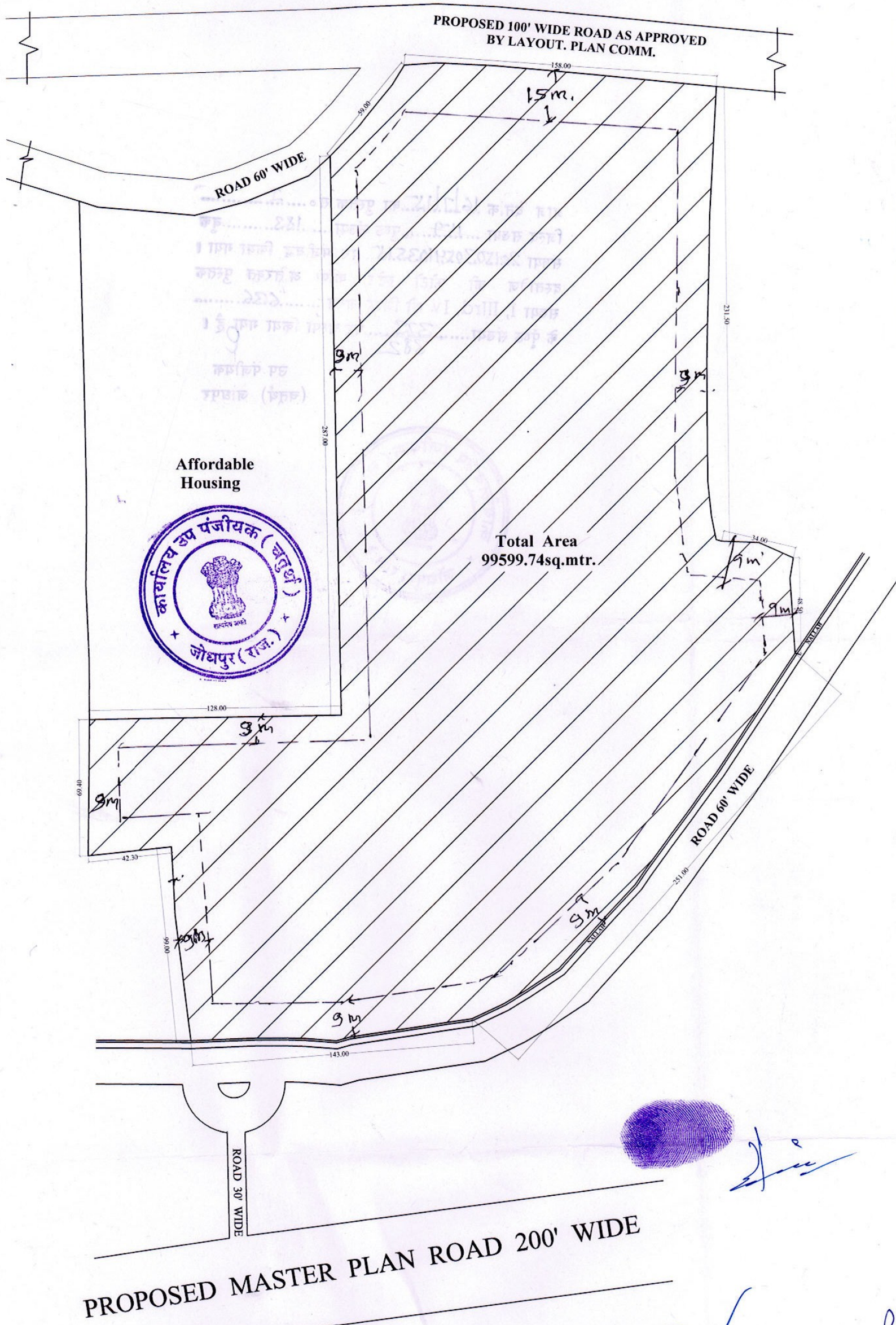


Site Plan At Khasra No. 667,668,670,671,673 To 677 Of
M/s Arihant Superstructures Ltd. , At Chokha , Jodhpur.



PROPOSED MASTER PLAN ROAD 200' WIDE

ALL DIMENTIONS ARE IN METER

उपायुक्त (पंजीयक) 15/7/15
जोधपुर विकास प्राधिकरण
सहायक नगर नियोजक 15/7/15
जोधपुर विकास प्राधिकरण
जोधपुर विकास प्राधिकरण
जोधपुर

Site Plan At Khastia No. 667, 668, 670, 671, 673 To 677 Of
M/s Arisht Superstructures Ltd., At Chokha, Jodhpur.

PROPOSED 100' WIDE ROAD AS APPROVED
BY LAYOUT PLAN COMM.

