

14/09/2017

To

Rajasthan Real Estate Authority

Jaipur, Rajasthan

Land Title Search Report/ Scrutiny Report of land situated at Plot No. 10, Vaishali Nagar, Village Pal, Gangana Road, Jodhpur, site for proposed project applying for registration to addressed authorities.

Dear Sir/Madam

The Title Search report of the above described land parcel is as hereunder:

SCHEDULE I: DESCRIPTION OF PROPERTY

S.No.	Khasra no.	Location	Area	Boundaries	Particulars of title document of present landholder
1.	112/3 and 113	Plot no. 10, Vaishali Nagar, Village Pal, Gangana Road Jodhpur Rajasthan	1333.33 sq. yard	N: Road to Ganagana S: Rest of land of the same khasra E: agricultural land W: 40 ft road	Sale deed registered by Sub- Registrar (I) Jodhpur dated 25.03.2004, in Book no.1, Jild no. 69, Pg. no. 40, S.No.2004002740

balia house, 737-b/2, 'c' road, sardarpura,
behind oswal community centre, jodhpur – 342003 (raj.)
tel. : 91 291 2622261, 91 291 2432749
email : chambers@legalsphere.in

For M/S DSC DEVELOPER

J. Khanchelwal
Proprietor/Manager

SCHEDULE II: DESCRIPTION OF THE DOCUMENTS PERUSED

S.No.	Date of document	Description of document	Whether Original or Copy
1.	25.03.2004	Sale deed duly registered by Sub Registrar (I) Jodhpur in Book no.1, Jild no. 69, Pg. no. 40, S.No.2004002740, in favour of Mrs. Shalini Khandelwal.	Copy as verified against the original deed.
2.	28.04.2004	Mutation of Khasra no.112/3 admeasuring 0.13.15	Copy
3.	25.06.2004	Patta issued by U.I.T. under section 90(B) of Rajasthan Land Revenue Act, 1956 for Khasra No. 112& 113 of area admeasuring 1333.33 sq yards.	Copy as verified against the original deed.
4.	01.20.2003	Jamabandi (for year 2057 to 2060 of Vikram Samvat) of : • Khasra no. 112/3 admeasuring 5.06, khatedari 161(new) & 416(old); • Khasra no. 113 admeasuring 28.04, Khatedari 158(new) & 109(old)	Copy
5.	20.03.2015	Correction Deed for changing existing Khasra no. 112 and 113 with new Khasra No. 112/3 and 113 in the Patta issued on 25.06.2004	Copy as verified against the original deed.

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For M/S DSS DEVELOPER

S. Khandelwal is
Proprietor / Manager

SCHEDULE III: POSITION OF TITLE (FOR LAST 13 YEARS)

The property in question i.e. Plot no. 10, Vaishali Nagar village Pal Gangana Road, Jodhpur admeasuring 1333.33 sq. yards bearing Khasra no. 112/3 and 113 as mentioned hereinabove is converted for Residential Purposes. The said property was originally in nature of agricultural land, and Khatedari rights recorded in favour of Mrs. Shalini Khandelwal w/o Rajeev Khandelwal, R/o 135 Subhash Nagar, Pal Road, Jodhpur, through the registered Sale deed dated 25.03.2004. The ownership of the said property vests with Mrs. Shalini Khandelwal from date of last conveyance till date. The usage of the said property was converted on 29.05.2004 from agricultural land to residential land by U.I.T. under Section 90 B of the Rajasthan Land Revenue Act, 1956. Since conversion the land has been used by the owner for the converted purposes only. Thus Mrs. Shalini Khandelwal is the true marketable title holder of the said property and since 2003 complete and exclusive proprietary rights with respect to title and use of property vests with Mrs. Shalini Khandelwal w/o Rajeev Khandelwal.

SCHEDULE IV: ENCUMBRANCES

On basis of the documents provided and the sale deed executed mentioned herein above, the property in question has not been found subjected to any encumbrances or legal claims.

SCHEDULE V: POSITION OF POSSESSION

As per the averments contained in the documents of title perused, the possession clearly and exclusively vests with the owner of the property i.e. Mrs Shalini Khandelwal w/o Mr. Rajeev Khandelwal since

For M/S DSS DEVELOPER

S. Khandelwal
Proprietor / Manager

CERTIFICATE:

I have examined the documents and records of the above referred property as provided to us and after due considerations certify:-

That, I have examined the records of the office of Sub Registrar I and II for the past 13 years and found that the property is free from all sorts of encumbrances.

