



Government of Rajasthan e-Registration Fee Receipt

DUPLICATE SECOND COPY

SRO Unique ID	20170101500R	Receipt Date	28-JUL-2017 14:12
S R Location	JAIPUR-I		
Receipt No	RJ1428081707316		
Name Of Seller	ADV SHRI RAM SHARMA		
Name Of Buyer	NA		
Type of Document	Search		
ACC Reference	SHCIL/SHCIL RAJASTHAN/RAMBAGH		



Paid Fees

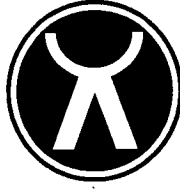
Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 500
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 500	Service Charges	₹ 10
Grand Total	₹ 510		
(Rupees Five Hundred Ten Only)			



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.

Shriram Sharma

ADVOCATE



Rajasthan High Court, Jaipur

Mob.: 9828461940

E-mail : sram_1984@ymail.com

shriramsharma2014.sr@gmail.com

OFFICE :

Flat No. 109-110, Coral Studio-Ist,
Plot No. B-64, B-65, Sahakar Marg,
Near Doodh Mishthan Bandar, Lal Kothi
Jaipur-302015 • Phone : 0141-2743402

Ref. No. 154/17

Date. 28/07/2017

CERTIFICATE

Inspection / Verification of landed property at Registrar

Sub - Registrar Office

Sub: Verification of record of landed property at
Sub-Registrar's office.

This is to confirm that I have visited the Sub-Registrar's offices at Jaipur on date 28.07.2018 and verified the details of the property standing in the Name of *M/s Radhakrishna Buildtech Pvt. Ltd.* The Property details are as under:

Plot No. 19, 20 (Eastern part), 23 (Eastern Part), 24 and 20 (Western part), 21, 22 23 (Western Part)

Scheme : Xavier arcade-1, jagatpura, jaipur

In East - P.NO.-18, In West - Road 40' wide

In North - Road 40' wide In South - Road 60' wide

Further, I certify as under-

That there are no prior charge over the said property and Smt. Gaytri Sethi, Shri Chirag Sethi, Dr. Dilip Sethi, Smt. Sudha Sethi, Shri Subhash Gupta, Smt. Sakshi Sethi, Shri Suresh Kumar Sethi according to Development Agreement absolute owner 37% of land and *M/s Radhakrishna Buildtech Pvt. Ltd.* 63% of land is the absolute owner of the said property as per the records available and verified by me in the Registrar/Sub Registrar's office.

Place : Jaipur

Date: 28.07.2017

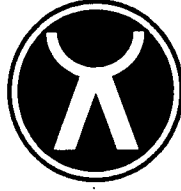
SHRIRAM SHARMA
Advocate
Rajasthan High Court, JAIPUR
Mob. 9828461940
(SHRIRAM SHARMA)

Advocate

SHRIRAM SHARMA
Advocate
Rajasthan High Court, JAIPUR
Mob. 9828461940

Shriram Sharma

ADVOCATE



Rajasthan High Court, Jaipur

Mob.: 9828461940

E-mail : sram_1984@ymail.com

shriramsharma2014.sr@gmail.com

OFFICE :

Flat No. 109-110, Coral Studio-Ist,
Plot No. B-64, B-65, Sahakar Marg,
Near Doodh Mishthan Bandar, Lal Kothi
Jaipur-302015 • Phone : 0141-2743402

Ref. No. 154/2017

Date 28/07/2017

L.S.R. for the property is submitted as under

TRACING/POSITION OF TITLE

Plot no. 19 Scheme Xavier arcade-1, jagatpura, jaipur

THAT a lease deed no. 4945 dated 16.09.2008 was issued by JDA for residential purposes in the name of Smt. Gayatri Sethi w/o Shri Suresh Kumar Sethi for plot No-19 Admeasuring 450.00 sq. yards. This said lease deed was duly registered with the office of Sub Registrar-II Jaipur on 24.09.2008 in its Book No. 1, Volume no. 573, page no. 117 Sr. No. 2008052008777 and an additional copy of the same was also pasted in its Additional book no. 1, volume no. 2279 from page no. 223 to 242.(Photo Copy)