आज दिनांक 16/11/15 का पुस्तक सं०.....
जिल्द संख्या 159..... पुष्प संख्या 183..... बुक
संख्या 201503054/035.15 पर पंजीबद्ध किया गया।
दस्तावेज की फोटो स्टैट कॉपी अतिरिक्त पुस्तक
संख्या I, II, III, IV की जिल्द संख्या 636.....
के पुष्प संख्या 323..... पर चस्पा किया गया है।
382

उप पंजीयक
(चतुर्थ) जाधपुर



PROPOSED MASTER PLAN ROAD 200' WIDE

जोधपुर जिला
कार्यालय उप पंजीयक (चतुर्थ)

जोधपुर जिला
कार्यालय उप पंजीयक (चतुर्थ)

ALL DIMENSIONS ARE IN METERS

मूल्य : 50 रुपये

जोधपुर विकास प्राधिकरण, जोधपुर

शहरी जमाबन्दी के आधार पर आवासीय प्रयोजनों के लिये भूमि की लीजडीड

$$\frac{2950}{5715}$$


यह इकरारनामा जो आज दिनांक 15/3/15 200 को, आवंटन/विक्रय-पत्र संख्या 200 को, राजस्थान राज्य के राज्यपाल की ओर से जोधपुर विकास प्राधिकरण, जोधपुर जिन्हें इसके बाद प्राधिकरण कह कर सम्बोधित किया गया है और दूसरी ओर श्री/श्रीमती श्रीमती श्रीमती सुपरी-ए-एल-एल-एल लिमिटेड पुत्र/पत्नी जाति व्यवसाय निवासी

(जिनको इसमें इसके पश्चात् लीजधारक कह कर सम्बोधित किया गया है और इस इबारत में जहाँ कहीं प्रसंग से वैसा अर्थ निकले, उनके उत्तराधिकारी, निर्वाहक, प्रबन्धक, प्रतिनिधि और मुन्तकील अलैह भी सम्मिलित होंगे) के बीच लिखा गया है।

इस बात का साक्षी है कि रु. अक्षरे
 रुपये पैसे मात्र की रकम के नजराने जो लीजधारक के द्वारा अदा कर दिया गया है (और जिसकी रसीद सरकार इसके द्वारा स्वीकार करती है) और इसमें उल्लिखित शर्तों और करारों जो लीजधारक द्वारा निष्पादित तथा पालन किये जावेंगे के एवज में सरकार इसके द्वारा लीजधारक को भूमि का वह भूखण्ड संख्या (जो इसके बाद उक्त भूखण्ड कह कर सम्बोधित किया गया है) प्रदान और हस्तान्तरित करती है जो में स्थित है और जो अपनी सीमाओं और क्षेत्रफल के साथ इसके साथ इसके अन्तर्गत लिखे गये परिशिष्ट में अधिक पूणेरूपेण वर्णित है तथा जिसका आकार विशेष रूप से इससे संलग्न नक्शों में दिखलाया गया है, और जिसे पूर्व स्वामित्व सम्बन्धी स्वत्वों सहित किन्तु निम्नलिखित तमाम व प्रत्येक अपवादों, संरक्षणों, प्रतिबन्धों, बंधनों शर्तों और करारों के अधीन लीजधारक अपने उपयोग, उपभोग और इस्तेमाल के लिए अपने अधिकार में रखेगा, अर्थात् :-