1. That the property stands in the name of Mrs. Shalini Khadelwal w/o Mr. Rajeev Khandelwal in the revenue records.
2. That as per Jamabandi, for the year (2057 to 2060 of Vikram Samvat) in the revenue record of Jodhpur, I certify that Mrs. Shalini Khadelwal w/o Mr. Rajeev Khandelwal is the owner in possession from 25.03.2004 of the land as mentioned in the search report. She continues as owner in possession of the land i.e. described in the Schedule I. The chain of title is complete for the past 13 years in all respects.
3. That as per the Patta dated 25.06.2004 read with Correction Deed dated 20.03.2015, property situated in Khasra No.112/3 and 113 belongs to Mrs. Shalini Khandelwal.
4. That Mrs. Shalini Khandelwal w/o Mr. Rajeev Khandelwal, Resident of 135 Subhash Nagar, Pal Road, Jodhpur, has free and marketable title to the property mentioned herein above as Schedule I.
5. That as per the documents provided there is no impediment for creating the mortgage.
6. That as per the documents provided to us, property as herein above mentioned in Schedule I is not subject to any pending litigation in any court of law.
7. That the title deed is favouring the present owner as detailed in the Schedule II, it is clear and marketable and fit for using for residential purposes or related purposes as mentioned in the conversion certificate under section 90B of Rajasthan Land Revenue Act 1956.
8. That as per the documents provided to us, the property has not been acquired under any land acquisition Act, and there appears to be no notification giving the intention of the acquisition of the said property has been received.

For M/S DSS DEVELOPER

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behind oswal community centre, jodhpur – 342003 (raj.)
tel. : 91 291 2622261, 91 291 2432749
email : chambers@legalsphere.in

S. Khandelwal
Proprietor / Manager

**legalsphere
advocates**

It is, certified that Mrs. Shalini Khandelwal w/o Shri Rajeev Khandelwal Resident of 135 Subhash Nagar, Pal Road, Jodhpur, is the owner of the property mentioned below having valid and marketable title in the property.

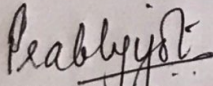
DETAILS OF THE PROPERTY:

That the applicant is absolute owner in possession of the Plot no. 10, Vaishali Nagar, Village Pal, Gangana Road, Jodhpur, admeasuring 1333.33 sq. yards, bearing Khasra no. 112/3 and 113.

Copy of Receipt for General inspection or Search dated 13.09.2017 w.r.t. Khasra no.112/3, village Pal, Jodhpur.

Enclosed herewith.

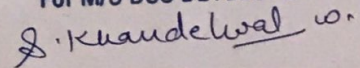
for legalsphere



Prabhjyot Sandhu

(Advocate)

For M/S DSS DEVELOPER



Proprietor / Manager

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

Fee Receipt

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

Print Date : 13-09-2017 4:41 PM

Fee Receipt No	: 201702051010042	Receipt Date	: 13/09/2017
Name	: V D VAISHNAV ADV., SHALINI KHANDELWAL	Document S. No.	: 201701051010498
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	: ₹ 550
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 550
From Year 2007 To Year 2017		Total Amount	: ₹ 550

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 0018684163 ₹ 550

Signature of presenter or applicant for
copy or Search certificate

Cashier



Signature of recipient
and date of return receipt

उप पंजीयक (प्रथम)
SUB-REGISTRAR
जोधपुर

APPENDIX III FORM No. 13
(Rule 130)

परिशिष्ट 3 फार्म संख्या 13, नियम 130
Application for General Inspection or Search

Office of Sub-Registrar I & Registrar of Jodhpur
सामान्य परीक्षण या तलाश का प्रार्थना-पत्र को पंजीयक का कार्यालय

