

# INDIA NON JUDICIAL Government of Rajasthan

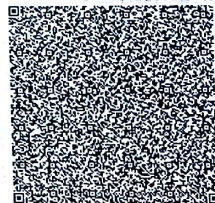
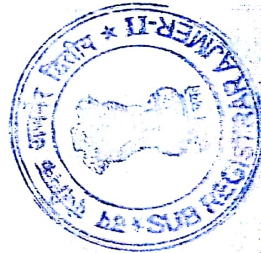
## e-Stamp

सत्यमेव जयते

Certificate No. : IN-RJ16430892122133P  
 Certificate Issued Date : 05-Oct-2017 02:50 PM  
 Account Reference : SHCIL (FI)/rjshci01/AJMER II/ RJ-AJ  
 Unique Doc. Reference : SUBIN-RJRUSHCIL0125908831670396P  
 Purchased by : SHALIMAR BUILDCON PVT LTD AND KUSUM AGARWAL  
 Description of Document : Article 33(vii) Lease/Sale deed by Govt., ULBs or Govt. Enterprises of its own land (Male)  
 Property Description : KH NO 1301GRAM MAKARWALI, AJMER  
 Consideration Price (Rs.) : 6,03,262  
 (Six Lakh Three Thousand Two Hundred And Sixty Two only)  
 First Party : ADA AJMER  
 Second Party : SHALIMAR BUILDCON PVT LTD AND KUSUM AGARWAL  
 Stamp Duty Paid By : SHALIMAR BUILDCON PVT LTD AND KUSUM AGARWAL  
 Stamp Duty Payable : 30,170  
 (Thirty Thousand One Hundred And Seventy only)  
 Surcharge for Infrastructure Development : 3,020  
 (Three Thousand And Twenty only)  
 Surcharge for Propagation and Conservation of Cow : 3,020  
 (Three Thousand And Twenty only)  
 Stamp Duty Amount(Rs.) : 36,210  
 (Thirty Six Thousand Two Hundred And Ten only)

Kusum Agarwal

Sporniof



UP 0003819233

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shalstamp.com". Any discrepancy in the details on the Certificate and a available on the website should be reported immediately to the concerned authorities on the front of the Certificate.



3. पट्टे की अवधि :- पट्टाधृति अधिकारी 99 वर्ष के लिए होंगे।

4. उक्त भूखण्ड का उपयोग केवल मुरादाबाद प्रयोजन, जिसके लिए नगर निकाय द्वारा उक्त नियमों के अन्तर्गत अनुमति दी गयी है के लिए किया जाएगा और इस प्रयोजन के उपयोग हेतु इस भूखण्ड का भवन का निर्माण किया जायेगा।

5. इस पट्टा विलेख की तारीख से 7 वर्ष, या ऐसी अतिरिक्त अवधि के भीतर जो नियम-26 के अन्तर्गत बढ़ा दी जावे, लीजधारक के द्वारा इस भूखण्ड पर भवन का निर्माण कराया जायेगा।

6. लीजधारक उक्त भूखण्ड को आगे और अन्तरिक या उप-पट्टे पर दे सकेगा। उक्त नियमों में अन्तर्विष्ट निबंधन और शर्तें और अन्य उपबंध यथावश्यक परिवर्तन सहित, अन्तरिती या उप-पट्टेदार पर इस प्रकार लागू होंगे मानों प्रश्नगत उक्त भूखण्ड नगर निकाय द्वारा दिया गया है या अन्तरित किया गया है। लीजधारक द्वारा उप-पट्टे की कालावधि स्वयं द्वारा अवधारित की जायेगी किंतु किसी भी दशा में मूल पट्टे की कालावधि से अधिक नहीं होगी। उप-पट्टे उक्त नियमों में विहित समस्त अन्य निबंधनों और शर्तों या किन्ही पृथक आदेशों द्वारा, जो राज्य सरकार द्वारा समय-समय पर इस निमित्त विनिर्दिष्ट मामलों में जारी किये जायें शासित होंगे।

