

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: 20.07.2017

Sub: Legal Opinion of Project "Unique Emporia" situated at Khara No. 595, 596, 620, 627 & 628 Village Mahal, Tehsil Sanganer, Jaipur

1. Name of property owner:

Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek
&
M/s Mantra Lifestyle Homes Pvt. Ltd. through its Director

1. Description and area of property:

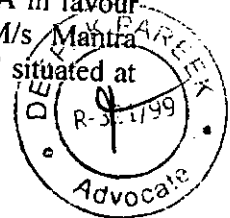
Total area of 9011.45 sq.mtr.. of Project "Unique Emporia" situated at Khara No. 595, 596, 620, 627 & 628 Village Mahal, Tehsil Sanganer, Jaipur

2. Nature of title in the property:

Lease hold property as per documents.

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

- a) Registered lease deed dt. 26.9.2012 with site plan & stamps issued by JDA in favour of Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek
- b)
- c) Registered Development agreement dt. 17.4.2013 executed between Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek & M/s Mantra Lifestyle Homes Pvt. Ltd. through its Director
- d) General Power of Attorney dt. 17.4.2013 executed by Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek in favour of Shri Abhishek Singh Director of M/s Mantra Lifestyle Homes Pvt. Ltd.
- e) NOC of Fire Department dt. 5.4.2013
- f) NOC of Airport Authority dt. 6.2.2013
- g) NOC of State Level Environment Impact Assessment Authority, Rajasthan dt. 17.9.2013
- h) Letter for approval of map dt. 14.5.2014 issued by JDA in favour of PoA holder Shri Abhishek Singh Director of M/s Mantra Lifestyle Homes Pvt. Ltd for Project "Unique Emporia" situated at



Registration and Stamps department

Government of Rajasthan

GRN: 17899202



Payment Date: 20/07/2017

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

Location: JAIPUR (CITY)

Period: 01/01/2012 -To- 20/07/2017

S.No.	Purpose/Budget Head Name	Amount (₹)
1	0030-01-800-02-00-विधि	300.00
Commision(-):		0.00
Total/NetAmount		300.00
Three Hundred Rupees and Zero Paise Only		

Payee Details:

Full Name: deepak pareek

Tin/Act.No./VehicleNo./Taxid

Pan No.(If Applicable):

City(Pincode):

jaipur (302029)

Address:

girish pareek

Remarks:

Payment Details:

Bank:	State Bank Of India	Bank CIN No:	000632609843220072017
Date:	20/07/2017 09:52:00	Reference No:	IK00GDJWKS

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Khara No. 595, 596, 620, 627 & 628 Village Mahal, Tehsil Sanganer, Jaipur

4. Tracing of title and chain of title.

Project "Unique Emporia" situated at Khara No. 595, 596, 620, 627 & 628 Village Mahal, Tehsil Sanganer, Jaipur .

The Land of Khara No. 595, 596, 620, 627 & 628 Village Mahal, Tehsil Sanganer, Jaipur. The above said land of khasra has purchased by Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek from the Khatedar of the agricultural land. There he has surrendered the above said land to the Jaipur Development Authority for regularization of the land and issuing single lease deed under housing scheme of Niji Khatedari of JDA. Thereafter JDA has regularized the above said land and issued lease deed on 26.9.2012 in favour of Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek, which got duly registered at Sr. No. 2012051009245 Book No.1 Volume No.691 on Page No.174 date 27.9.2012. Addition copy of deed filed in book No. 1 volume No.2761 at page No. 273 to 289 before Sub-Registrar-Jaipur-I.

Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek has executed a power of attorney on 17.4.2013 in favour of Shri Abhishek Singh Director of M/s Mantra Lifestyle Homes Pvt. Ltd., which got duly registered at Sr. No. 2013051000218 Book No.4 Volume No.625 on Page No.50 date 17.4.2013. Addition copy of deed filed in book No. 4 volume No.2481 at page No. 425 to 437 before Sub-Registrar-Jaipur-I.

Thereafter a development agreement has been executed between Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek & M/s Mantra Lifestyle Homes Pvt. Ltd. through its Director for development of the land, which got duly registered at Sr. No. 2013051006634 Book No.1 Volume No.743 on Page No.100 date 17.4.2013. Addition copy of deed filed in book No. 1 volume No.2697 at page No. 580 to 608 before Sub-Registrar-Jaipur-I.

Thereafter Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek & M/s Mantra Lifestyle Homes Pvt. Ltd. through its Director and M/s Mahima Real Estate Pvt. Ltd. has applied to the office of Jaipur Development Authority, Jaipur for approval of map and JDA has approved the map vide letter dt. 14.5.2014. The other concerned department has also issued permission for construction the residential flats in favour of PoA holder Shri Abhishek Singh M/s Mantra Lifestyle Homes Pvt. Ltd. Thereafter the company has constructed the multi-story building on the above said plot known as "Unique Emporia".

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way Shri Girish Kumar Pareek S/o Shri Surendra Kumar Pareek & M/s Mantra Lifestyle Homes Pvt. Ltd. through its Director have jointly right to sale the flats of the project "Unique Emporia".

5. Inspection years and Office:

Inspection of six year was considered to be adequate for the purpose.

6. Whether title to the property is clear, unambiguous, marketable and property is saleable:

Yes, title of property is clear, unambiguous, marketable and property is saleable.

7. Whether there is any Bar/Registration for creation of equitable mortgage under any act, state law or rule/notification:

There is no Bar/Restriction for creation of equitable mortgage.

8. Whether any permission/council/no objection is required and if so, it is obtained:

No, there is no need to obtaining any permission/consent/no objection.

9. Whether all original deeds are available and scrutinized deed are duly executed/stamped and registered. There is no doubt/suspicious as to his genuineness or existence:

Yes, The Deeds are duly executed/stamped and registered.