1. उक्त भूखण्ड शहरी जमाबन्दी के आधार पर लीज होल्ड पर आवंटित किया गया है। लीज की अवधि, 99 वर्ष होगी।
2. (अ) लीजधारक जोधपुर विकास प्राधिकरण, जोधपुर के कार्यालय में या ऐसे अन्य स्थान पर जिसे सरकार समय-समय पर इस हेतु नियत कर दें, प्रत्येक वर्ष अप्रैल के प्रथम दिन, उक्त भूखण्ड के सम्बन्ध में शहरी जमाबन्दी के तौर पर राशि 57,51,900/- रुपये (अक्षरे पचास सात लाख 51 हजार 900 रुपये) मात्र पेशगी अदा करेगा। यदि नियत तिथि तक शहरी जमाबन्दी जमा नहीं की गयी तो नियमानुसार ब्याज देय होगा। 31 मार्च तक अग्रिम में जमा कराने पर 10 प्रतिशत की छूट देय होगी। पूरा वरिष्ठ 1.25% के बहि 28,75,950/- पेश है
- (ब) 8 वर्ष की लीज मनी राशि 46015200/- रुपये पैसे प्रति वर्गमीटर प्रतिवर्ष की दर से "एक मुश्त अग्रिम" जमा करवाने पर लीज मनी से भविष्य के लिये मुक्ति प्रदान कर दी जायेगी। आठ वर्ष की एक मुश्त राशि जिस तिथि को जमा करावें उस तिथि में आवंटी/पट्टाधारक के विरुद्ध कोई लीज राशि बकाया नहीं होनी चाहिए।
3. शहरी जमाबन्दी की निर्धारित धनराशि में प्रत्येक 15 वर्ष की अवधि होने के तुरन्त पश्चात् तथा प्रत्येक हस्तान्तरण पर 25 प्रतिशत की उत्तरोत्तर वृद्धि होगी। 15 वर्ष की अवधि कब्जा में जारी होने की तिथि से संगणित की जायेगी।
4. उपरोक्त तारीख तक किसी रकम या परिधि की रकम या उसके किसी अंश की जो शहरी जमाबन्दी के कारण वाजिब हो, अदायगी न करने पर सरकार ऐसी रकम या उसके अंश को उस तरीके से जो उस समय मालगुजारी के बकाया की वसूली के लिये निर्देशित किया गया है, वसूल करेगी और वसूल करने के लिये सक्षम होगी।
5. उक्त भूखण्ड का उपयोग केवल उस पर रहने के आशय से किसी भवन या भवनों के बनवाने में ही होगा। भूखण्ड का व्यवसायिक या लाभ कमाने की दृष्टि से उपयोग किसी भी भीति नहीं किया जा सकेगा। भवन निर्माण आवंटन से 5 वर्ष के भीतर कराना अनिवार्य है।
6. लीजधारक द्वारा भूखण्ड पर जो भी भवन निर्माण कार्य करवाया जावेगा वह जोधपुर विकास प्राधिकरण, जोधपुर द्वारा अथवा किसी अन्य सक्षम अधिकारी द्वारा कार्य आरम्भ करने से पूर्व प्राप्त की गई स्वीकृति एवं स्वीकृत किये गये मानचित्रों के अनुसार ही किया जावेगा।
7. लीजधारक उक्त भूखण्ड या उस पर बनाये गये भवन या भवनों को या उन दोनों के किसी भाग को किसी ऐसे आशय के लिये जो पिछले पद में निर्देशित आशय के असंगत है बिना सरकार या सरकार के ऐसे अधिकारी की लिखित स्वीकृति के, जो एतदर्थ नियुक्त किया गया हो, न तो उपयोग में लावेगा और न उपयोग में लाने की अनुमति ही देगा।
8. खरीददार सक्षम अधिकारी को सीधे वे तमाम साधारण, विशेष और स्थानीय कर दर अपवाद और लागत अदा करेगा जो उक्त भूखण्ड या उसके किसी भाग के सम्बन्ध में या उस पर बनाये गये किसी भवन या भवनों बाह्य गृहों या बाड़ियों अन्य तामीरों के सम्बन्ध में या उस समय आयद किये या लगाये गये हों और काबिल अदा हो।
9. चूंकि उपरोक्त भूखण्ड रियायती दर पर आवंटित किया गया है अतः यह किसी भी प्रकार से विक्रय/रहन आदि द्वारा (सरकार/जीवन बीमा निगम/बैंक से उस पर ऋण प्राप्त करने के अलावा) 10 वर्ष की अवधि तक हस्तान्तरण नहीं किया जा सकेगा। यदि 10 वर्ष से पूर्व हस्तान्तरण किया गया तो आवंटी भविष्य में रियायती दर पर भूखण्ड प्राप्त करने के लिये हकदार नहीं होगा।

लगातार

10. आवंटी द्वारा 10 वर्ष के पूर्व रियायती दर पर आवंटित भूखण्ड का हस्तान्तरण सरकार या तत्समय सक्षम अधिकारी के द्वारा निर्धारित चार्ज अदा कर ही किया जा सकेगा।
11. लीजधारक द्वारा आवंटन पत्र की शर्तों एवं लीजडीड की उपरोक्त शर्तों की पूर्ण पालना की जावेगी। यदि किसी भी शर्त या शर्तों का उल्लंघन किया गया तो उक्त भूखण्ड एवं उस पर बने हुए भवन, यदि कोई हो, सहित उक्त भूखण्ड बिना किसी मुआवजे की राशि के अधिग्रहण कर लिया जावेगा एवं आवंटी भविष्य में किसी भूखण्ड के आवंटन का पात्र नहीं होगा।

नोट :- इस भूखण्ड की दो वर्ष की शहरी जमाबन्दी को जोड़कर पंजीकृत मूल्य राशि रु. होती है। अतएव स्टाम्प राशि रु. के नं. के कुल संख्या बहसियत लीज डीड इसके साथ लगाये जाते हैं।

- परिशिष्ट -

कस्बे का नाम	पूर्व	पश्चिम	प्लॉट की संख्या यदि कोई हो	सीमा	पूर्व	स्थल
जोधपुर	उत्तर	दक्षिण	योजना का नाम		पश्चिम	मानचित्र
विस्तृत नाप	PROPOSED 100' wide	PROPOSED 100' wide	सुप्रीम हाउसिंग		उत्तर	संलग्न
क्षेत्रफल सहित	APPROVED ROAD AS BY LAYOUT PLAN	APPROVED ROAD AS BY LAYOUT PLAN	200' wide		दक्षिण	है

इसके साक्षी के रूप में इसके पक्षकारी ने इसके बाद प्रत्येक दशा में निर्देशित स्थानों और तारीखों पर अपने-अपने हस्ताक्षर कर दिये हैं।

