



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID	20170000000999R	Receipt Date	30-JUN-2017 13:15
S R Location	JAIPUR-III		
Receipt No	RJ1330041706037		
Name Of Seller	AJAY SHUKLA ADV		
Name Of Buyer	MS JAI DRINKS PVT LTD		
Type of Document	Search		
ACC Reference	SHCIL/SHCIL RAJASTHAN/MANSAROVAR		

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 650
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 650	Service Charges	₹ 10
Grand Total	₹ 660		
(Rupees Six 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.

.....

Off. & Res. S-121, 122, Mahaveer Nagar First,
Tonk Road, Jaipur-18
Ph.0141-2722679, 9829586085
Chamber No. 57, Rajasthan High Court, Jaipur.

AJAY SHUKLA, Advocate

June 30, 2017

To,

M/s Suncity Projects Private Limited

Dear Sir,

Re.: Title Opinion/ Search report on the property situated at Khasra No. 180, 181, 184 and 186 Gram Jhalana Dungar, Tehsil Sanganer, Jawahar Lal Nahru Marg, Jaipur. (Hereinafter referred as the said property)

Project Name: **"Jewels of India"**

I, on the basis of the photocopies of the title documents forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under:-

1. (a) Name of the Owner/Title Holder:

M/s. Jai Drinks Pvt. Ltd. having its registered office at Jawahar Lal Nehru Marg, Jaipur acting through its Managing Director Mr. Anurag Jaipuriya authorized vide board resolution dated 23.12.2013.

.....



2. **Title documents seen by me (Photocopy):**

- i) Copy of Registered lease deed dated 01.07.2008 issued by the Jaipur Development Authority with respect to the said property in favour of M/s. Jai Drinks Pvt. Ltd.
- ii) Copy of Order dated D-2613 dated 31.10.2014 by which JDA approved building plans of the residential building to be constructed on the said land.
- iii) Copy of Approved maps issued by the office of Town Planner.
- iv) Copies of the NOC issued by the Fire department dated 30.10.2013 and 28.10.2014
- v) Copy of the NOC issued by the Airports Authority of India dated 30.05.2016 for the height clearance.

3. **Description of the immovable property:**

Khasra No. 180, 181, 184 and 186 Gram Jhalana Dungar, Tehsil Sanganer, Jawahar Lal Nahru Marg, Jaipur admeasuring 72967.00 Square Meters.

Boundaries:

North:	Jaipuria School
South:	Road
East:	Road
West:	Jaipuria Hospital and Others Land

4. **Search in the Sub-Registrar's Office:**

(i) Location of the property:



The property is located at Khasra No. 180, 181, 184 and 186 Gram Jhalana Dungar, Tehsil Sanganer, Jawahar Lal Nahru Marg, Jaipur.

(ii) Search and Investigation:

I, have carried out the search in the Sub-Registrar's Office for the period of last 13 years of the documents produced before me and came up with the following observations:

Originally, Capstan Meters (India) Ltd. was granted a piece of land admeasuring 132 Bigha 5 Biswa situated at Khasara No. 115 and 115/195 in Village Jhalana Dungar Jaipur by way of lease deed dated 22.04.1965 by the State Government. The said lease was registered in the office of Sub Registrar as Document No. 1508 Volume No. 294D in Book No. 1 on Page No. 309 to 317 on 29.06.1965. Capstan Meters (India) Ltd. was granted another piece of land admeasuring 73 Bigha 3 Biswa situated at Khasara No. 18, 522, 525, 526 and 530 in Village Jhalan Dungar, Jaipur by virtue of lease deed dated 19.10.1965 by the State Government. The said lease was registered in the office of Sub Registrar as Document No. 2427 Volume No. 296C in Book No. 1 on Page No. 267 to 270 on 02.11.1965. Theses lease was granted for the purpose of setting up Industries, auxiliary plants, commercial operations and employee welfare centers and housing schemes as Capstan Meters (India) Ltd. may decide from time to time.

Capstan Meters (India) Ltd. thereafter with the permission of the State Government which was obtained vide letter dated 07.11.1966 leased vide two sub lease deeds dated 21.03.1967 and 23.02.1972 a part of land admeasuring 45 acres out of the total



land mentioned hereinabove to M/s Jai Drinks Private Limited. Vide sub lease dated 21.03.1967, 30 acres of land was sub leased which comprises parts of Khasara Nos. 16,18,521,522,524,523 and 530 in Village Jhalan Dungar. This sub lease was duly registered before Sub-Registrar, Jaipur as Document No. 645, Book NO. 1, Volume No. 308/A on pages 71-78 on 14.04.1967 and Vide sub lease dated 23.02.1972, 15 acres of land was sub leased which comprises parts of Khasara Nos. 528 and 530 in Village Jhalan Dungar. This sub lease was duly registered before Sub-Registrar, Jaipur as Document No. 2568, Book NO. 1, Volume No. 364 on pages 281-290 on 28.07.1972.

M/s Jai Drinks Private Limited after seeking permission from the State Government and in consultation from the Capstan Meters (India) Ltd. transferred 25.25 acres of land to viz. 6 acres to State Government vide agreement dated 05.09.1985, 12 acres to Mahavir Jaipuria Foundation vide settlement dated 31.12.1988 and 7.25 acres to Mahavir Jaipuria Foundation vide settlement dated 21.08.1989.

