



कार्यालय नगर विकास प्रन्यास, उदयपुर (राज.)

नामान्तरण पत्र

क्रमांक : नविप्र/भूरु./नियमन रेकार्ड/2016/1135

दिनांक : 19.4.2016
26/4/2016

वास्ते :-

मैसर्स पाईन इन्टरप्राइजेज जरिये भागीदार 1. श्रीमती प्राची चौधरी पत्नी श्री अनीश चौधरी, 2. श्रीमती पुर्वा चौधरी पत्नी श्री आयुष चौधरी, 3. श्रीमती निताशा चौधरी पत्नी श्री सचिन चौधरी, 4. श्रीमती अंजु चौधरी पत्नी श्री सुशील चौधरी निवासी-25, रेजीडेंसी रोड, 4, फ्लोर, सरदारपुर, उदयपुर (राज.)

विषय :- भूखण्ड नामान्तरण करने के सम्बन्ध में।

प्रसंग : आपका प्रार्थना पत्र दिनांक 05.04.2016 के कम में।

उपरोक्त विषय के प्रसंग में लेख है कि राजस्व ग्राम भुवाणा के खसरा नम्बर 2301 से 2311, 2315 से 2317, 2319 से 2341, 2344 से 2354, 2356, 2357, 2360 मी., 4642/2360, 2361 से 2363, 2388, 2391, 2393 से 2395, 2423 से 2431, 2433 से 2441, 2444 से 2486, 2490 से 2493, 2495 से 2501 का आवासीय प्रयोजनार्थ रूपांतरित भूखण्ड सँख्या औ-04 क्षेत्रफल 11480 वर्गफीट न्यास उदयपुर की पत्रावली सँख्या 4023/2008 पट्टा सँख्या 552 दिनांक 24.10.2008 के अनुसार श्री संजय शाह एच.यु.एफ. कर्ता श्री संजय शाह पिता श्री दलपताराज शाह के नाम है, जिसे आप द्वारा पंजीकृत विक्रय पत्र /दान पत्र दिनांक 01.04.2016 से कर किया गया है, को पट्टे में अंकित उन्हीं मूल शर्तों पर आप मैसर्स पाईन इन्टरप्राइजेज जरिये भागीदार 1. श्रीमती प्राची चौधरी पत्नी श्री अनीश चौधरी, 2. श्रीमती पुर्वा चौधरी पत्नी श्री आयुष चौधरी, 3. श्रीमती निताशा चौधरी पत्नी श्री सचिन चौधरी, 4. श्रीमती अंजु चौधरी पत्नी श्री सुशील चौधरी के नाम पर न्यास आलेखों में नामान्तरण निम्न शर्तों के अधीन किया जाता है।

1. यह नामान्तरण आप द्वारा प्रस्तुत पंजीकृत विक्रय-पत्र /दान पत्र के आधार पर किया गया है इसके आधार पर कब्जे व स्वामित्व के संबंध में कोई अतिरिक्त अधिकार व्युत्पन्न नहीं माने जा सकेंगे।
2. इस नामान्तरण के द्वारा भूखण्ड पर किया गया कोई भी विनिर्माण नियमित नहीं माना जायेगा, यदि निर्माण भवन निर्माण विनियम के प्रावधानों के विपरीत पाया जाता है, तो प्रार्थी को स्वयं के व्यय पर हटाना होगा अन्यथा प्रन्यास द्वारा की जाने वाली कार्यवाही के लिये प्रार्थी स्वयं जिम्मेदार होगा।

9.5.2016
कृते सचिव,

नगर विकास प्रन्यास,
उदयपुर (राज.)

Manish Joshi
Sc., LL.B., D.L.L., M.B.A.

TO WHOMSOEVER IT MAY CONSERN

REPORT ON THE TITLE OF PROPERTY of M/s Royal Pine.

I Manish Joshi (Advocate) do hereby certify that the title of M/s Royal Pine in respect of property Plot No.- 4 (Khasra No.- 2301 to 2311, 2315 to 2317, 2319 to 2341, 2344 to 2354, 2356, 2357, 2360me, 2342/2360, 2361 to 2363, 2388, 2389, 2391, 2393 to 2395, 2423 to 2431, 2433 to 2441, 2444 to 2486, 2490 to 2493, 2495 to 2501) Revenue village Bhuwana, Udaipur Rajasthan admeasuring Total area 11480 Sq. Ft. (Hereinafter referred as the Said Property) detail mention in Schedule -I is clear, Marketable and undisputed. I examined the title documents related to said property provided by M/s Royal Pine mention in schedule II.

1. As documents examined on the said property multistory building name as "Royal Pine" constructed by M/s Royal Pine which is free from encumbrance.
2. As documents examined the said property have not been notified for acquisition by the government authority.

SCHEDULE -I

Plot No.- 4 (Khasra No.- 2301 to 2311, 2315 to 2317, 2319 to 2341, 2344 to 2354, 2356, 2357, 2360me, 2342/2360, 2361 to 2363, 2388, 2389, 2391, 2393 to 2395, 2423 to 2431, 2433 to 2441, 2444 to 2486, 2490 to 2493, 2495 to 2501) Revenue village Bhuwana, Udaipur Rajasthan admeasuring Total area 11480 Sq. Ft.

