

DEEPAK PAREEK

Advocate

Chamber 9, Rajasthan High Court

Jaipur

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

Ref: No.-

Dated: 21.06.2017

To,

M/s Unique Builders.,
Jaipur

**Sub: Legal Opinion of Project "Unique Prime" situated at plot No. 78/13-C,
Sector-7, Shipra Path, Mansarovar, Jaipur**

1. Name of property owner:

Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai **As a Land owner**

&

M/s Unique Builders through its Partner Shri Vibhishek Pal Singh & Shri
Abhishek Pal Singh **As a developer**

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

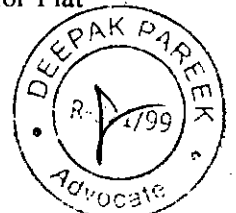
**Total area of measuring 1005.77 sq. mtr of Plot No. 78/13-C, Sector-7,
Shipra Path, Mansarovar, Jaipur**

3. Nature of title in the property:

Lease hold property as per documents.

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

- i. Original registered allotment letter dt. 15.4.2013 executed by Rajasthan Housing Board, Jaipur in favour of Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai
- ii. Original Registered development agreement dt. 31.7.2013 executed between Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai & M/s Unique Builders through its Partner Shri Vibhishek Pal Singh & Shri Abhishek Pal Singh
- iii. Original Registered power of attorney dt. 2.8.2013 executed by Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai in favour of M/s Unique Builders through its Partner Shri Vibhishek Pal Singh & Shri Abhishek Pal Singh
- iv. Original letter dt. 24.12.2013 regarding approval of map issued by Nagar Nigam, Jaipur in favour of Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai through PoA holder M/s Unique Builders through its Partner Shri Vibhishek Pal Singh & Shri Abhishek Pal Singh for Flat



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No. 401 situated at 4th floor at "Unique Prime" situated at plot No. 78/13-C, Sector-7, Shipra Path, Mansarovar, Jaipur.

v. Original Fire NOC issued by Nagar Nigam, Jaipur

5. Tracing of title and chain of title in favour of Shri Sunil Kumar Kala, Shri Sukesh Kala & Shri Sanjay Kala S/o Shri Prem Chand Kala.

The plot No. 78/13-C, Shipra Path, Mansarovar, Jaipur. The Housing Board has acquired the land of khasra No. 207 and 208 village Sukhalpura, Teh. Sanganer, Jaipur for development the residential scheme of Mansarovar, Jaipur and issued developed land measuring 1005.77 sq. mtr. as per the award dt. 27.3.2000 in compliance of committee of the Government through allotment letter dt. 15.4.2013 in favour of Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai with the plot No. 78/13-C, Mansarovar, Jaipur. The above said allotment letter is duly registered with the sub Registrar, Amer on 3.5.2013 book No. 1st Vol. No. 498 on page no.65 at Sr. No. 2013064002296 and copy of the deed filed in Add. book No. 1st vol. No. 1496 on page 119 to 124.

Thereafter Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai has executed development agreement on 31.7.2013 with M/s Unique Builders through its Partner Shri Vibhishek Pal Singh & Shri Abhishek Pal Singh for development the above said land, which got duly registered with the sub Registrar, Amer on 6.8.2013 book No. 1st Vol. No. 507 on page no.155 at Sr. No.2013064004186 and copy of the deed filed in Add. book No. 1st vol. No.1534 on page 36 to 61.

For the other purposes relating with the development of the land and sale, Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai has executed a power of attorney on 2.8.2013 in favour of Shri Vibhishek Pal Singh & Shri Abhishek Pal Singh partner of M/s Unique Builders, which is duly registered with the sub Registrar, Amer on 6.8.2013 book No. 4 Vol. No. 20 on page no.171 at Sr. No. 2013064000181 and copy of the deed filed in Add. book No. 4 vol. No. 50 on page 623 to 634.

Shri Vibhishek Pal Singh & Shri Abhishek Pal Singh power of attorney holder of Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai has applied to the office of Jaipur Nagar Nigam, Jaipur for approval of map and Nagar Nigam, Jaipur has approved the map vide letter dt.24.12.2013 for construction a multistoried residential building on the above said plot.

Thereafter M/s Unique Builders has constructed the multistory building on the above said plot known as "Unique Prime".

Smt. Rinku Dhabhai W/o Shri Jitendra Dhabhai As a Land owner & M/s Unique Builders through its Partner Shri Vibhishek Pal Singh & Shri Abhishek Pal Singh As a developer have right to sale the unit of project "Unique Prime".



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6. Inspection years and Office:

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

7. Whether the title is clear and property is free from any encumbrance:

Yes, the title is clear and free from any encumbrance. I have searched for last **five** year in the office of concern Sub Registrar-Jaipur. The search is carried out from the registration of lease deed,

8. 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.

9. 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.

10. 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.

11. 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.