प्राधिकरण की ओर से

आज सन् 200 15 के 15 वें दिन
 15 श्री मोहन लाल शर्मा सक्षम
 अधिकारी, जोधपुर विकास प्राधिकरण, जोन 1, जोधपुर ने
 निम्न की उपस्थिति में जोधपुर में हस्ताक्षर किये।

11/11/2015
 सचिव या प्राधिकृत
 सहायक (पश्चिम)
 अधिकारी के हस्ताक्षर
 जोधपुर विकास प्राधिकरण
 जोधपुर

शाखा प्रभारी अधिकारी

साक्षी :-

- नाम
 पिता/पति का नाम
 व्यवसाय
 निवास स्थान
 - नाम
 पिता/पति का नाम
 व्यवसाय
 निवास स्थान
- आज दिनांक 200 को
 निम्नलिखित की उपस्थिति में उक्त श्री
 खरीददार द्वारा कार्यालय, जोधपुर विकास प्राधिकरण, जोधपुर में हस्ताक्षर किये गये।

साक्षी के हस्ताक्षर
 साक्षी के हस्ताक्षर
 लीजधारक के हस्ताक्षर

साक्षी :-

- नाम
 पिता/पति का नाम
 व्यवसाय
 निवास स्थान
- नाम
 पिता/पति का नाम
 व्यवसाय
 निवास स्थान

साक्षी के हस्ताक्षर
 साक्षी के हस्ताक्षर

Presentation Endorsement

आज दिनांक 16 माह 07 सन् 2015 को 11:04 AM बजे
श्री/श्रीमती/सुश्री M/S ARIHANT SUPER STRUCTURES LTD AYUSHI
TOWER 1ST FLOOR PAL ROAD THROUGH REPRESENTATIVE
PEEYUSH DOSI पुत्र/पुत्री/पति श्री DWARKADAS JI
उम्र 45 वर्ष, जाति OSWAL, व्यवसाय Business
निवासी House No.:E-91, Colony: SHASTRI NAGAR, Area: JODHPUR,
City: JODHPUR, Pin code: 342003, District: JODHPUR, State:
RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
201501054005017

हस्ताक्षर उप पंजीयक
JODHPUR-IV

Lease/Sale deed, allotment by local bodies, presented within 2 months (Male)

Fees Receipt Endorsement

रसीद नं.	201502054004634
दिनांक	16-07-2015
पंजीयन शुल्क ₹	57520
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	287600
कमी सरचार्ज शुल्क ₹	28760
कुल योग	374180

201501054005017

उप पंजीयक, JODHPUR-IV

Lease/Sale deed, allotment by local bodies, presented within 2 months (Male)

Presentation Endorsement

आज दिनांक 16 मार्च 2018 को 11:04 AM को
श्री/श्रीमती/श्रीमती MRS ARIHANT SUPER STRUCTURES LTD AYUSHI
TOWER 1ST FLOOR PAL ROAD THROUGH REPRESENTATIVE
PEEYUSH DOSI द्वारा प्रस्तुत किया गया।
उप 46 वें, बाली OSWAL, वास्तविक Business
निवासी House No. E-91, Colony: SHASTRI NAGAR, Area: JODHPUR,
City: JODHPUR, Pin code: 342003, District: JODHPUR, State:
RAJASTHAN

नोट: यह प्रमाणपत्र केवल जानकारी के लिए प्रस्तुत किया गया है।

201501054005017
नियंत्रण प्रमाणपत्र

Lease/Sale deed, allotment by local bodies, presented within 2 months (Mins)

Fees Receipt Endorsement



201501054005017
16-03-2018
575
0
300
0
287600
28760
374180

रजिस्ट्रार
कोषाध्यक्ष
पंजीयक
प्रतिनिधि
पुर्वाधिकार
पंजीयक
पंजीयक
पंजीयक
पंजीयक
पंजीयक

201501054005017

Lease/Sale deed, allotment by local bodies, presented within 2 months (Mins)



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री M/S ARIHANT SUPER STRUCTURES LTD AYUSHI TOWER 1ST FLOOR PAL ROAD THROUGH REPRESENTATIVE PEEYUSH DOSI, पुत्र/पुत्री/पत्नि श्री DWARKADAS JI, व्यवसाय Business House No.:E-91, Colony: SHASTRI NAGAR, Area: JODHPUR, City: JODHPUR, Pin code: 342003, District: JODHPUR, State: RAJASTHAN			Executant Age : 45 Signature :
2	श्री/श्रीमती/सुश्री JDA JODHPUR, पुत्र/पुत्री/पत्नि श्री AYUKT, व्यवसाय Jodhpur Development Authority			Claimant Age : 0 Signature :