7. उक्त भूखण्ड के अन्तरण के मामले में, अन्तरिती के पक्ष में नाम अन्तरण के लिए नगर निकाय को आवेदन के साथ रजिस्ट्रीकृत विक्रय विलेख, दान विलेख, या वसीयत या अन्य सुसंगत दस्तावेज प्रस्तुत किये जायेंगे। प्रत्येक अन्तरण के लिए आवेदन के साथ दस रुपये प्रति वर्गमीटर की दर से अन्तरण फीस निक्षिप्त की जायेगी; परन्तु लीजधारक की मृत्यु के मामलों में इस नियम के अधीन कई फीस प्रभारित नहीं की जायेगी।

8. उक्त नियमों के अधीन किसी व्यक्ति के प्रति परादेय प्रीमियम या नगरीय निर्धारण या ब्याज आन्तरिक/बाह्य विकास प्रभारी का कोई बकाया राजस्थान भू-राजस्व अधिनियम 1956 के अधीन भू-राजस्व की बकाया के रूप में लीजधारक से वसूलीय होगा।

9. यदि आवंटन या पट्टा विलेख के निष्पादन के पश्चात यह पाया जाता है कि आवंटन या पट्टा विलेख विधि की दुरभिसंधि या उसके उल्लंघन में कपटपूर्ण दस्तावेज के आधार पर दुर्व्यपदेशन द्वारा अभिप्राप्त किया गया है या आवंटन या पट्टा विलेख के निबंधनों और शर्तों का अतिक्रमण किया गया है तो नगर निकाय उक्त भूखण्ड पर उसके किसी सन्निर्माण सहित उसे प्रतिसंहत करेगा और जो सभी प्रभारों से रहित नगर निकाय में निहित समझे जायेंगे, और नगर निकाय किसी भी प्रकार की नुकसानी के लिए दायी नहीं होगा।

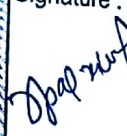
10. इस पट्टा विलेख के आधार पर उक्त भूखण्ड को सरकार/जीवन बीमा निगम/शिडयूल्ड बैंक/सरकारी ऋणदात्री संस्था/एच.डी.एफ.सी अथवा नेशनल बैंक द्वारा अधिकृत ऋणदायी संस्थाओं के पास भवन निर्माण के ऋण के लिए बंधक रखा जा सकेगा।

For Shalimar Buildcon (P) Ltd

लीजधारक के हस्ताक्षर  
Authorised Signatory



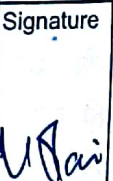
अजमेर विकास प्राधिकरण  
प्रभारी अधिकार नियमन  
अजमेर  
अजमेर विकास प्राधिकरण, अजमेर

| अनु क्र. | पक्षकारों का नाम व पता                                                                                                                                                                                                                                                                  | छायाचित्र                                                                          | अंगूठा                                                                              | पक्षकारों का प्रकार                                                                                                     |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| 2        | श्री/श्रीमती/सुश्री SHALIMAR BUILDCON P LTD TH AUT<br>DR.RAM PRAKASH AGARWAL, पुत्र/पुत्री/पत्नि श्री<br>RADHESHAYAM AGARWAL, व्यवसाय Businessजाति<br>AGARWAL<br>House No.:62, Colony: ., Area: BRAMIJ COLONY, City:<br>JAIPUR, Pin code: 302003, District: JAIPUR, State:<br>RAJASTHAN |  |  | Claimant<br>Age : 54<br>Signature :  |
| 3        | श्री/श्रीमती/सुश्री SMT KUSUM AGARWAL, पुत्र/पुत्री/पत्नि श्री<br>RAM PRAKASH AGARWAL, व्यवसाय Businessजाति<br>AGARWAL<br>House No.:62, Colony: ., Area: BRAMIJ COLONY, City:<br>JAIPUR, Pin code: 302003, District: JAIPUR, State:<br>RAJASTHAN                                        |  |  | Claimant<br>Age : 52<br>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 603262/- पूर्व में / मेरे समक्ष / में से रु 603262/- 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 है।

