



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID 20160101600999R
S R Location JAIPUR-II
Receipt No RJ1123471602491
Name Of Seller ANUP JHALANI ADV
Name Of Buyer PANKAJ BHATNAGAR
Type of Document Search
ACC Reference SHCIL/SHCIL RAJASTHAN/BANI PARK

Receipt Date

23-FEB-2016 11:50



Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 650
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 650	Service Charges	₹ 10
Grand Total	₹ 660		
(Rupees Six 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.

Anup Jhalani Advocate,

Rajasthan High Court, Jaipur
ENR-NO-R/2154/2007

Office : 516, Soni Paris Point Complex,
Sawai Jai Singh Highway,
Banipark, Jaipur – 302016
(M) 9828017511

Date : 23-02-2016

To,

- 1- **Mr. Pankaj Bhatnagar**, son of Late Dr. Surendra Narayan Verma
R/o. D-100/ A, Meera Marg, Bani Park, Jaipur (Rajasthan)
- 2- **SSBC Real Estate Private Limited**, having its registered office at S-
70 (B), Krishna Marg Siwad Area, Bapu Nagar, Jaipur (Rajasthan)

SUB:- LEGAL SEARCH REPORT REGARDING SUB-DIVIDED PLOT NO.
D-100/A, MEERA MARG, BANI PARK, JAIPUR (RAJ.)

Dear Sir,

In above referred matter, I have examined the various papers pertaining to the above said property and also inspected the record available in the office of Concerning Sub-Registrar, Registration and Stamp Department, Jaipur and current information provided by the owner of the property. My report in this regard is as under.

1- DESCRIPTION OF THE DOCUMENTS:-

- (a) Copy of sale deed Khalsa Land building Purpose regarding plot no. D-100 area 2000.00 Sq. Yds. in scheme E, Bani Park Jaipur (Raj.) on dated 1-Mar-1944, executed by Jaipur Government in favour of Shri Shyam lal S/o Shri Bala baksh, which was duly registered with office of Sub-registrar Jaipur at serial No. 536, Volume no.5, Samvat 2000, page no.167 to 169 on dated 28-Apr-1944.



- (b) Copy of release deed dated 17-May-1960 executed by Mr. Shyam Lal regarding Plot No. D-100, Meera Marg, banipark Jaipur admeasuring area of 2000 Sq. Yds in favour of Smt. Smt. Lakshmi Devi @ Lichma Bai D/o Shri Ramgopal, W/o Shri Srinivas Khunteta, which was duly registered with office of Sub registrar Jaipur City at Book No. 1, Volume no.123, Regsitered no. 1635, page no.291 to 293 on dated 6-July-1960.
- (c) Copy of sale deed regarding north part (which was called Plot no D/100-A for convenience sake) measuring 1000 sq. yds of Plot No. D-100, Meea Marg, Bani Park, Jaipur executed by Smt. Lakshmi Devi @ Lichma Bai D/o Shri Ramgopal, W/o Shri Srinivas Khunteta in favour of Dr. Surendra Narayan Verma via sale deed which was duly registered at the office of Sub registrar Jaipur city in Book no.1, vol no172, registered no1250, page no. 121 to 124 dated 14-July-1960.
- (d) Copy of release deed executed by (1) Smt. Sushma Bhatnagar W/o Late Dr. Anil Saxena (2) Dr. Sarita mathur W/o Shri Sushil Chandra mathur (3) Dr. Beena Bhatnagar W/o Major Surendra Narayan Mathur regarding Plot No. D/100-A, area of 1000 Sq. Yds. Meera Marg, Bani Park, Jaipur (Raj.) for relinquished their all undivided shares in favour of their only brother Shri Pankaj Bhatnagar, which was duly registered at the office of sub registrar Jaipur IV, in book no 1, vol no127, serial no. 2008398001215, page no 134 on same date 4-Feb-2008 and copy of the same filed in additional book no 1, vol no507, page no. 232 to 240.
- (f) Copy of name transfer letter issued by Municipal Corporation Jaipur in favour of Mr. Pankaj Bhatnagar regarding Plot No. D-100/A, Meera Marg, Bani Park, Jaipur (Raj.) vide letter s.no F-6 () sa.pra. / aa.Raj. / JNN / 2015 / 866 on dated 25-Feb-2015.
- (g) Copy of construction approval of residential flats issued Municipal Corporation Jaipur in favour of Mr. Pankaj Bhatnagar regarding Plot No.