1. Date of application
प्रार्थना-पत्र का दिनांक 13/09/2017
2. Name of applicant with his address
प्रार्थी का नाम और पता: V. D. Vaishnav Advocate
3. Whether applicant desires the result of search a certificate of encumbrances to be sent by post or whether he will attend in person or will receive it through another person nominate by him in that behalf.
प्रार्थी तलाश का परिणाम या भार का प्रमाण पत्र डाक द्वारा प्राप्त करना चाहता है या वह स्वयं उपस्थित होगा या इस सम्बन्ध में अपने द्वारा मनोनीत व्यक्ति द्वारा प्राप्त करेगा।
4. Number of case with name of court and names of Parties to the case to be filled where necessary मुकदमों की संख्या और अदालत का नाम एवं मुकदमों के पक्षकारों के नाम आवश्यकतानुसार भरने चाहिये।
5. Year or years in the book of which inspection or search is to be made
किस वर्ष या किन वर्षों के पुस्तक का निरीक्षण या तलाश करना है। 2007 to 2017
6. Information showing title of the applicant to inspect or have a search made in case of documents is entered book No. III or IV
पुस्तक संख्या 3 और 4 के लेख्य पत्र की अवस्था में प्रार्थी निरीक्षण करने अथवा तलाश करने का अधिकारी है यह प्रकट करने के लिए सूचना

7. Description of property or properties सम्पत्ति या सम्पत्तियों का विवरण	Name of present owner or Joint owner वर्तमान स्वामी या संयुक्त स्वामी का नाम	Remarks टिप्पणी
<u>Khasra No. 112/3</u>	<u>Shalini Khandewal</u>	
<u>Situated at Village</u>	<u>Rd 135, Subhash Nagar,</u>	
<u>Pal, Jodhpur</u>	<u>Pal Road, Jodhpur</u>	

Certified the above information is correct to the best of my knowledge
मैं प्रमाणित करता हूँ कि उपरोक्त सूचना मेरे ज्ञानानुसार सत्य है।

Signature of applicant प्रार्थी के हस्ताक्षर

NB-A separate fee is Payable in respect of each property unless the document have been executed by one and the same person or in favour of one and the same person in the latter case the name of such person and his relation to the document should be stated.

कि लेख्य पत्र एक एवं उस ही व्यक्ति द्वारा निष्पादित न हुए हो या एक और उस ही व्यक्ति के पक्ष में न हो अन्तिम अवस्था में ऐसे व्यक्ति का नाम और लेख्य पत्र से उसका सम्बन्ध लिखना आवश्यक है।

For M/S DSS DEVELOPER

S. Khandewal

Proprietor / Manager

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APPENDIX III FORM No. 13
(Rule 130)

परिशिष्ट 3 फार्म संख्या 13, नियम 130
Application for General Inspection or Search

Office of Sub-Registrar II Registrar of Jodhpur

सामान्य परीक्षण या तलाश का प्रार्थना-पत्र को पंजीयक का कार्यालय

1. Date of application
प्रार्थना-पत्र का दिनांक 13/09/2017
2. Name of applicant with his address
प्रार्थी का नाम और पता: V.D. Vaishnav Advocate
3. Whether applicant desires the result of search a certificate of encumbrances to be sent by post or whether he will attend in person or will receive it through another person nominate by him in that behalf.
प्रार्थी तलाश का परिणाम या भार का प्रमाण पत्र डाक द्वारा प्राप्त करना चाहता है या वह स्वयं उपस्थित होगा या इस सम्बन्ध में अपने द्वारा मनोनीत व्यक्ति द्वारा प्राप्त करेगा।
4. Number of case with name of court and names of Parties to the case to be filled where necessary
मुकदमों की संख्या और अदालत का नाम एवं मुकदमों के पक्षकारों के नाम आवश्यकतानुसार भरने चाहिये।
5. Year or years in the book of which inspection or search is to be made
किस वर्ष या किन वर्षों के पुस्तक का निरीक्षण या तलाश करना है। 2005 to 2006
6. Information showing title of the applicant to inspect or have a search made in case of documents is entered book No. III or IV
पुस्तक संख्या 3 और 4 के लेख्य पत्र की अवस्था में प्रार्थी निरीक्षण करने अथवा तलाश करने का अधिकारी है यह प्रकट करने के लिए सूचना

7. Description of property or properties सम्पत्ति या सम्पत्तियों का विवरण	Name of present owner or Joint owner वर्तमान स्वामी या संयुक्त स्वामी का नाम	Remarks टिप्पणी
<u>Khasra No. 112/3</u>	<u>Sh. Jai Khandwal</u>	
<u>Situated at Village</u>	<u>R/o 135, Subhash Nagar</u>	
<u>Pal, Jodhpur</u>	<u>Pal road, Jodhpur</u>	

Certified the above information is correct to the best of my knowledge

मैं प्रमाणित करता हूँ कि उपरोक्त सूचना मेरे ज्ञानानुसार सत्य है।

Signature of applicant 13/9/17 प्रार्थी के हस्ताक्षर

NB-A separate fee is Payable in respect of each property unless the document have been executed by one and the same person or in favour of one and the same person in the latter case the name of such person and his relation to the document should be stated.