| अनु क्र. | गवाहों का नाम व पता                                                                                                                                                                                                                       | छायाचित्र                                                                            | अंगूठा                                                                                | हस्ताक्षर                                                                                          |
|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| 1        | Name: श्री/श्रीमती/सुश्री NEERAJ RAI , पुत्र/पुत्री/पत्नि श्री NAND<br>LAL BHATNAGAR जाति KAYAESTH<br>Age: 37<br>Add: House No.:0, Colony: ., Area: LAKHAN KOTRI, City:<br>AJMER, Pin code: 305001, District: AJMER, State:<br>RAJASTHAN  |  |  | Signature<br> |
| 2        | Name: श्री/श्रीमती/सुश्री UDAI SINGH RATHORE, पुत्र/पुत्री/पत्नि<br>श्री NAROTTAM SINGH जाति RAJPUT<br>Age: 32<br>Add: House No.:0, Colony: ., Area: BALAJI NAGAR, City:<br>AJMER, Pin code: 305001, District: AJMER, State:<br>RAJASTHAN |  |  | Signature<br> |

201701002006802

उप पंजीयक, AJMER-II

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



## परिशिष्ट

कस्बे का नाम अजमेर  
राजस्व ग्राम आकाशवाणी  
योजना का नाम .....  
विस्तृत नाप सहित क्षेत्रफल  
वर्गगज/मीटर 7774 वर्गगज

पूर्व ..... पश्चिम ..... भुखण्ड की संख्या यदि कोई हो .....  
सीमा उत्तर ..... दक्षिण ..... मानचित्र संलग्न है ।

( कलान्तर स्थल आगच्छ के अन्तर्गत )

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

### नगरीय निकाय की ओर से

आज सन् 20 17 के माह 10 के 05 वे दिन  
श्री अजमेर विकास प्राधिकरण  
ने निम्न उपस्थिति में  
(स्थान) में हस्ताक्षर किये-

नगर निकाय - प्रथम पक्ष  
(अजमेर विकास प्राधिकरण)  
(प्रभारी अधिकारी नियमन)  
अजमेर विकास प्राधिकरण, अजमेर

साक्षी :-

- नाम अजमेर विकास प्राधिकरण  
पुत्र श्री अजमेर विकास प्राधिकरण  
व्यवसाय अजमेर विकास प्राधिकरण  
निवास स्थान अजमेर विकास प्राधिकरण
- नाम अजमेर विकास प्राधिकरण  
पुत्र श्री अजमेर विकास प्राधिकरण  
व्यवसाय अजमेर विकास प्राधिकरण  
निवास स्थान अजमेर विकास प्राधिकरण

साक्षी



साक्षी

### लीज धारक की ओर से

आज ..... सन् 20 ..... के माह .....  
के ..... वे दिन को निम्नलिखित की उपस्थिति में  
उक्त श्री .....  
लीज धारक द्वारा कार्यालय ..... में हस्ताक्षर किये गये।

For Shalimar Buildcon (P) Ltd  
लीजधारक - द्वितीय पक्ष Director  
Authorised Signatory

Kusum Agrawal

साक्षी :-

- नाम नीरज राय अग्रवाल  
पुत्र श्री नीरज राय अग्रवाल  
व्यवसाय स्वध्वक्साय  
निवास स्थान लारवन कोली अजमेर
- नाम अजय सिंह राठौड़  
पुत्र श्री नरोत्तम सिंह राठौड़  
व्यवसाय स्वध्वक्साय  
निवास स्थान बालाजी नगर अजमेर

साक्षी

साक्षी

**Registration Endorsement**

आज दिनांक 06/10/2017 को  
पुस्तक संख्या 1 जिल्द संख्या 519 में  
पृष्ठ संख्या 162 क्रम संख्या 201703002105304 पर पंजीबद्ध किया गया तथा  
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 2076 के  
पृष्ठ संख्या 118 से 126 पर चस्पा किया गया।