D-100/ A, Meera Marg, Bani Park, Jaipur (Raj.) vide letter s.no F 13 () upa. aayo. / JNN. / 2015 / 306 dated 27-July-2015.

- (h) Copy of Developer Agreement executed between Mr. Pankaj Bhatnagar (Owner) and SSBC Real Estate Pvt. Ltd. (Developer) regarding construction of a residential apartment on Plot no. D/100-A Total Area 1000.00 Sq. Yds. Meera Marg, Banipark, Jaipur, which was duly registered with the office of sub-Registrar Jaipur II in book No. 1, Volume No. 989 on page No.54, Serial No. 2015052010391 on dated 24.09.2015 and copy of which filed in Addl. Book No.-1, Volume No. 3942, Page No.- 37 to 71.
- (i) Copy of Power of attorney executed by Mr. Pankaj Bhatnagar (Owner) in favour of SSBC Real Estate Pvt. Ltd. (Developer) regarding disposal or deal of Units which was came under the Developer's allocation in the Project, above power of attorney registered with the office of Sub-Registrar Jaipur- II, at Book No. 4, Volume (Zild) No. 168, Page No. 196 at Sr. No. 2015052000511 and at Additional Book No. 4, Volume (Zild) No. 638 at Page Nos. 1061 to 1075.

2- DIMENSIONAL MEASUREMENT OF LAND OF PLOT NO. D-100/A,

MEERA MARG, BANIPARK, JAIPUR

Plot of land situated at Meera Marg, Banipark, Jaipur (Raj.) having area 1000.00 Sq. Yds.

BOUNDED & SURROUNDED:-

Towards East-Plot No. D-101,

Towards West- Plot No. D-100/B and D-100/C

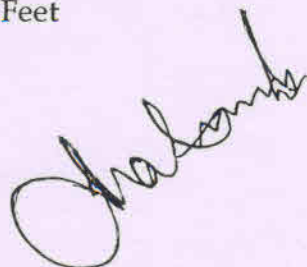
Towards North- Plot No. D-99

Towards South- Road, 40 Feet Wide (Meera Marg)

MEASUREMENT:

East to West - 75 Feet

North to South - 120 Feet



3- CHAIN OF TITLE OF LAND OF PLOT NO D-100/A.

- (a) Plot No. D-100 having area of 2000 Sq. Yds was actually applied by Smt. Lakshmi Devi @ Lichma Bai D/o Shri Ramgopal, W/o Shri Srinivas Khunteta being a member of undivided family in the name of her uncle Shri Shyamlal S/o Bala .baksh for purchasing the same and entire consideration amount of this plot was originally deposited by Smt. Lakshmi Devi @ Lichma Bai, thereafter a sale deed Khalsa Land building Purpose development area scheme E dated 1-Mar-1944 was executed by Jaipur Government in favour of Shri Shyam lal S/o Shri Bala baksh, which was duly registered with office of Sub-registrar Jaipur at serial No. 536, Volume no.5, Samvat 2000, page no.167 to 169 on dated 28-Apr-1944.
- (b) Thereafter Mr. Shyam Lal transfer the captioned property Plot No. D-100, Meera Marg, banipark Jaipur admeasuring area of 2000 Sq. Yds in favour of Smt. Smt. Lakshmi Devi @ Lichma Bai D/o Shri Ramgopal, W/o Shri Srinivas Khunteta via release deed dated 17-May-1960 which was duly registered with office of Sub registrar Jaipur City at Book No. 1, Volume no.123, Regsitered no. 1635, page no.291 to 293 on dated 6-July-1960.
- (c) Whereas Smt. Lakshmi Devi @ Lichma Bai D/o Shri Ramgopal, W/o Shri Srinivas Khunteta had sold the north part (which was called Plot no D/100-A for convenience sake) measuring 1000 sq. yds of plot no D-100 to Dr. Surendra Narayan Verma via sale deed which was duly registered at the office of Sub registrar Jaipur city in Book no.1, vol no172, registered no1250, page no. 121 to 124 dated 14-July-1960.
- (d) Whereas Dr. Surendra Narayan Verma died intestate on 7-Jan-2008, since his wife Smt. Prem Lata Verma who had previously died on 22-Feb-2003, hence on demise of Dr. Surendra Narayan Verma and Smt. Prem Lata Verma, all three daughters (1) Smt. Sushma Bhatnagar W/o Late Dr. Anil Saxena (2) Dr. Sarita mathur W/o Shri Sushil Chandra mathur (3) Dr.