Plot no. 20 Scheme Xavier arcade-1, jagatpura, jaipur

THAT a lease deed no. 4944 dated 16.09.2008 was issued by JDA for residential purposes in the name of Shri Chirag Sethi s/o Dr. Dilip Sethi by Jaipur Development Authority for plot no. 19 admeasuring 450.00 sq. yards. The said lease deed was duly registered with the office of the Sub Registrar-IV Jaipur, on 24.11.2008 in its Book No. 1, Volume no. 175, page no. 179 Sr. No. 2008398011460 and an

SHRIRAM SHARMA

Advocate
Rajasthan High Court, JAIPUR
Mob: 9828461940

additional copy of the same was also pasted in Additional book no. 1, volume no. 712 from page no. 301 to 323. (Photo Copy)

Plot no. 21 Scheme Xavier arcade-1, jagatpura, jaipur

THAT a lease deed no. 4947 dated 16.09.2008 was issued by JDA for residential purposes in the name of Shri Dilip Sethi s/o Shri Jagdish Sethi by Jaipur Development Authority for plot no. 21 admeasuring 444.62 sq. yards. The said lease deed was duly registered with the office of the Sub Registrar-IV Jaipur, on 24.11.2008 in its Book No. 1, Volume no. 178, page no. 180 Sr. No. 2008398011461 and an additional copy of the same was also pasted in Additional book no. 1, volume no. 712 from page no. 324 to 349. (Photo Copy)

Plot no. 22 Scheme Xavier arcade-1, jagatpura, jaipur

THAT a lease deed no. 4943 dated 16.09.2008 was issued by JDA for residential purposes in the name of Smt Sudha Sethi W/o Shri Dilip Sethi by Jaipur Development Authority for plot no. 22 admeasuring 444.62 sq. yards. The said lease deed was duly registered with the office of the Sub Registrar-IV Jaipur, on 24.11.2008 in its Book No. 1, Volume no. 178, page no. 180 Sr. No. 2008398011462 and an additional copy of the same was also pasted in Additional

SHRIRAM SIAJESSA
 551 Advocate
 Rajasthan High Court, JAIPUR
 Mob. 9779901940

book no. 1, volume no. 712 from page no. 350 to 372.
(Photo Copy)

Plot no. 23 Scheme Xavier arcade-1, jagatpura, jaipur

THAT a lease deed no. 18001 dated 21.01.2013 was issued by JDA for residential purposes in the joint name of Shri Sharad Mehta S/o Shri S.C. Mehta and Shri Subhash Gupta S/o Shri K.L. Gupta for plot no. 23 admeasuring 450.00 sq. yards. The said lease deed was duly registered with the office of the Sub Registrar-I Jaipur on 28.01.2013 in its Book No. 1, Volume no. 718, page no. 96, Sr. No. 2013051001630 and an additional copy of the same was also pasted in its additional book no. 1, volume no. 2867 from page no. 522 to 534. Thus the said plot initially belonged to Shri Sharad Mehta and Shri Subhash Gupta. (Photo Copy)

In due course of time one of the erstwhile owner of this plot no. 23 namely Shri Sharad Mehta sold his undivided 1/2 share (admeasuring 225 sq. yards) in the said plot to Smt. Sakshi Sethi w/o Shri Chirag Sethi on 04.02.2013 vide sale deed. This sale deed was duly registered with the office of Sub-Registrar-VIII in its book no. 1, volume no. 204 page no. 115 and serial no. 2013401001018 on 04.02.2013 and an additional copy of the same was also pasted in its additional book no. 1, volume no. 815 and page no. 157 to 167. (Photo Copy)