201701002006802



उप पंजीयक, AJMER-II

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



SCALE:- 1CM:4M

NORTH



1. PROPOSED SITE PLAN SHOWN IN RED ---
  2. TOTAL PLOT AREA = 6500 SQMT. (7774. SQYD)
  3. HEIGHT 15.0M
  4. F.A.R. :- 1.33 (MIN) 2.25 (MAX) <sup>AS PER</sup> BUILDING BYLAWS 2013
  5. PERMISSIBLE COVERAGE = 50%
  6. Set backs:- 

|       |      |      |      |
|-------|------|------|------|
| 15.0m | 3.0m | 3.0m | 3.0m |
|-------|------|------|------|
  7. ALL BUILDING BYELAWS 2013 (AMENDED) WILL BE APPLICABLE
  8. SITE PLAN IS PUT UP UNDER CHIEF MINISTER JAN AWAS YOJNA 2015
- RAJ.**

SITE PLAN TECHNICALLY APPROVED AS PER DECISION TAKING IN LAY OUT PLAN<sup>CONCURRENCE</sup> MEETING DT. 16.07.2016 FOR CHIEF MINISTER JANAKI JOSHI 2016

[illegible]



# ARUN BHARDWAJ



ADVOCATE, RAJASTHAN HIGH COURT

OFFICE :-

ADVOCATE CHAMBER NO. 6,  
DIST. & SESSION COURT CAMPUS,  
AJMER

RESIDENCE :

26 "SHRI KALYANAM"  
OPP. SINDHU BHAWAN,  
PANCHSHEEL-C AJMER

MOBILE NO. 9829253571, 9782094599, EMAIL [simantadvocate@gmail.com](mailto:simantadvocate@gmail.com)

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## BHARDWAJ LAW ASSOCIATE'S

ADVOCATE'S AND LEGAL CONSULTANTS

ASSOCIATED WITH



\* LIC of India ,

\* PRASAR BHARTI,

\* AU small Finance Bank

\* Punjab National Bank

\* Rashtriya military School,

\* Kotak Mahindra Bank Ltd.

\* Oriental Bank of commerce Bank,

\* Baroda Rajasthan Kshetriya Gramin Bank,

\* UCO Bank,

\* ALLAHABAD BANK,

\* Punjab National Bank

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Report : - TITLE CLEARANCE CERTIFICATE CUM LEGAL OPINION

Party's Name :- SHALIMAR BUILDCON PVT. LTD., Thr. Its' Directors

# BHARDWAJ LAW ASSOCIATE'S

ADVOCATE'S AND LEGAL CONSULTANTS

**ARUN BHARDWAJ** ADVOCATE, RAJASTHAN HIGH COURT

OFFICE :- ADVOCATE CHAMBER NO. 6, DIST. & SESSION COURT CAMPUS, AJMER

RESIDENCE : 26 " SHRI KALYANAM" OPP. SINDHU BHAWAN, PANCHSHEEL-C AJMER

MOBILE NO. 9829253571, 9782094599, EMAIL bla.ajmer@rediffmail.com

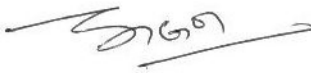
ASSOCIATED WITH : LIC, OBC BANK, BRGB BANK, ALLAHABAD BANK, BOI, PRASAR BHARTI, ARMY SCHOOL, Nagar Nigam

## **:- CERTIFICATE :-**

This is to Certify that I have personally visited the Office of Registrar / Sub-Registrar / Revenue Authorities and also search the records of Central Registry created under Section 20 of the SARFAESI Act, 2002 and personally searched and verified the information furnished in this report. I have compared all document given to me with the copy of it available in the Office of Sub-Registrar and have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and properly executed. The statement and other information given in the report are correct and true. I certify that **SHALIMAR BUILDCON PVT. LTD., Through Its' Directors Mr. Kusum Agarwal and Mr. Vandit Agarwal Office no. 62, Burmese Colony, Jaipur.** have got a valid, clear, absolute and marketable title over the property shown above. It is valid, clear, unassailable and marketable and free from all sorts of encumbrances .

As desired the documents as received are returned here with. Should you , require any further clarifications, please do revert to us.