By way of above trace of property the land left with M/s Jai Drinks Private Limited was 19 acres approx in Khasara Nos. 521 (new 184/474 and 185), 522 (new 184), 524 (new181), 528 (new 180) and 530 (new 186) all situated at Jhalana Dungar, Jaipur which was being used by it for bottling plant for manufacturing and sale of soft drink.

The above land (hereinafter referred as the project land) was also notified under Section 4 and 6 of the Land Acquisition Act but the acquisition proceedings were dropped and the land was released from the acquisition proceedings by the Government of



Rajasthan Vide Notification No. F6(1)/UDH/3/69 part 3 dated 01.05.1986 under Section 48 of the said Act.

Further about 2000 square yards of land in old Khasara No. 521 at the relevant time was wrongly entered in the name of the JDA for which the owners submitted separate application for the rectification before the revenue authorities which was subsequently rectified. Further Nallah flow through above land bearing old Khasara No. 523 and 529 and New Khasara No. 182 which belong to Government of Rajasthan this aspect has been taken care of by the government while issuing lease deed in the year 2008 in favour of the owners by the JDA.

M/s Jai Drinks Private Limited being desirous of entering in real estate business joined hands with the M/s. Suncity Projects Pvt. Ltd. and executed a collaboration agreement dated 07.09.2005 with it wherein M/s Jai Drinks Private Limited was shown as owner, Capstan Meters (India) Ltd. as second party (The chairperson of both the companies are same person) and M/s. Suncity Projects Pvt. Ltd. as developer.

An application was thereafter submitted before the competent authority of the State Government for the conversion of the above land (project land) from Industrial to commercial and in pursuance to the above Jaipur Development Authority issued lease deed dated 01.07.2008 (revalidated in the year of registration of lease deed) with respect to the said property (project land) in favour of M/s. Jai Drinks Pvt. Ltd. The said lease deed was duly registered before the office of Sub-Registrar, Jaipur-III on 06.06.2013 and was entered in Book no. 1, Volume No. 454 at Page No. 140, Serial No. 2013053006195 and the copy of deed



filed in Additional Book No. 1, Volume No. 4840 at Page No. 71 to 78.

The above referred Project Land which is being owned by M/s. Jai Drinks Pvt. Ltd. (Owner), is being developed by M/s. Suncity Projects Pvt. Ltd. (Developer). The owner along with Capstan Meters (India) Ltd. as second party and developers have in addition to the collaboration agreement dated 07.09.2005 (duly stamped-Poorn Moondrakit) executed supplementary agreements dated 04.01.2007, 24.02.2012 and 21.01.2014 determining the rights and liabilities and shares of the parties. The Land Owner has authorized the Developers to obtain necessary sanctions and for development of proposed Group Housing Project comprising of residential & commercial units including any amendments to such sanctions as may become necessary from time to time, to construct and market the proposed scheme upon receipt of necessary regulatory approvals.

Initially the lease deed was issued for the use of land for the commercial purpose, however vide order dated 20.06.2014 the UDH department of the State Government has given the permission for the mixed use of land i.e. residential and commercial.

Based on the authorizations derived under the agreements with the Owner, the Developer has submitted building plans with the JDA for the approval of building plans. The Building Plan Committee accordingly in its meetings held on 13.08.2013, 15.07.2014, 21.08.2014 and 22.09.2014 has approved the building plans of the said project and the same was intimated vide order No. D-2613 dated 31.10.2014 and accordingly the maps were



released by the office of Chief Town planner. The scheme has been named as "Jewel of India - Jaipur".

The owners/developers have obtained necessary NOC from the Fire department dated 30.10.2013 and 28.10.2014 and Airports Authority of India dated 30.05.2016 for the height clearance and environment clearance dated 18.08.2008.

After completing of the above formalities a project in the name of "**Jewels of India**" is being raised on the above referred land.

(iii) Whether the property is ancestral and/ or under the joint ownership. If so details of co-parceners/ and/ or the co-owner. The respective shares should be incorporated specifically:

No the property is neither ancestral nor under any joint ownership.

(iv) Minor Interest:

There is no minor's interest involved in the said property.

(v) Documents pending for the registration:

Lease deed is already registered and collaboration agreement is Poorn Moondrakit (duly stamped).

5. Whether the said property falls within the purview of the Urban land (Ceiling and regulation) Act 1976:

No, the said property does not fall within the purview of aforementioned Act.



6. Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other State Legislatures:

No, as per the search before the sub-registrar office/local bodies office, the property was not found to be acquired under any Acquisition Act.

7. Leasehold immovable property:

The property is lease hold. The lease for a period of 99 years was issued commencing from the year 2008.

8. Investigation regarding the agricultural land:

The property is not agricultural; hence investigation regarding agricultural land is not applicable in the present matter.

9. Any other special enactment which is applicable to the property:

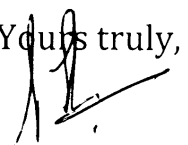
RERA Act, 2016

In View of above it is concluded as under:

Subject to the fact that the developer has obtained financial assistance from various financial institutions: -

The owners /developers have clear marketable title over the property to the extent of the approved building plans as discussed in this report and on the basis of the title documents and other various government approvals it is apparent that the project is being raised after obtaining necessary permission as required under the rules/by-laws.

Yours truly,



AJAY SHUKLA

Advocate