ने लेख्यपत्र Lease/Sale deed, allotment by local bodies, presented within 2 months (Male) को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 5751900/- पूर्व में / मेरे समक्ष / मैं से रु 5751900/- पूर्व में ----- ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री SAMPAT, पुत्र/पुत्री/पत्नि श्री LALITCHAND JI Age: 55 Add: House No.:C-57, Colony: VEER DURGADAS NAGAR, Area: PALI, City: PALI, Pin code: 306401, District: PALI, State: RAJASTHAN			Signature
2	Name: श्री/श्रीमती/सुश्री SHAKIL KHAN ADV., पुत्र/पुत्री/पत्नि श्री MOHD KHAN JI Age: 35 Add: House No.:0, Colony: R/227/08, Area: RHC, City: JODHPUR, Pin code: 342001, District: JODHPUR, State: RAJASTHAN			Signature

201501054005017

उप पंजीयक, JODHPUR-IV

Lease/Sale deed, allotment by local bodies, presented within 2 months (Male)

उप पंजीयक (चतुर्थ)
जोधपुर

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JODHPUR-IV

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 16-07-2015 11:48 AM

Fee Receipt No	: 201502054004634	Receipt Date	: 16/07/2015
Name	: M/S ARIHANT SUPER STRUCTURES LTD AYUSHI TOWER 1ST FLOOR PAL ROAD THROUGH REPRESENTATIVE PEEYUSH DOSI,	Document S. No.	: 201501054005017
Address	: E-91 ,SHASTRI NAGAR ,JODHPUR ,JODHPUR		
Document Type	: Lease granted for a fine or premium or money advanced or development charges or security charges advanced in addition to the rent		
Face Value	: ₹ 5751900	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 57520	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 300	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 28760	Stamp Duty	: ₹ 287600
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 374180
		Total Amount	: ₹ 374180

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JODHPUR-IV

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 16-07-2015 11:48 AM

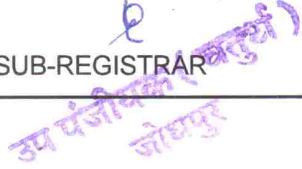
Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1116321507170 ₹ 7520 # e-Registration Receipt RJ1116321507169 ₹ 50300 # eStamp IN-RJ03253158507480N ₹ 316360

Signature of presenter or applicant for
copy or Search certificate


Cashier

Signature of recipient
and date of return receipt


SUB-REGISTRAR


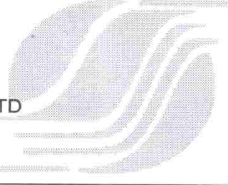




Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID R1501054005017 Receipt Date 16-JUL-2015 11:38
S R Location JODHPUR-IV
Receipt No RJ1116321507170
Name Of Seller JDA JODHPUR
Name Of Buyer ARIHANT SUPER STRUCTURES LTD
Type of Document Lease Deed
ACC Reference SHCIL/SHCIL RAJASTHAN/PAOTA



Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 7520	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 7520	Service Charges	₹ 10
Grand Total	₹ 7530		
(Rupees Seven Thousand Five Hundred Thirty Only)			



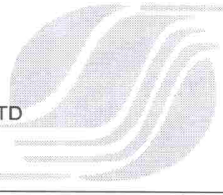
Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID R1501054005017 Receipt Date 16-JUL-2015 11:38
S R Location JODHPUR-IV
Receipt No RJ1116321507169
Name Of Seller JDA JODHPUR
Name Of Buyer ARIHANT SUPER STRUCTURES LTD
Type of Document Lease Deed
ACC Reference SHCIL/SHCIL RAJASTHAN/PAOTA



Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 50000	CSI	₹ 300
Copy of Fees	₹ 0	Record Inspection Fees	₹ 0
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 50300	Service Charges	₹ 40
Grand Total	₹ 50340		
(Rupees Fifty Thousand Three Hundred Forty 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.

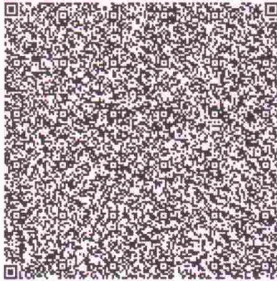


सत्यमेव जयते

INDIA NON JUDICIAL Government of Rajasthan

e-Stamp

Certificate No.	: IN-RJ03253158507480N
Certificate Issued Date	: 16-Jul-2015 11:33 AM
Account Reference	: SHCIL (FI)/ rjshcil01/ PAOTA/ RJ-JU
Unique Doc. Reference	: SUBIN-RJRJSHCIL0103732150714065N
Purchased by	: MS ARIHANT SUPERSTRUCTURES LTD
Description of Document	: Article 33(c)(ii) Lease Deed for Local Bodies (Patta)
Property Description	: SITE PLAN AT KH NO 667 AND OTHERS CHOKHA JODHPUR
Consideration Price (Rs.)	: 57,51,900 (Fifty Seven Lakh Fifty One Thousand Nine Hundred only)
First Party	: J D A JODHPUR
Second Party	: MS ARIHANT SUPERSTRUCTURES LTD
Stamp Duty Paid By	: MS ARIHANT SUPERSTRUCTURES LTD
Stamp Duty Amount(Rs.)	: 3,16,360 (Three Lakh Sixteen Thousand Three Hundred And Sixty only)



ORIGINAL ORIGINAL ORIGINAL
ORIGINAL ORIGINAL ORIGINAL
ORIGINAL ORIGINAL ORIGINAL

उप पंजीयक (चतुर्थ)
जोधपुर

Please write or type below this line



WN 0001629951

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.