Thanking you

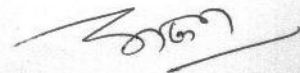


For BHARDWAJ LAW ASSOCIATE

SIMANT BHARDWAJ, Signature of the Empanelled Advocate

## **SEARCH REPORT**

Search receipt dated 03.04.,2018, Search for the period 2006-2018 = 13year, Rs 650/- Sub registrar office at Ajmer, Rajasthan



**ARUN BHARDWAJ**  
ADVOCATE  
Rajasthan High Court

S.R No.:- 01/2018

Date : 03-04-2018

To,

The Manager

-----  
-----  
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**TITLE CLEARANCE CERTIFICATE CUM LEGAL OPINION**

Dear Sir,

With reference to your letter, I submit my TITLE CLEARANCE CERTIFICATE CUM LEGAL OPINION as here under.

1. **Name/s of all the title holders/ present owner/s of the property/ies and Name/s of person/s offering mortgage. ( If the person/s offering Mortgage in an authorized POA holder, comment whether explicit power is given to mortgage the property ) :-**

SHALIMAR BUILDCON PVT. LTD., Through Its' Directors Mr. Kusum Agarwal and Others Office no. 62, Burmese Colony, Jaipur .

2. **Status of owner/s and Mortgager/s ( Individual, HUF, Directorship firm, Company etc. )**

Lease deed executed in favor of SHALIMAR BUILDCON PVT. LTD. Owner company is registered under company act 1956, Office of The Register of companies, Jaipur registered under CIN No. U45201RJ1995PTC010916 dated 16.10.1995.

( Certificate of Registration of company should be obtained)

3. **Details/Description of property/properties ( Particulars regarding plot/ Block/ Flat No., Plot area, construction area, Common space area, Revenue survey No., TP Scheme no., Final plot no., extent, boundaries, village, taluka, District, etc.):**

| H. No.                                     | Extent areas of Land / building                     | Location                  | Boundaries                                                                                                                  |
|--------------------------------------------|-----------------------------------------------------|---------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Part of Khasra no. 1301, village Makadwali | Total area of Land is 7774 sq. yard. = 6500 sq. mt. | Village Makarwali , Ajmer | East by :- Ansal Properties<br>West by :- Ansal Properties & Road<br>North by :- Private Land<br>South by :- Park than Road |



  
**ARUN BHARDWAJ**  
ADVOCATE  
Rajasthan High Court

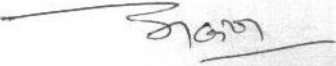
.....2

**5. Description of all documents made available for verification with there registration no. date ( State here whether original or photocopy ) :-**

1. Photocopy of Jamabandi samwat 2073-2076 of Khata no. 1280 of village Makarwali showing Khasra no. 1301 possessed by Shalimar Buildcon Pvt. Ltd & Mrs. Kusum Agarwal.
2. Photocopy of Development agreement dated 08.09.2017 executed by Kusum Agarwal w/o Mr. Rampraksdh Agarwal in favor M/S SHALIMAR BUILDCON PVT. LTD.. It's deed duly registered by sub registrar Ajmer in their records it's registered in Book no.1 volume no. 516, sr. no. 201703002104646 page no.22 and paste on Supplementary Book no.1 volume no.2061, page no. 248 To 256 on date 08.09.2017.
3. Photocopy of Certificate of Registration of company is registered under company act 1956, In Office of The Register of companies, Jaipur registered under CIN No. U45201RJ1995PTC010916 dated 16.10.1995.
4. Photocopy of lease deed (patta) no. 2685 dated 04.10.2017 issued under Mukhyamantri Awas yojna executed by Ajmer Development Authority, Ajmer in favor of SHALIMAR BUILDCON PVT. LTD., Through Its' Directors Mr. Kusum Agarwal and Mr. Ramprakash Agarwal. It's Lease deed duly registered by sub registrar Ajmer in their records it's registered in Book no.1 volume no. 519, sr. no. 201703002105304 page no.162 and paste on Supplementary Book no.1 volume no.2076, page no. 118 to 126 on date 06.10.2017.
6. **Evolution, Background & Tracing of title property/ies i.e. flow of title during last 31 years ( Tracing of the title should be explained in chorological order beginning with the earliest available title deed. All title deed should be discussed fully, stating registration number, document number, date of execution, names of executors and executants etc., & complete history of mutation entries, village records. The chain of title deeds should clearly establish the title of property holder. If the chain is broken, the same should be explained in a convincing manner) :-**

Initially The property is Hold & possessed by Shalimar Buildcon Pvt. Ltd as Khatedar of Khata no. 1301 of village Makarwali, Jamabandi of samwat 2073-2075 showing Khasra no. 1301 possessed by company as Khatedar.