कि लेख्य पत्र एक एवं उस ही व्यक्ति द्वारा निष्पादित न हुए हो या एक और उस ही व्यक्ति के पक्ष में न हो अन्तिम अवस्था में ऐसे व्यक्ति का नाम और लेख्य पत्र से उसका सम्बन्ध लिखना आवश्यक है।

For M/S DSS DEVELOPER

S. Khandwal
Proprietor / Manager

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

Fee Receipt

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

Print Date : 13-09-2017 4:18 PM

Fee Receipt No	: 201702052015678	Receipt Date	: 13/09/2017
Name	: ADV. V D VAISHNAV, SHALINI	Document S. No.	: 201701052016001
Address	: 0		
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	: ₹ 100
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 100
From Year 2005 To Year 2006		Total Amount	: ₹ 100

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 18683468 ₹ 100

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

उप पंजीयक (द्वितीय)
जोधपुर

APPENDIX III FORM No. 13
(Rule 130)

परिशिष्ट 3 फार्म संख्या 13, नियम 130
Application for General Inspection or Search

Office of Sub-Registrar II Registrar of Jodhpur
सामान्य परीक्षण या तलाश का प्रार्थना-पत्र को पंजीयक का कार्यालय

1. Date of application
प्रार्थना-पत्र का दिनांक 13/09/2017
2. Name of applicant with his address
प्रार्थी का नाम और पता: V.D. Vaislman Advocate
3. Whether applicant desires the result of search a certificate of encumbrances to be sent by post or whether he will attend in person or will receive it through another person nominate by him in that behalf.
प्रार्थी तलाश का परिणाम या भार का प्रमाण पत्र डाक द्वारा प्राप्त करना चाहता है या वह स्वयं उपस्थित होगा या इस सम्बन्ध में अपने द्वारा मनोनीत व्यक्ति द्वारा प्राप्त करेगा।
4. Number of case with name of court and names of Parties to the case to be filled where necessary
मुकद्दमों की संख्या और अदालत का नाम एवं मुकद्दमों के पक्षकारों के नाम आवश्यकतानुसार भरने चाहिये।
5. Year or years in the book of which inspection or search is to be made
किस वर्ष या किन वर्षों के पुस्तक का निरीक्षण या तलाश करना है। 2005 to 2006
6. Information showing title of the applicant to inspect or have a search made in case of documents is entered in book No. III or IV
पुस्तक संख्या 3 और 4 के लेख्य पत्र की अवस्था में प्रार्थी निरीक्षण करने अथवा तलाश करने का अधिकारी है यह प्रकट करने के लिए सूचना

7. Description of property or properties सम्पत्ति या सम्पत्तियों का विवरण	Name of present owner or Joint owner वर्तमान स्वामी या संयुक्त स्वामी का नाम	Remarks टिप्पणी
<u>Khasra No. 112/3</u>	<u>Sh. Sh. Khanchwal</u>	
<u>Situated at Village</u>	<u>R/o 135, Subhash Nagar</u>	
<u>Pal, Jodhpur</u>	<u>Pal road, Jodhpur</u>	

Certified the above information is correct to the best of my knowledge

मैं प्रमाणित करता हूँ कि उपरोक्त सूचना मेरे ज्ञानानुसार सत्य है।

Signature of applicant 13/9/17
प्रार्थी के हस्ताक्षर

NB-A separate fee is Payable in respect of each property unless the document have been executed by one and the same person or in favour of one and the same person in the latter case the name of such person and his relation to the document should be stated.