SHRIRAM SHARMA
Advocate
Jagatpura, Jaipur
2013-12-10-10:40

Plot no. 24 Scheme Xavier arcade-1, jagatpura, jaipur

THAT a lease deed no. 4942 dated 16.09.2008 was issued by JDA for residential purposes in the name of Shri Suresh Kumar Sethi s/o Shri Gyarsilal Sethi for plot no. 24 admeasuring 450.00 sq. yards. The said lease deed was duly registered with the office of the Sub Registrar-II Jaipur, on 24.09.2008 in its Book No. 1, Volume no. 573, page no. 116 Sr. No. 2008052008776 and an additional copy of the same was also pasted in additional book no. 1, volume no. 2279 from page no. 199 to 222. (Photo Copy)

WHEREAS the owners thereafter applied for reconstitution of their aforesaid plots in pursuance of which plot no. 19 admeasuring 450.00 sq. yards, plot no. 20 (Eastern part) admeasuring 225.00 sq. yards, plot no. 23 (Eastern Part) admeasuring 225.00 s. yards and plot no. 24 admeasuring 450.00 sq. yards and plot no. 20 (Western part) admeasuring 225.00 sq. yards, plot no. 21 admeasuring 444.62 sq. yards, plot no. 22 admeasuring 444.62 sq. yards plot no. 23 (Western Part) admeasuring 225.00 yards were initially subdivided and then reconstituted into this plot nos. vide J.D.A.'s different letter no. जविप्रा/जोन-9/2013/डी-7404 एवं डी-7403 dated 04.10.2013 with site plan. (Photo Copy)

WHEREAS the owners Smt. Gayatri Sethi, Shri Chirag Sethi, Shri Dilip Sethi, Smt Sudha Sethi, Shri Subhash Gupta, Smt.

SHRIRAM STHANDA
 35/67
 Advocate
 Rajasthan High Court, JAIPUR
 Mob. 9870451949

Sakshi Sethi, Shri Suresh Kumar Gupta entered into a development agreement dated 07.02.2014 with M/s Radhakrishna Buildtech Pvt.Ltd. this Development agreement was duly registered with the office of the Sub Registrar-I Jaipur, on 12.02.2014 in its Book No. 1, Volume no. 809, page no. 170 Sr. No. 2014051001479 and an additional copy of the same was also pasted in additional book no. 1, volume no. 3233 from page no. 236 to 2532 and owner executed a General power attoney favour of M/s Radhakrishna Buildtech Pvt.Ltd. which is duly registered on 12.02.2014 Book No. 4, Volume no. 627, page no. 152 Sr. No. 2014051000071 and an additional copy of the same was also pasted in additional book no. 4, volume no. 2486 from page no. 424 to 430. (Photo Copy)

Thereafter, with the object of constructing a residential apartment on the said plots approval plan and building construction permission vide its letters bearing serial nmbrs ज.वि.प्रा./स.स./बी.पी.सी.(बीपी)/2015/डी-700 dated 24.03.2015 and ज.वि.प्रा./स.स./बी.पी.सी.(बीपी)/2014/डी-158 (Photo Copy)

The boundaries of this reconstituted plot are given hereunder -

In East	-	P.NO.-18
In West	-	Road 40' wide
In North	-	Road 40' wide
In South-		Road 60' wide

SHRIRAM SHARMA
 Advocate
 Rajasthan High Court, Jaipur
 Mob. 9808481940

POSITION OF ENCUMBRANCES

On the basis of the inspection of the records of the concerned registry department for Jaipur w.e.f. 2008 to 2017 and the property in question has not been found subjected to any encumbrances for the said period.

I, further certify that Smt. Gaytri Sethi, Shri Chirag Sethi, Dr. Dilip Sethi, Smt. Sudha Sethi, Shri Subhash Gupta, Smt. Sakshi Sethi, Shri Suresh Kumar Sethi according to Development Agreement absolute owner 37% of land and *M/s Radhakrishna Buildtech Pvt. Ltd.* absolute owner 63% of land shall have a valid and marketable Title in the Property.

SHRIRAM SHARMA
Advocate
Rajasthan High Court JAIPUR
Mob. 9118192549

(SHRIRAM SHARMA)

Advocate