Warning

"The contents of this certificate can be verified and authenticated world-wide by any members of the public at www.shcilestamp.com or at any Authorised collection center address displayed at www.shcilestamp.com free of cost."

"Any alteration to this certificate renders it invalid. Use of an altered certificate without all the security features could constitute a criminal offence"

"This document contains security features like coloured background with Lacey Geometric Flexible patterns and Subtle Logo images, Complex ornamental design borders, Anti - copy text, the appearance of micro printing, artificial watermarks and other Overt and Covert features."



**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JODHPUR-I**

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 15-12-2016 10:44 AM

Fee Receipt No	: 201602051010743	Receipt Date	: 15/12/2016
Name	: G K CHANDA ADV, ARIHANT SUPERSTRUCTURE	Document S. No.	: 201601051010861
Address	: JODHPUR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2016 To Year 2016		Total Amount	: ₹ 50

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 14299431 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

उप पंजीयक (प्रथम)
जोधपुर

Annexure-B

G.K. CHANDA

ADVOCATE

OFFICE

15-16, TOP FLOOR "AMARDEEP"
JODHPUR. (RAJ.)
0291-2435525, FAX-0291-2440489,
MOBILE- 98290-24433
gkchandaadv@rediffmail.com

RESIDENCE

KAMLA NEHRU NAGAR,
JODHPUR. (RAJ.)
0291-2751091

15/12/2016
Date 15/12/16

Report of Investigation of Title in respect of immovable property

1-	a. Name of the branch/ business unit/office seeking opinion	SBI RBO
	b. Reference no. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	By hand
	c. Name of the borrower.	M/s Arihant Superstructure Limited
2-	a. Name of the unit/concern/company/person offering the property /(ies) as security.	M/s Arihant Superstructure Limited
	b. constitution of the unit/concern/ person/body authority offering the property for creation of charge	Limited Company
	c. State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc)	Borrower
3-	Complete or full description of the immovable property/ (ies) offered as security including the following details.	Converted land in affordable housing policy scheme at Khasra no. 667.668,670,671,673 to 677 Village chokha Jodhpur.
	a. Survey no.	Not applicable
	b. Door /House no. (in case of house property)	99599.74 sq meter
	c. Extent/ area including plinth/ built up area in case of house property.	Converted land in affordable housing policy scheme at Khasra no. 667.668,670,671,673 to 677 Village chokha Jodhpur.
	d. Locations like name of the place, village, city registration sub district etc. Boundaries	North- South – as per site plan attached with lease deed East - West-
4-	a particulars of the documents scrutinized serially and chronologically a. Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note- Only originals or certified extracts from the registering/ land/ revenue/ other authorities be examined.	

S. no	Date	Name/ Nature of the document	Original/ certified copy / certified extract/ photocopy	In case of copies whether the originals was scrutinized by the advocate
1	16-7-2015	Lease deed JDA Jodhpur in favour of M/s Arihant Superstructure Limited registered on 16-7-15 with site plan	original	original scrutinized
2	13-12-2016	construction permission by JDA Jodhpur to M/s Arihant Superstructure Ltd regarding construction of multi story flats in group housing scheme	original	original scrutinized
5-	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor (please also enclose all such certified and relevant fee receipts along with the TIR)			No
6-	a. whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system.			No
	b. If such online / computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.			Not applicable
	c. whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made			No
7-	a. property offered as security falls within the jurisdiction of which sub-registrar office.			Sub-registrar fourth Jodhpur
	b. whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar / district registrar/ registrar general if so, please name all such officers.			Yes, all four sub-registrars, Jodhpur.
	c. Whether search has been made at all the offices named at (b) above ?			No
	d. Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question.			No
8-	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question			That the captioned property allotted to M/s Arihant