East :- Plot No. 5
West :- Plot No. 3
North :- Road 60 ft. wide
South :- Road 60 ft. wide

MANISH JOSHI
Advocate
Manish Joshi
Advocate

Certificate of Title

As per documents examined the said property Plot No.- 4 (Khasra No.- 2301 to 2311, 2315 to 2317, 2319 to 2341, 2344 to 2354, 2356, 2357, 2360me, 2342/2360, 2361 to 2363, 2388, 2389, 2391, 2393 to 2395, 2423 to 2431, 2433 to 2441, 2444 to 2486, 2490 to 2493, 2495 to 2501) Revenue village Bhuwana, Udaipur Rajasthan admeasuring Total area 11480 Sq. Ft. Belongs to M/s Royal Pine and title of said property is clear and chain of title is complete.

Brief History of title flow:-

- a. The Allotment Letter No.- 1365 dated 29/09/2008 issued by the UIT, Udaipur in favour of Mr. Sanjay Shah HUF Karta Mr. Sanjay Shah & Mrs. Anita Gemawat, in respect of the said property. (Plot No. 4 area 11480 sq. ft.)
- b. Thereafter registered Patta Vilekh No- 552 dated 24/10/2008, executed by the UIT, Udaipur in favour of Mr. Sanjay Shah HUF Karta Mr. Sanjay Shah & Mrs. Anita Gemawat, in respect of the said property. (Plot No. 4 area 11480 sq. ft.)
- c. Thereafter Partnership Deed Dated 24/02/2016 in respect of M/s Pine Enterprises.
- d. Thereafter Certificate of Registration Dated 09/03/2016 issued by Registrar of Firms, Udaipur, in respect of M/s Pine Enterprises.
- e. Thereafter registered sale deed dated 01/04/2016, executed by Mr. Sanjay Shah HUF Karta Mr. Sanjay Shah & Mrs. Anita Gemawat, in favour of M/s Pine Enterprises through partners Mrs. Prachi Choudhary, Mrs. Purva Choudhary, Mrs. Nitasha Choudhary & Mrs. Anju Choudhary, in respect of the said property. (Plot No. 4 area 11480 sq. ft.)
- f. Thereafter Mutation Letter No. 1135 dated 19/04/2016 & 26/04/2016 issued by the UIT, Udaipur in favour of M/s Pine Enterprises through partners Mrs. Prachi Choudhary, Mrs. Purva Choudhary, Mrs. Nitasha Choudhary & Mrs. Anju Choudhary, in respect of the said property. (Plot No. 4 area 11480 sq. ft.)
- g. Thereafter Construction Permission with approved Map No. 375-379 dated 16/08/2017 issued by the UIT, Udaipur in favour of M/s Pine Enterprises through partners Mrs. Prachi Choudhary, Mrs. Purva Choudhary, Mrs. Nitasha Choudhary & Mrs. Anju Choudhary, in respect of the said property. (Plot No. 4 area 11480 sq. ft.) For construction of Basement (Parking) + Stilt (Parking) + Ground + Eight Floor.
- h. So Now the owner of the Said Property bearing Plot No. 4 area 11480 Sq. Ft is M/s Pine Enterprises.

List of Title Examined Documents SCHEDULE –II

- i. Photocopy of the Allotment Letter No.- 1365 dated 29/09/2008 issued by the UIT, Udaipur in favour of Mr. Sanjay Shah HUF Karta Mr. Sanjay Shah & Mrs. Anita Gemawat, in respect of the said property. (Plot No. 4 area 11480 sq. ft.)


Manish Joshi
Advocate

- j. Photocopy of the registered Patta Vilekh No- 552 dated 24/10/2008, executed by the UIT, Udaipur in favour of Mr. Sanjay Shah HUF Karta Mr. Sanjay Shah & Mrs. Anita Gemawat, in respect of the said property. **(Plot No. 4 area 11480 sq. ft.)**

The said Patta is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 2008005260 Volume No.- 1110 Book No.- I, Page- 39 on dated 27/10/2008.

- k. Photocopy of the Partnership Deed Dated 24/02/2016 in respect of M/s Pine Enterprises.
- l. Photocopy of the Certificate of Registration Dated 09/03/2016 issued by Registrar of Firms, Udaipur, in respect of M/s Pine Enterprises.
- m. Photocopy of the registered sale deed dated 01/04/2016, executed by Mr. Sanjay Shah HUF Karta Mr. Sanjay Shah & Mrs. Anita Gemawat, in favour of M/s Pine Enterprises through partners Mrs. Prachi Choudhary, Mrs. Purva Choudhary, Mrs. Nitasha Choudhary & Mrs. Anju Choudhary, in respect of the said property. **(Plot No. 4 area 11480 sq. ft.)**

The said sale deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 2016001198 Volume No.- 1392 Book No.- I, Page-156 on dated 01/04/2016.

- n. Photocopy of the Mutation Letter No. 1135 dated 19/04/2016 & 26/04/2016 issued by the UIT, Udaipur in favour of M/s Pine Enterprises through partners Mrs. Prachi Choudhary, Mrs. Purva Choudhary, Mrs. Nitasha Choudhary & Mrs. Anju Choudhary, in respect of the said property. **(Plot No. 4 area 11480 sq. ft.)**
- o. Photocopy of the Construction Permission with approved Map No. 375-379 dated 16/08/2017 issued by the UIT, Udaipur in favour of M/s Pine Enterprises through partners Mrs. Prachi Choudhary, Mrs. Purva Choudhary, Mrs. Nitasha Choudhary & Mrs. Anju Choudhary, in respect of the said property. **(Plot No. 4 area 11480 sq. ft.) For construction of Basement (Parking) + Stilt (Parking) + Ground + Eight Floor.**

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