



**Legal Opinion – cum – search report in respect of property situated at
kh.no. 587/2, kismidesar, Bikaner.**

I have personally examined the documents and records of the above referred property and after due considerations certify:-

That I have examined the record of the office of Sub- Registrar, Bikaner for the past 15 years and found that the property is free from all sorts of encumbrances.

1. That the property stands in the name of U.I.T. Bikaner , in the revenue records of Bikaner.
2. That there are no claims of minors in the property.
3. That as per Jamabandi for the year 2017 in the revenue record of Kismidear, bikaner. I certify that U.I.T. Bikaner is the owner in possession from 24/10/2017 of the land as mentioned in the search report. It's name is also recorded in the column of ownership in Jamabandi as owner and in the column of possession. That khatedar Gopal Modi S/o Sh. Mangial Modi is coming continuous owner in possession of the above said land and on his request for conversion of land to residential scheme under 90(A) U.I.T has sanctioned the scheme and after 24/10/2017, the owner of the land is UIT Bikaner. The chain of title is complete for the past 15 years in all respects .
4. That for above mentioned land, the promoter Sh. Gopal Modi has free and marketable rights for the property.
5. That there is no impediment for creating the mortgage.
6. That the title deed in favoring the present owner detailed in the paragraph no.1 is clear and marketable and fit for accepting the same as security by way of mortgage.
7. That the property has not been acquired under land acquisition Act, and no notification giving the intention of the acquisition of the said property has been issued.

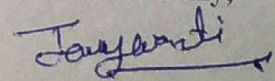
It is, certified that U.I.T. Bikaner is the current owner of the property mentioned below and promoter/developer Gopal Modi S/o Sh.Mangilal Modi having valid and marketable rights to sell the developed property.

DETAILS OF THE PROPERTY:

That the applicant is absolute owner in possession of the land at kh. No. 587/2, kismidesar, Bikaner ,total measuring 2 hectare.

DATE: 01/02/2018

Yours faithfully,


(Advocate)