



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID 2017002602R Receipt Date 26-SEP-2017 15:15
S R Location ALWAR-I
Receipt No RJ1526041709795
Name Of Seller NA
Name Of Buyer ADV BALBEER SINGH
Type of Document Inspection
ACC Reference NONSH/RAJESH AGARWAL/KISHANGARHBAS

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.



BALBEER SINGH

Advocates & Associates

My Ref. No. : 01/APF/2017

Date : 29.09.2017

REPORT: POSITIVE
APF-00

To,

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Sub : Legal Opinion for Project Approval

Sir,

Please refer to your instructions on the captioned matter.

In this connection, we submit our report as under:

1. **Name of the Project** : Sunrise
2. **Name of the Developer** : Mr. Jal Singh.
3. **Name of Owner of the Property** : Mr. Jal Singh.
4. **Payment/Sale Consideration to be made in favour of** : NA
5. **Details of the property:**
 - a. Identification of the proposed property
Proposed Mortgages of the Project situated at KHASRA NO. 286/65, Vill- Veeranvas, Th. Kotkasim, Distt.- ALWAR (Admeasuring Area 2.63. hectr.)
 - b. Location of the property
Vill- Veeranvas, Th. Kotkasim, Distt.- ALWAR (Admeasuring Area 2.63. hectr.)
6. **Nature of the property:**
 - a. Whether the proposed property is Freehold or Leasehold.
Freehold property.
7. **Permissible use of Property** : Residential
8. **Details of documents examined:**
 - a. Copy of Regd. Sale Deed dt. 28/04/2008 executed/issued by Sunrise Integrated Educational Trust, in favour of **Mr. Jal Singh** in respect of said property.

The said document is duly registered with the concerned Sub Registrar of Assurance as Document in Book No. 1, Zild No. 166, Page No. 139, Sr. No. 2008000739 dt. 28.04.2008.



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- b. **Copy of Approved Layout Plan with Letter No.3781** dt. 22/06/2017 issued by UIT in favour of **Mr. Jal Singh & Mr. Jeevan Singh** in respect of said property with other Land.
10. **Legal intervention/issue that is/may effect title of the property.**
- i. Whether the proposed property is subject to minor's claim or any other claims. **No.**
- ii. Whether local state/municipal laws or central Acts like Land Acquisition Act, Urban Ceiling Act etc. effects the title of the property. **N.A.**
11. **Documents required for Clear and Marketable Title of Proposed Project :-**
- a. Copy of Regd. Sale Deed dt. 28/04/2008 executed/issued by Sunrise Integrated Educational Trust, in favour of **Mr. Jal Singh** in respect of said property.
- b. **Copy of Approved Layout Plan with Letter No.3781** dt. 22/06/2017 issued by UIT in favour of **Mr. Jal Singh & Mr. Jeevan Singh** in respect of said property with other Land.
- c. **Copy of 90-A Order by UIT OR CLU** issued by Competent Authority in favour of **Mr. Jal Singh & Mr. Jeevan Singh** in respect of said property with other Land. (to be obtained)
12. **Documents required from individual Customer/Borrower before disbursal of loan**
- a. Original Allotment letter issued by Builders/Developers in favour of borrower in respect of individual units in respect of said property.
- b. Original Agreement to Sale/Agreement of Allotment issued by Builders/Developers in favour of borrower in respect of individual units in respect of said property.
- c. Original Permission to Mortgage issued by Builders/Developers in favour of Bank/NBHFC in respect of individual units in respect of said property.
- d. Original Tri Partite Agreement executed in between Builders/Developers, borrower and Bank/NBHFC in respect of individual units in respect of said property.
- e. Original All Receipt of Payment issued by Builders/Developers in favour of borrower.
- After disbursement -*
- a. Original Sale Deed/Sub Lease Deed and Possession Letter executed by Builders/Developers/Developer/Owner in favour of Purchaser in respect of individual units in respect of said property.
13. **Conclusion/observations, if any:**





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Proposed Mortgages of the Project situated at KHASRA NO. 286/65, Vill-Veeranvas, Th. Kotkasim, Distt.- ALWAR (Admeasuring Area 2.63. hectr.) was Approved by UIT & flow title is. -

- Regd. Sale Deed dt. 28/04/2008 executed/issued by Sunrise Integrated Educational Trust, in favour of **Mr. Jal Singh** in respect of said property.
- **90-A Order by UIT OR CLU** issued by Competent Authority in favour of **Mr. Jal Singh & Mr. Jeevan Singh** in respect of said property with other Land. (to be obtained)
- **Approved Layout Plan with Letter No.3781** dt. 22/06/2017 issued by UIT in favour of **Mr. Jal Singh & Mr. Jeevan Singh** in respect of said property with other Land.

We have perused copies of the documents forwarded to us. The said property of the project is free from all encumbrances (Subject to ROC) lien, charges, mortgages, etc. The Developer/Owner is having valid, **absolute, clear and marketable title** to the flat/floor/shop/property and equitable mortgage and charge over the property/proposed unit/flat of the project can be created in favour of **any Bank/NBHFC** by deposit of documents mentioned hereinabove & there is not found litigation or criminal record on the above land & owner Mr. Jeevan Singh in any court as available Sub. Registrar Record .

Remarks, if any : -

As desired the documents as received are returned herewith.

Should you require any further clarification and/or clarification, please do revert to us.

Thanking you,
Your Sincerely

Balbeer Singh,

Advocate & Associates

Authorized Signatory