

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: 16.9.2017

Sub: Legal Opinion of Project "Unique Abhinandan" situated at plot No. C.M.-1 at khasra No. 73, 74, 75, 77, 78, 80, 81, 90, 91 & 92 at village Ramchandrapura, Tehsil Sanganer, Jaipur

1. Name of property owner:

M/s Unique Builders & Developers (Ajay)

2. Description and area of property:

Total area of 10010.47 sq. mtr.

3. Nature of title in the property:

Lease hold property as per documents.

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

- a) Photocopy of Jamabandi samwat 2068
- b) Photocopy of Registered lease deed dt. 30.9.2013 issued by JDA in favour of M/s Unique Builders & Developers (Ajay) through its authorized representative for khasra No. 73, 74, 75, 77, 78, 80, 81, 90, 91 & 92 at village Ramchandrapura, Tehsil Sanganer, Jaipur
- c) Photocopy of correction deed single patta dt. 23.4.2015 issued by JDA in favour of M/s Unique Builders & Developers (Ajay)
- d) Photocopy of sub division letter dt. 7.7.2017 for plot No. CM-1 measuring 10010.47 sq. mtr. and other plots
- e) Photocopy of Letter for approval of map dt. 14.9.2017 issued by JDA in favour of M/s Unique Builders & Developers (Ajay) for Project "Unique Abhinandan" situated at plot No.C.M.-1 at khasra No. 73, 74, 75, 77, 78, 80, 81, 90, 91 & 92 at village Ramchandrapura, Tehsil Sanganer, Jaipur

5. Tracing of title and chain of title.

The khasra No. 73, 74, 75, 77, 78, 80, 81, 90, 91 & 92 at village Ramchandrapura, Tehsil Sanganer, Jaipur. The Land has purchased by M/s Unique Builders & Developers (Ajay) from Khatedar of agricultural land. The above said company has surrendered the above said land to the Jaipur Development Authority for regularization of the land and issuing single lease deed under group housing scheme of Niji Khatedari of JDA.

For Unique Builders & Developers (Ajay)
Designated Partner



DEEPAK PAREEK

Advocate

Chamber 9, Rajasthan High Court

Jaipur

Email : deepakhpareek@gmail.com

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

Thereafter JDA has regularized the above said land and issued lease deed on 30.9.2013 in favour of M/s Unique Builders & Developers (Ajay), which got duly registered at Sr. No. 2013051017491 Book No.1 Volume No.797 on Page No.157 date 27.11.2013. Addition copy of deed filed in book No. 1 volume No.3185 at page No. 76 to 84 before Sub-Registrar-Jaipur-I.

Thereafter JDA has issued a correction deed single patta which got duly registered at Sr. No. 2015051004260 Book No.1 Volume No.888 on Page No.124 date 23.4.2015. Addition copy of deed filed in book No. 1 volume No.3548 at page No. 335 to 342 before Sub-Registrar-Jaipur-I.

Thereafter a sub division letter dt. 7.7.2017 issued by JDA for plot No. CM-1 measuring 1010.47 sq. mtr and other plots

Thereafter M/s Unique Builders & Developers (Ajay) has applied to the office of Jaipur Development Authority, Jaipur for approval of map and JDA has approved the map vide letter dt. 14.9.2017 for construction a multistory building. Thereafter M/s Unique Builders & Developers (Ajay) has constructed the building known as "Unique Abhinandan". In this way M/s Unique Builders & Developers (Ajay) became owner of the above said Plot and company has right to sale the flats/units of " Unique Abhinandan ".

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

Yes, the title is clear. 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,

7. 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.

8. 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.

9. 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.

10. 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.

For Unique Shri LLP

Designated Partner



e-CHALLAN

Registration and Stamps department

Government of Rajasthan

GRN: 18728696



Payment Date: 16/09/2017

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

Location: JAIPUR (CITY)

Period: 01/01/2013 -To- 16/09/2017

S.No.	Purpose/Budget Head Name	Amount (₹)
1	0030-01-800-02-00-विविध	250.00
	Commission(-):	0.00
	Total/NetAmount	250.00

Two Hundred Fifty Rupees and Zero Paisa Only

Payee Details:

Full Name: deepak pareek

Tin/Actt.No./VehicleNo./Taxid:

Pan No.(If Applicable):

City(Pincode):

jaipur (302029)

Address:

unique builders

Remarks:

Fo

Designated Partner

Payment Details:

Bank: State Bank Of India

Bank CIN No:

000632606602616092017

Date:

16/09/2017 09:11:10

Reference No:

IK00HOAIM2