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ADVOCATE  
Rajasthan High Court



Mrs. Kusum Agarwal executed Development agreement dated 08.09.2017 in favor M/S SHALIMAR BUILDCON PVT. LTD.. It's deed duly registered by sub registrar Ajmer in their records it's registered in Book no.1 volume no. 516, sr. no. 201703002104646 page no.22 and paste on Supplementary Book no.1 volume no.2061, page no. 248 To 256 on date 08.09.2017.

SHALIMAR BUILDCON PVT. LTD. applied in ADA Ajmer for conversion of land (Niyaman) under CM Jan Awas Yojna 2015. So ADA issued / Execute a patta (Lease deed) no. 2685 dated 04.10.2017 for Residential affordable housing under CM Jan Awas Yojna 2015 in favor of SHALIMAR BUILDCON PVT. LTD., Through Its' Directors Mr. Kusum Agarwal and Mr. Ramprakash Agarwal. It's Lease deed duly registered by sub registrar Ajmer in their records it's registered in Book no.1 volume no. 519, sr. no. 201703002105304 page no.162 and paste on Supplementary Book no.1 volume no.2076, page no. 118 to 126 on date 06.10.2017.

**"Mukhyamantri Jan Aawas yojna 2015"** :- Govt. of Rajasthan calls for individuals, Companies or Private developer for Development of EWS/LIG flats for its categories in particular Urban area Rajasthan. Basic and essential formalities of scheme fulfill by SHALIMAR BUILDCON PVT. LTD. Companies / developer.

**Formation of SHALIMAR BUILDCON PVT. LTD..**

Mrs. Kusum Agarwal and Mr. Ramprakash Agarwal, & constitute a private limited company under the name and style of " M/S SHALIMAR BUILDCON PVT. LTD.", Its company is registered under company act 1956 by Office of The Register of companies, Jaipur. Company CIN No. U45201RJ1995PTC010916 dated 16.10.1995. And both are director of the company.

Mr. Ramprakash agarwal left company dated \_\_\_\_\_ and Mr. Vandit Agarwal s/o Mr. Ramprakash agarwal introduce as director, Its mentioned in minutes of company and its approved by Office of The Register of companies, Jaipur.

It's Property has came legally into hands of Present owner " M/S SHALIMAR BUILDCON PVT. LTD.", Chain of title is proper, complete and sufficient. Its' Confirm and that the original title deeds submitted are originals registered before the Sub Registrar and proper stamp duty has been paid.

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**ARUN BHARDWAJ**  
ADVOCATE  
Rajasthan High Court

7. Year up to which the property tax / society charge has been paid  
( Description of property tax / society charges receipt ) :-

House tax / property tax abolished in Rajasthan..

8. Whether the particulars of registration as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the registrar's office :-

We have got relevant and available records verified at the office of the concerned sub registrar Ajmer of assurance.

9. Whether the property/s has/have been mutated in the names of the person/s offering the mortgage ? :-

Yes.

10. Where there is any bar under any local law for creation of the mortgage on the property ? whether there are any liabilities or encumbrances over the said property ? :-

No, there is no any bar under any local law for creation of the mortgage on the property.

11. Whether all approval clearance / sanctions required for creation of the mortgage have been obtained, what are such sanctions, approvals and clearances yet to be obtained :-

Yes, Fire dept., Electric dept., Phed Dept. Air & Pollution dept. Clearance should be obtained after complete of project

12. Whether equitable mortgage can be created on this property/ies ?

Yes,

13. Where the property/ies under consideration involves land, whether the land is agriculture / non agriculture land, in case of N.A. land / plot whether it is allowed for use residential/ commercial / industrial purpose :-

Yes, Said property allot for Residential affordable housing under CM Jan Awas Yojna 2015.

