four Hundred Ten Only)			



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



Government of Rajasthan e-Registration Fee Receipt

SECOND COPY

SRO Unique ID RJ10000000000000

Receipt Date

28-JUL-2017 17:38

S R Location KOTA-II

Receipt No RJ1728381707893

Name Of Seller VIJAY SINGH AND SMT SUSHILA KUMARI

Name Of Buyer HEMANT KUMAR SHARMA ADV

Type of Document 2005-12

ACC Reference SHCIL/SHCIL RAJASTHAN/KOTA I

Paid Fees			
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 400
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 400	Service Charges	₹ 10
Grand Total	₹ 410		
(Rupees Four Hundred Ten Only)			



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Ref.....

Date 28/07/2017

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 6496.09 square meter of Plot well known Mohan Niwas, Station Road, Kota, Rajasthan owned by (1) Mrs. Sushila Kumari, (2) Mr. Vijay Singh, (3) Mr. Sanjay Singh, (4) Mr. Pratap Singh and (2) Ms. Smriti Kumari, Resident of Mohan Niwas, Station Road, Kota, Rajasthan.

I, Hemant Kumar Sharma, Advocate have caused necessary searches in the office of Sub-Registrar, Kota-I and Kota-II for the immediate period of last thirteen years i.e. 2005 to 2017 and have inspected all relevant records and all other documents in respect of the aforesaid property, my search report is as follows.

Whereas whole Mohan Niwas compound was allotted to Mr. Onkar Singh son of Mr. Amar Singh by the local body Municipal Board Kota on 02.06.1936 and on 03.06.1936 with the consideration of 3500/- and the same was deposited by Mr. Onkar Singh in favour of the Municipal Board Kota. After that above named Mr. Onkar Singh died on 27.06.1951.

That after Late Onkar Singh, the whole land vested in his son Mr. Ajit Singh. The Commissionrate Kota has acknowledged succession of Late onkar Singh in favour of Shri Ajit Singh and in regarding the mutation was accepted in favour of Shri Ajit Singh. After that above named Mr. Ajit Singh died on 08.02.1970.

That after Late Ajit Singh, the whole land vested in his eldest son Mr. Vijay Singh by the virtue of relinquish deed executed by Mrs. Navnidhi Kumari and other in favour of Mr. Vijay Singh. That in the court of Hon'ble District Judge a dispute of distribution title Pratap Songh and others v Vijay Singh of Mohan Niwas has also settled by the court by its judgment and


HEMANT KUMAR SHARMA
ADVOCATE AND NOTARY
JAIPUR (INDIA)

decree. That Mr. Vijay Singh gave away some portion of the whole land to his brothers, sister and his mother on 25.07.1971 as in the judgment. That rest of the land and building known as Mohan Niwas, measuring 27485 square meters is left with Mr. Vijay Singh. After that a family settlement executed on 17.01.1972 regarding a piece of land which was given to Mr. Pratap Singh son of Shri Vijay Singh, Mr. Sanjay Singh son of Shri Vijay Singh and Mrs. Sushila Kumari wife of Shri Vijay Singh.

That the Municipal Corporation Kota has invited objection through a Public Advertisement in news paper for land use conversion and by adopting due process the Corporation has changed the land use through its order dated 25.01.2012

That southern part of above mention land Mohan Niwas is subjected land for development into a multistoried residential complex.

It is pertinent to submit here that approval of map has approved by the Municipal Corporation Kota vide its letter No. 17559 dated 21.03.2016 at Mohan Niwas measuring 6496.09 square meter. It is also pertinent to submit here that approval of map has approved by the Municipal Corporation Kota vide its letter No. 1470 dated 14.08.2013 measuring 40670.63 square meter.

That office of Superintendent of Police Kota has also granted permission of safety points at the duration of construction at Mohan Niwas.

After that, the present owner above named Mr. Vijay Singh and Ms. Sushila Kumari entered into a Property Development Agreement executed on 15.10.2006 between M/s. Shri Krishna Abodes Private Limited through its Director, said Deed is duly signed by executants and claimants before Notary Public. Thereafter the present owner above named Mr. Vijay Singh and Ms. Sushila Kumari entered into amendment agreement executed on 14.12.2009 between M/s. Shree Krishna Abodes Private Limited through its Director whereas in the development agreement dated 15.10.2006 certain correction and clauses were amended, said Deed is duly signed by executants and claimants before Notary Public. Whereas a Special Power of Attorney dated 27.03.2012 executed by Mr. Vijay Singh, Ms. Sushila Kumari, Mr. Pratap Singh and Mr. Sajay Singh in favour of the developer M/s. Shree Krishna Abodes Private Limited through its Director Mr. Jitendra Singh Shekhawat, said Deed is also duly signed before Notary.

After that, the present owner above named Mr. Vijay Singh and Ms. Sushila Kumari entered into a Addendum Development Agreement executed


HEMANT KUMAR SHARMA
NOTARY PUBLIC AND NOTARY
KOTA (INDIA)

on 23.03.2015 between M/s. Shree Krishna Abodes Private Limited through its Director, said Deed is duly registered in the office of Sub Registrar Kota-I on 28.03.2015 as Book No. 1, Volume No. 1297 at Page No. 127, Serial No. 2015001716 and the copy of deed filed in Additional Book No. 1, Volume No. 3499 in Pages 257 to 274.

That the Developer shall be responsible for all approvals registration under the Real Estate (Regulation and Development) Act 2016 and shall comply with all rules and guidelines provided.

I, hereby certify that the Plot is free from all sorts of encumbrances, charges liabilities, liens and attachment of any kind of the charges and the title of the said property Plot is absolutely clear, free and marketable. I hereby certify that Urban Land Ceiling Act and Tenancy Law Act etc. do not affect the said property. It is also hereby certified that the above-mentioned Plot is not hit by any restriction of Urban Land (Ceilings Regulations) Act. 1976 and it is fit for equitable mortgage.

The fee receipt SRO unique ID no. RJ01010100000000 and fee receipt no. RJ1728371707888 and SRO unique ID no. RJ01000000000000 and fee receipt no. RJ1728381707893 dated 28.07.2017 for the relevant search is enclosed herewith.


(Hemant Kumar Sharma)

HEMANT KUMAR SHARMA
ADVOCATE AND NOTARY
JAIPUR (INDIA)