

LEGAL SCRUTINY REPORT

Date: 23.08.2017

Sub : Legal Scrutiny Report in respect of the file of Ambey Lotus Residency
legal scrutiny report in respect of the property (described in part I hereto)
by Ambey Lotus Residency

PART I DESCRIPTION OF THE PROPERTY:

Various Flat and Shops to be built at Commercial Plots, at Ambay Nagar, Sector A, Kh. No. 325 and 325/1, Gram Kudi Bhagtasni, Jodhpur.

PART II List of Documents submitted before me/us for Scrutiny and Legal Opinion: (Specify the documents are Original or Xerox)

- 01- Photo Copy Jamabandi of Kh. No. 325 and 325/1, Village Kudi Bhagtasni, Pali Road, Jhalamand, in the name of Shri Bhik Singh S/o Shri Bulidan Singh.
- 02- Photo Copy Patta Vilekh issued by JDA Jodhpur in favour of Shri Bhik Singh S/o Shri Bulidan Singh, Patta No. 06316, on Dt. 20.06.2013, which was duly Reg. before S.R. (Third) Jodhpur, Reg. Dt. 24.06.2013, Book No. 01, Zild No. 615, Page No. 61, S.No. 2013012664.
- 03- Photo Copy Const. Permission issued by JDA Jodhpur in favour of Shri Bhik Singh S/o Shri Bulidan Singh, S. No. 255 dated 22.03.2016.
- 04- Photo Copy Sale Deed executed by Shri Bhik Singh S/o Lt. Shri Bulidan Singh in favour of Shri Jabbar Singh Khichi S/o Lt. Shree Mool Singh, Smt. Bher Kanwar W/o Shri Jabbar Singh Khichi, Shri Mahaveer Singh Khichi S/o Shri Jabbar Singh Khichi & Smt. Mithu Kanwar W/o Shree Mahaveer Singh Khichi which was duly Reg. before S.R. (Third) Jodhpur, Reg. Dt. 09.06.2017, Book No. 01, Zild No. 886, Page No 131, S.No. 201703053104090.
- 05- Photo Copy Developer Agreement with possession executed by Shri Jabbar Singh Khichi S/o Lt. Shree Mool Singh, Smt. Bher Kanwar W/o Shri Jabbar Singh Khichi, Shri Mahaveer Singh Khichi S/o Shri Jabbar Singh Khichi & Smt. Mithu Kanwar W/o Shree Mahaveer Singh Khichi in favour of M/s. Lotus Real Estate Builder & Developer through Proprietor Shri Sahab Raj Nahta S/o Shri Narsinghraj Nahta which was duly Reg. before S.R. (Third) Jodhpur, Reg. Dt. 23.06.2017, Book No. 01, Zild No. 888, Page No 43, S.No. 201703053104402.



PART III FLOW OF TITLE OF PROPERTY - (HISTORY OF TITLE)

Initially a Jamabandi of Kh. No. 325 and 325/1, Village Kudi Bhagtasni, Pali Road, Jhalamand, in the name of Shri Bhik Singh S/o Shri Bulidan Singh then Patta Vilekh issued by JDA Jodhpur in favour of Shri Bhik Singh S/o Shri Bulidan Singh, Patta No. 06316, on Dt. 20.06.2013, which was duly Reg. before S.R. (Third) Jodhpur, Reg. Dt. 24.06.2013, Book No. 01, Zild No. 615, Page No. 61, S.No. 2013012664 then Const. Permission issued by JDA Jodhpur in favour of Shri Bhik Singh S/o Shri Bulidan Singh, S. No. 255 dated 22.03.2016 then Sale Deed executed by Shri Bhik Singh S/o Lt. Shri Bulidan Singh in favour of Shri Jabbar Singh Khichi S/o Lt. Shree Mool Singh, Smt. Bher Kanwar W/o Shri Jabbar Singh Khichi, Shri Mahaveer Singh Khichi S/o Shri Jabbar Singh Khichi & Smt. Mithu Kanwar W/o Shree Mahaveer Singh Khichi which was duly Reg. before S.R. (Third) Jodhpur, Reg. Dt. 09.06.2017, Book No. 01, Zild No. 886, Page No 131, S.No. 201703053104090 then Developer Agreement with possession executed by Shri Jabbar Singh Khichi S/o Lt. Shree Mool Singh, Smt. Bher Kanwar W/o Shri Jabbar Singh Khichi, Shri Mahaveer Singh Khichi S/o Shri Jabbar Singh Khichi & Smt. Mithu Kanwar W/o Shree Mahaveer Singh Khichi in favour of M/s. Lotus Real Estate Builder & Developer through Proprietor Shri Sahab Raj Nahta S/o Shri Narsinghraj Nahta which was duly Reg. before S.R. (Third) Jodhpur, Reg. Dt. 23.06.2017, Book No. 01, Zild No. 888, Page No 43, S.No. 201703053104402.

TITLE-CERTIFICATE

This is to certify that I have examined all the relevant documents of aforesaid Various Flat and Shops to be built at Commercial Plots, at Ambay Nagar, Sector A, Kh. No. 325 and 325/1, Gram Kudi Bhagtasni, Jodhpur. which belongs to Shri Jabbar Singh Khichi, Smt. Bher Kanwar, Shri Mahaveer Singh Khichi, Smt. Mithu Kanwar of ownership of the said property is clear, free marketable and chain of title is complete. Property is marketable and mortgage-able.

Place :- Jodhpur.