	other clog on title is involved search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs 1.00 Crore and above, search of title/ encumbrances for a period of not less than 30 years in mandatory (separate sheets may be used)	affordable housing policy scheme 2009 and lease deed was executed by JDA Jodhpur in favour of M/s Arihant Superstructure Ltd on dated 15-7-15 which was registered on 16-7-15. Construction permission was also granted by JDA Jodhpur under group housing scheme to M/s Arihant Superstructure Ltd on 13-12-2016.
9-	Nature of title of the intended mortgagor over the property (whether full ownership rights, leasehold rights occupancy/ possessory rights or inam holder or Govt. Grantee/ Allottee etc.)	Lease hold property
10-	If leasehold, whether - lease deed is duly stamped and registered - lessee is permitted to mortgage the leasehold rights - duration of the lease/ unexpired period of lease - If a sub lease check the lease deed in favour of the lessee as to whether lease deed permits sub leasing and mortgage by sub-lessee also. - Whether the leasehold rights permits for the creation of any superstructure (if applicable) - Right to get renewal of the leasehold rights and nature thereof.	Yes Yes 99 years 15-7-15
11	If Govt., grant/ allotment/ lease cum/sale agreement/ whether Grant / agreement etc provides for alienable rights to the mortgagor with or without conditions.	Not applicable
	The mortgagor is competent to create charge on such property.	Not applicable
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	No
12-	If occupancy right, whether	
	a. such right is heritable and transferable	Not applicable
	b. mortgage can be created.	Not applicable
13-	Nature of minor's interest if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14-	If the property has been transferred by way of Gift/ settlement deed whether	
	a. The gift/ settlement deed is duly stamped and registered	Not applicable
	b. The gift/ settlement deed is duly stamped and registered	

	c. The gift/ settlement deed transfers the property to donee.	Not applicable
	d. whether the donee has accepted the gift by signing the gift/ settlement deed or by a separated writing or by implication or by actions.	Not applicable
	e. whether there is any restriction on the donor is executing the gift/ settlement deed in question.	Not applicable
	f. whether the donee is in possession of the gifted property.	Not applicable
	g. whether any life interest is reserved for the donor or any other person and whether there is a need for any other person to join the creation of mortgage.	Not applicable
	h. any other aspect affecting the validity of the title passed through the gift/ settlement/ deed	Not applicable
15-	a. in case of partition / family settlement deeds, whether the original deed is available for deposit if not the modality/ procedure to be followed to create a valid and enforceable mortgage. b. whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share. c. Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon. d. in respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with. e. whether any of the documents in question are executed in counterparts or in more than one set if so additional precautions to be taken for avoiding multiple mortgages ?	Not applicable
16-	Whether the title documents include any testamentary documents / wills ?	
	a. in case of wills, whether the will is registered will or un registered will ?	Not applicable
	b. whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not applicable
	c. whether the property is mutated on the basis of will	Not applicable
	d. whether the original will is available ?	Not applicable
	e. whether the original death certificate of the testator is available ?	Not applicable
	f. what are the circumstances and/ or documents to establish the will in question is the last and final will of the testator? (comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness / validity of the will, all parties have acted upon the will, etc which are relevant to rely on the will availability of mother/ original title deeds are to be explained)	Not applicable
17-	a. whether the property is subject to any wakf rights?	Not applicable
	b. whether the property belongs to church / temple or any religious / other institutions having any restriction in creation of charges on such properties ?	Not applicable
	c. precautions/ permissions, if any in respect of the above	Not applicable

18-	a. where the property is a HUF/joint family property mortgage is created for family benefit / legal necessity whether the major coparceners have no objections /join in execution minor's share if any, right to female members etc.	Not applicable
	b. please also comment on any other aspect which may adversely affect the validity of security in such cases ?	Not applicable
19-	a. Whether the property belongs to any trust or is subject to the rights of any trust ?	Not applicable
	b. whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	Not applicable
	c. if so additional precautions / permissions to be obtained for creation of valid mortgage?	Not applicable
	d. requirements if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	Not applicable
20-	a. if the property is agricultural land, whether the local laws permit mortgage of agricultural land and whether there are any restrictions for creation / enforcement of mortgage.	Not applicable
	b. in case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	c. in the case of conversion of agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Not applicable
21-	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz, agricultural laws, weaker sections, minorities, land laws, SEZ regulations, costal zone regulations, environmental clearance, etc.)	Not applicable
22-	a. Whether the property is subject to any pending or proposed land acquisition proceedings ?	No
	b. whether any search/ enquiry is made with the land acquisition office and the outcome of such search/ enquiry	No
23-	a. whether the property is involved in or subject matter of any litigation which is pending or conducted ?	No
	b. if so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	No
	c. whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case please comment on such seal/ making.	No
24-	a. in case of partnership firm whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b. property belonging to partners, whether thrown on hotchpol ? whether formalities for the same have been completed as per applicable laws ?	Not applicable
	c. whether the person (s) creating mortgage has/ have	Not applicable