Beena Bhatnagar W/o Major Surendra Narayan Mathur and a only son Shri Pankaj Bhatnagar of deceased being the legal heir became the joint owners of the property Plot No. D/100-A, area of 1000 Sq. Yds.

- (e) Whereas all three daughters (1) Smt. Sushma Bhatnagar (2) Dr. Sarita mathur (3) Dr. Beena Bhatnagar of Late Dr. Surendra Narayan Verma and Late Smt. Prem Lata Verma relinquished their all undivided shares in above mentioned plot No. D/100-A in favour of their only brother Shri Pankaj Bhatnagar via release deed which was duly executed between them dated 4-Feb-2008 and which was duly registered at the office of sub registrar Jaipur IV, in book no 1, vol no127, serial no. 2008398001215, page no 134 on same date 4-Feb-2008 and copy of the same filed in additional book no 1, vol no507, page no. 232 to 240.
- (f) Thereafter Mr. Pankaj Bhatnagar being the sole and undisputed owner of plot no. D/100-A, applied for name transfer in Municipal Corporation Jaipur and on his request it was transferred in his name vide name transfer letter no F-6 () sa.pra. / aa.Raj. / JNN / 2015 / 866 on dated 25-Feb-2015.
- (g) Thereafter Mr. Pankaj Bhatnagar being the sole and undisputed owner of plot no D/100-A, applied for construction approval of residential flats in Municipal Corporation Jaipur and on his request he was granted permission for construction vide Letter No. F 13 () upa. aayo. / JNN. / 2015 / 306 dated 27-July-2015.
- (h) Mr. Pankaj Bhatnagar (Owner) and SSBC Real Estate Pvt. Ltd. (Developer) agreed for construction of a residential apartment on Plot no. D/100-A Total Area 1000.00 Sq. Yds. Meera Marg, Banipark, Jaipur, whereas developer was agreed to retain 34% part (hereinafter called Developer's allocation) of the whole built up area of apartment against the expenses incurred in construction of the apartment and rest of 66% part remain with the owner. in relations of agreed allocations and earmarking of built up



area / Flats as above mentioned, a development agreement executed between them on dated 6-Aug-2015, which was duly registered with the office of sub-Registrar Jaipur II in book No. 1, Volume No. 989 on page No.54, Serial No. 2015052010391 on dated 24.09.2015 and copy of which filed in Addl. Book No.-1, Volume No. 3942, Page No.- 37 to 71.

- (i) In order to facilitate the Sale and/or disposal of the Units under the Developer's allocation in the Project, the Owner executed a Power of Attorney in favour of SSBC Real Estate Pvt. Ltd. director Madan Lal Yadav on dated 06-08-2015 which was registered with the office of Sub-Registrar Jaipur- II, at Book No. 4, Volume (Zild) No. 168, Page No. 196 at Sr. No. 2015052000511 and at Additional Book No. 4, Volume (Zild) No. 638 at Page Nos. 1061 to 1075. This attorney is not revoked by owner and owner Mr. Pankaj Bhatnagar is alive.

I have examined all the above documents for the purpose whether the property have clear and marketable title, I also inspected all the related records regarding title chain of the property reconstituted Plot no. D-100/A, Meera Marg, Bani Park, Jaipur (Raj.) since last 13 Years in the office of Sub-Registrar Jaipur II and deposited the inspection fee Rs. 650/- vide receipts No. RJ1123471602491 on dated 23-02-2016. After inspection of complete records in the registration office and examination of related documents and information given by the present owner of the property I found that the property Plot no. D-100/A, Meera Marg, Bani Park, Jaipur (Raj.) is having a clear title chain and free from all encumbrances.

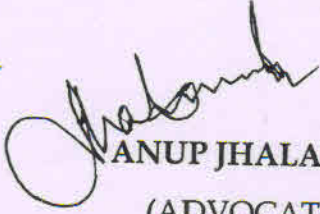
Thus, presently on basis of the record available and the information provided by the owner of the property I certify that S. Pankaj Bhatnagar possess clear and perfect marketable title over the Plot no. D-100/A Meera Marg, Bani Park Jaipur. Apart of this Both (Developer and Land Owner) are entitled for the ownership rights of their respective units/Flats



(..7..)

(including the right of mortgage, Sale, by deposit of title deeds) which was clearly mentioned in above Registered Developer Agreement, duly registered on dated 24-09-2015 in the office of Sub-Registered II, Jaipur.

Report submitted.


ANUP JHALANI
(ADVOCATE)