कि लेख्य पत्र एक एवं उस ही व्यक्ति द्वारा निष्पादित न हुए हो या एक और उस ही व्यक्ति के पक्ष में न हो अन्तिम अवस्था में ऐसे व्यक्ति का नाम और लेख्य पत्र से उसका सम्बन्ध लिखना आवश्यक है।

For M/S DSS DEVELOPER

S. Khanchwal
Proprietor / Manager

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e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0018683468



Payment Date: 13/09/2017

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, JODHPUR

Location: JODHPUR (CITY)

Period: 13/09/2017-To-30/09/2017

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	100.00
	Commision(-):	0.00
	Total/NetAmount:	100.00

One Hundred Rupees and Zero Paise Only

Payee Details:	
Full Name: V D Vaishnav Advocate	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jodhpur(342001)
Address:Rajasthan High Court	Remarks:Search

Payment Details:		Challan No. - 0	
Bank:	State Bank Of India	Bank CIN No:	000632602773213092017
Date:	13/09/2017 13:57:17	Refrence No:	IK00HLVMF1

Computer generated copy on : 13/09/2017

Courtesy : <https://Egras.raj.nic.in>

For M/S DSS DEVELOPER

S. Khandehwal
Proprietor / Manager

APPENDIX III FORM No. 13
(Rule 130)

परिशिष्ट 3 फार्म संख्या 13, नियम 130
Application for General Inspection or Search

Office of Sub-Registrar I Registrar of Jodhpur
सामान्य परीक्षण या तलाश का प्रार्थना-पत्र को पंजीयक का कार्यालय
13/09/2017

1. Date of application
प्रार्थना-पत्र का दिनांक
2. Name of applicant with his address
प्रार्थी का नाम और पता: V. D. Vaishnav Advocate
3. Whether applicant desires the result of search a certificate of encumbrances to be sent by post or whether he will attend in person or will receive it through another person nominate by him in that behalf.
प्रार्थी तलाश का परिणाम या भार का प्रमाण पत्र डाक द्वारा प्राप्त करना चाहता है या वह स्वयं उपस्थित होगा या इस सम्बन्ध में अपने द्वारा मनोनीत व्यक्ति द्वारा प्राप्त करेगा।
4. Number of case with name of court and names of Parties to the case to be filled where necessary मुकदमों की संख्या और अदालत का नाम एवं मुकदमों के पक्षकारों के नाम आवश्यकतानुसार भरने चाहिये।
5. Year or years in the book of which inspection or search is to be made
किस वर्ष या किन वर्षों के पुस्तक का निरीक्षण या तलाश करना है। 2007 to 2017
6. Information showing title of the applicant to inspect or have a search made in case of documents is entered in book No. III or IV
पुस्तक संख्या 3 और 4 के लेख्य पत्र की अवस्था में प्रार्थी निरीक्षण करने अथवा तलाश करने का अधिकारी है यह प्रकट करने के लिए सूचना

7. Description of property or properties सम्पत्ति या सम्पत्तियों का विवरण	Name of present owner or Joint owner वर्तमान स्वामी या संयुक्त स्वामी का नाम	Remarks टिप्पणी
<u>Khasra No. 112/3</u>	<u>Shalini Khandelwal</u>	
<u>Situated at Village</u>	<u>R/o 135, Subhash Nagar,</u>	
<u>Pal, Jodhpur</u>	<u>Pal Road, Jodhpur</u>	

Certified the above information is correct to the best of my knowledge
मैं प्रमाणित करता हूँ कि उपरोक्त सूचना मेरे ज्ञानानुसार सत्य है।

Signature of applicant / प्रार्थी के हस्ताक्षर 13/9/17

NB-A separate fee is Payable in respect of each property unless the document have been executed by one and the same person or in favour of one and the same person in the latter case the name of such person and his relation to the document should be stated.

कि लेख्य पत्र एक एवं उस ही व्यक्ति द्वारा निष्पादित न हुए हो या एक और उस ही व्यक्ति के पक्ष में न हो अन्तिम अवस्था में ऐसे व्यक्ति का नाम और लेख्य पत्र से उसका सम्बन्ध लिखना आवश्यक है।

For M/S DSS DEVELOPER
S. Khandelwal
Proprietor / Manager

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0018684163



Payment Date: 13/09/2017

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, JODHPUR

Location: JODHPUR (CITY)

Period: 13/09/2017-To-30/09/2017

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	550.00

Commission(-): 0.00

Total/NetAmount: 550.00

Five Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: V D Vaishnav Advocate	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jodhpur(342001)
Address:Rajasthan High Court	Remarks:Search

Payment Details:

Bank:	State Bank Of India	Challan No. - 0
Date:	13/09/2017 14:19:43	Bank CIN No: 000632602849713092017
		Reference No: IK00HLWBY5

Computer generated copy on : 13/09/2017

Courtesy : <https://Egras.raj.nic.in>

For M/S DSS DEVELOPER

S. Khande / wal
Proprietor / Manager