



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	201701019004533R	Receipt Date	05-JUN-2017 17:23
S R Location	JAIPUR-V		
Receipt No	RJ1705231706435		
Name Of Seller	UMRAO SINGH ADV		
Name Of Buyer	GOLDEN DUNE BUIL AND DEV THR DIR KAPIL TANEJA		
Type of Document	Search		
ACC Reference	SHCIL/SHCIL RAJASTHAN/BANI PARK		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 150
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 150	Service Charges	₹ 10
Grand Total	₹ 160		
(Rupees One 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.

UMRAO SINGH KINIYA

ADVOCATE

Rajasthan High Court, Jaipur

Resi/Office : 44, R.F.C. Colony, Vitt

Vihar, Vaishali Nagar, Jaipur-302021

Mobile: 9351383153

Ref. No.....

Dated 06.06.2017

NON- ENCUMBRANCES CERTIFICATE/ SEARCH REPORT

I have examined the photo copies title deeds of Group Housing plot no. 5 Kuber Complex, Gandhi Path Scheme, Vaishali Nagar Jaipur, Area 7185.78 sq. meter is presently owned by Golden Dunes Builders and Developers Pvt. Ltd. th. director Kapil Taneja.

I have caused necessary searches in the Sub-Registrar office-7 for the period of 2015 to 2017 and I have inspected all relevant records and all other relevant documents in respect of the aforesaid property. My search report is as follows:

That the Group Housing Plot No. 5 Kuber Complex Gandhi Path Scheme, Vaishali Nagar Jaipur, Area 7185.78 sq. meter is presently owned by *Golden Dunes Builders and Developers Pvt. Ltd. th. director Kapil Taneja* R/o. B-62, Bharat Marg, Gautam Marg, Hnuman Nagar-B, Vaishali Nagar, Jaipur. Which was auctioned by JDA for Group Housing Scheme and JDA issue lease Deed no. D-375 on 19.10.2015 in the name of Golden Dunes Builders and Developers Pvt. Ltd. th. director Kapil Taneja lease deed was regd. at SR-VII on 21.10.2015 in the book no. 1, Vol No 339, Page No. 2, Sr. No. 201503021108400 and pasted on add. book no. 1, Vol No. 1345 and Page No. 40 to 52. Earlier JDA given possession th. Letter No. F-(40)JDA/ADR&DP/15-16/D-1409 Dated 28.09.2015 to Golden Dunes Builders and Developers Pvt. Ltd. th. director Kapil Taneja.

That Golden Dunes Builders and Developers Pvt. Ltd. is incorporated at company Registrar in ID No. U45201RJ2011PTC034130 year 2010-11 and Mr. Kapil Taneja is appointed authorized signatory by board of Directors.

That Golden Dunes Builders and Developers Pvt. Ltd. th. director Kapil Taneja is having absolute lease hold rights of Group Housing Plot. No .5 Kuber Complex Gandhi Path Scheme, Vaishali Nagar, Area 7185.78 sq. meter.

That the Group Housing Plot. No .5 Kuber Complex Gandhi Path Scheme, Vaishali Nagar, Jaipur is already mortgage with AUFL for constructing the project of MELODIA where 230 units to be constructed and original documents are already deposited with AUFL for above

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mentioned construction loan for the purpose of finance in future terms & conditions are to be detailed as para 2.0 of sanction letter of AUFL dated 09/02/2016.

I hereby certify that the said property is not effected by urban land ceiling act and tenancy law act etc. Any No Objection Certificate or Permission are not necessary for the purpose of Mortgage/sale.

It is also hereby certified that above-mentioned plot is not hit by any restrictions of Urban land (Ceiling Regulation) Act 1976 and it is fit for equitable mortgage.

The receipt for the relevant searches are enclosed here with.

Photocopy of title deeds and other documents shown to me are returned herewith.

Place: Jaipur

Date: 7/6/17


(**UMRAO SINGH KINIYA**)

Advocate

RAJ. HIGH COURT

ADVOCATE

Off./Res.-44, Vitt Vihar, R.F.C.
Colony, Sirsi Road, Vaishali Nagar
JAIPUR-21, RAJASTHAN