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ADVOCATE  
Rajasthan High Court

14. Whether there is any construction over the said land any permission or approved lay out plan obtained from competent authority ? ( Please state here about the permission and approved lay out plan and copies verified in original or photo copy ) :-

Yes must Obtained according affordable housing under CM Jan Awas Yojna 2015..

15. Whether the property/ies is coming under the preview of urban land & ceiling act : -

N.A.

16. Whether the property/ies is on owned by the person/s offering mortgage or is on lease ? furnish details for that :-

Lease executed by ADA allot for Residential affordable housing under CM Jan Awas Yojna 2015. Lease start from year 2018.

17. Whether the whole / part of the property/ies being offered for mortgage is/are rented or leased out to any third party ? :-

NA.

18. Description of the inspection receipt issued by sub registrar ( number and date, copy of inspection receipt and year wise search report be attached along with the report ) :-

It is certified that I have made a search of Sub Registrar's II, book at Ajmer year 2006 to 2018, In token of my above search I am enclosing the Receipt Rs 650/- issued by Sub-Registrar II Ajmer, It is also certified that the title deeds under reference were found registered with concerned Sub- Registrar as per details above.

As per the inspection carried out in the concerned sub registrar of assurance of the documents submitted by the applicant / borrower and details mentioned therein, I have the opinion that property is free from encumbrances.

19. Additional documents ( if any obtained ) :-

Construction Plan / Sanctioned Map issued by ADA.

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*[Handwritten signature]*

 **ARUN BHARDWAJ**  
ADVOCATE  
Rajasthan High Court

**20. Documents required while creating E.M. ( List / details of title deeds/ documents to be deposited for creating mortgage by deposit of title deeds ) :-**

According to pera no. 5 of said report, All document must be original.

**21. Final certificate / opinion ( Advocate should certify whether the title is clear free from all encumbrances and marketable, also stating whether equitable mortgage or registered mortgage is to be created. He should also state as to how he arrived at the conclusion) :-**

As per the scrutiny of the documents produced before me, I have opinion that are the present owner of the said property and enjoying its exclusive ownership and holds clear, unassailable and marketable title over the said property.

They perfect/valid **equitable mortgage** by deposit of title deeds can be created in favor of the bank. I hereby certify that I have personally visited the Office of Registrar / Sub-Registrar and also search the records and personally searched and verified the information furnished in this report. I have compared the Deed & sale deeds given to me with the copy of it available in the Office of Sub-Registrar and have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and properly executed

Thanking you



**ARUN BHARDWAJ**  
ADVOCATE  
Rajasthan High Court

For BHARDWAJ LAW ASSOCIATE

ARUN BHARDWAJ, Signature of the Empanelled Advocate

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

**Fee Receipt**

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

Print Date : 03-04-2018 11:34 AM

|                             |                                                                                                                                                       |                              |                   |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-------------------|
| Fee Receipt No              | : 201802002003056                                                                                                                                     | Receipt Date                 | : 03/04/2018      |
| Name                        | : ARUN BHARDWAJ<br>ADV BY SHALIMAR<br>BUILDCOM PVT LTD<br>AND KUSUM GOYAL,<br>ARUN BHARDWAJ<br>ADV BY SHALIMAR<br>BUILDCOM PVT LTD<br>AND KUSUM GOYAL | Document S. No.              | : 201801002002744 |
| Address                     | : AJMER                                                                                                                                               |                              |                   |
| 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               | : ₹ 650           |
| Us_25_34                    | : ₹ 0                                                                                                                                                 | Commission                   | : ₹ 0             |
| Custody                     | : ₹                                                                                                                                                   | Others                       | : ₹ 0             |
|                             |                                                                                                                                                       | Cash Amount Received         | : ₹ 0             |
|                             |                                                                                                                                                       | Other than Cash              | : ₹ 650           |
| From Year 2006 To Year 2018 |                                                                                                                                                       | Total Amount                 | : ₹ 650           |

**Mode of Payment (#Mode Number Amount #)**

# e-Registration Receipt RJ1103261804425 ₹ 650

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

उप पंजीयक अजमेर द्वितीय

SUB-REGISTRAR