	the borrowing powers, board resolution, authorization to create mortgage/ execution of documents registration of any prior charges with the company registrar (ROC) articles of association / provision for common seal etc.	property was allotted to M/s Arihant Superstructure Ltd under affordable housing policy scheme.
26-	In case of societies, association the required authority/ power to borrower and whether the mortgage can be created, and the requisite resolutions by laws.	Not applicable
27-	a. whether any POA is involved in the chain of title ?	Not applicable
	b. whether the POA involved in one coupled with interest i.e. a development agreement cum power of attorney , if so please clarify whether the same is a registered document and hence it has created an interest in favour of the builder / developer and as such is irrevocable as per law.	Not applicable
	c. In case the title document is executed by the POA holder please clarify whether the POA involved is (I) one executed by the builders viz, companies/ firms/ individual or proprietary concerns in favour of their partners/ employees/ authorized representation to sign flat allotment letters NOCs agreement of sale, sale deeds etc in favour of buyers of flats/ units (builder's POA) of (ii) other type of POA (common POA)	Not applicable
	d. in case of builder's POA whether the certified copy of POA is available and the same has been verified/ compared with the original POA.	Not applicable
	e. in case of common POA (i.e. POA other than builder's POA) please clarify the following clauses in respect of POA.	Not applicable
	i. whether the original POA is verified and the title investigation is done on the basis of original POA.	Not applicable
	ii whether the POA is a registered one ?	Not applicable
	iii whether the POA is a special or general one.	Not applicable
	iv whether the POA contains a specific authority for execution of title document in question?	Not applicable
	F. whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (please clarify whether the same has been ascertained from the office of sub-registrar also ?)	Not applicable
	g. please comment on the genuineness of POA ?	Not applicable
	h. The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
28-	Whether mortgage is being created by a POA holder, check genuineness of the power of attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the law of the place, where it is executed.	No
29-	If the property is a flat/ apartment or residential /commercial compels, check and comment on the following- a. promoter land/ owner title to the land/ building b. development agreement / power of attorney c. extent of authority of the developer / builder	Not applicable

	e. Agreement for sale (duly registered) f. Payment of proper stamp duty g. Requirement of registration of sale agreement development agreement POA etc. h. Approval of building plan, permission of appropriate /local authority etc. i. Conveyance in favour of Society/ condominium concerned. j. Occupancy certificate/ allotment letter/ letter of possession. k. Membership details in the society etc l. Share certificates m. No objection letter from the society n. All legal requirement under the local /municipal laws regarding ownership of flats/ apartments/ building regulations, development control regulations co operative societies laws etc. o. Requirements for noting the bank charges on the records of the housing society if any p. If the property is a vacant land and construction is yet to be made, approval of lay out and other precautions if any q. Whether the numbering pattern of the units / flats tally in all documents such as approved plan agreement plan etc	
30-	Encumbrances, attachments, and/ or claims whether of govt. central or state or other local authorities or third party claims, liens, etc and details thereof.	Not applicable
31-	The period covered under the encumbrances certificate and the name of the person in whose favour the encumbrances is created and if so, satisfaction of charge if any	Not applicable
32	Details regarding property tax or land revenue or other statutory dues paid/ payable as on date and if not paid, what remedy ?	Not applicable
33	a. urban land ceiling clearance, whether required and if so details thereon. b. whether no objection certificate under the income tax act pertaining to the property in question.	Not applicable
34	Details of RTC extract/ mutation extracts/ katha extracts pertaining to the property in question.	Not applicable
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	Not applicable
36	(a) Whether the property offered as security is clearly demarcated? (b) Whether the demarcation/ partition of the property is legally valid? (c) Whether the property has clear access as per documents?	Yes Yes Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Property can be identified from electricity and water

	(b) Document in relation to water connection. (c) Document in relation to sales tax registration if any applicable. (d) Other utility bills if any	
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/comment on the same.	Boundaries are matched with site plan attached with Patta.
39	If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (if any the valuation report and/ or approved plan are not available at the time of preparation of TIR please provide these comments subsequently on making the same available to the advocate) special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
40	Any bar / restriction for creation of mortgage under any local or special enactments details of proper registration of documents payment of proper stamp duty etc.	No
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Yes
42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	Not applicable
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Not applicable
46	The specific persons who are required to create mortgage /to deposit documents creating mortgage.	M/s Arihant Superstructure Limited



(G.K. Chanda)

Annexure – C:**CERTIFICATE OF TITLE**

- 1- I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of ***Registered/ Equitable mortgage** /English Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:
- 2- I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
- 3- I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- 4- Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- 5- There are no prior Mortgage/ Charges/ encumbrances whatsoever as could be seen from the Encumbrance Certificate for the period from 2016 to 2016 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances
- 6- In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
- 7- Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable).
- 8- The Mortgage if created will be available to the Bank for the Liability of the

- 9- I certify that M/s Arihant Superstructure Limited has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable
- 10- In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage-
- 1- Original registered Lease deed JDA Jodhpur in favour of M/s Arihant Superstructure Limited registered on 16-7-15 with site plan
 - 2- Original construction permission by JDA Jodhpur in favour of M/s Arihant Superstructure Limited dt 13-12-2016
 - 3- Original sale permission by JDA Jodhpur in favour of M/s Arihant Superstructure Limited.
 - 4- Certified copy of resolution by M/s Arihant Superstructure Limited regarding sale of lease hold property.

Note- An affidavit from M/s Arihant Superstructure Ltd regarding none finance of project from any other bank should be obtained.

There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTY

Converted land in affordable housing policy scheme at Khasra no. 667.668,670,671,673 to 677 Village chokha Jodhpur.


(G.K. Chanda)
Advocate