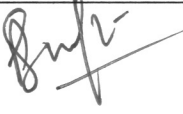
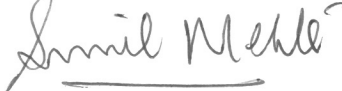
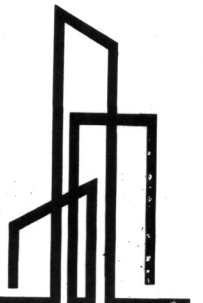


Authority letter

We all authorize Mr. Bhawani Shankar Sharma S/o Lt. Sh. Mewa Ram Sharma resident of Mohallah Kalyan Pura Marg No.-2, Barmer partner Malani Resorts LLP to sign agreement for Sale and issuing allotment letter on behalf of the company at khasara no.- 3603/1223, 3604/702, 3819/702, 3820/702 measuring 7593.50 sqmtr. At Jaisalmer road, Barmer (Raj.)

S.No.	NAME	
1	Bhawani Shanker Sharma	
2	Yogendra Jain	
3	Pukh Raj Singhavi	
4	Sunil Mehta	
5	Babu Lal Dosi	
6	Prem Kumar Jain	
7	Kavindra Jain	



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0023830729



Payment Date: 03/07/2018 15:47:37

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, BARMER
Location: BARMER
Period: 01/04/2018-To-31/03/2019

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
	Commision(-):	0.00
	Total/NetAmount:	50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: ANUP JHALANI ADV VS MALANI RESORTS LLP	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): BARMER(344001)
Address:KHASRA NO. 3819/702, 3820/702, 3603/1223, 3604/702, SITUATED AT N. H. 15 VILLAGE BARMER SHAHAR, TEH	Remarks:YEAR 2018 INSPECTION SEARCH RULE 75 AND 131

Payment Details:

Bank: State Bank Of India	Challan No. - 0
Date: 03/07/2018 15:47:37	Bank CIN No: 000632603427103072018
	Reference No: IK00QUCUB9

Computer generated copy on : 03/07/2018

Courtesy : <https://Egras.raj.nic.in>

ANUDEEP LAW ASSOCIATES

Office :- 516, Soni Paris Point, 5th Floor, Opp. District and Session Judge Court,
Collectorate Circle, Banipark Jaipur (Raj.) 302001, E-mail :- anudeeplaw516@gmail.com

Anup Jhalani
Contact :- 9828017511
anu_jhalani@yahoo.co.in

Deepak Soni
Contact :- 8766622266
advocatedeepaksoni@gmail.com

Date: 03/07/2018

TITLE SEARCH REPORT IN RESPECT OF "MALANI HEIGHTS"
KHASRA NO. 3819/702, 3820/702, 3603/1223, & 3604/702, SITUATED AT N. H. 15
VILLAGE BARMER SHAHAR, TEHSIL & DISTRICT BARMER (RAJASTHAN).

It is certified that I have examined following documents and land record pertaining to the Residential Affordable Housing Land bearing Khasra No. 3819/702, 3820/702, 3603/1223, & 3604/702, situated at N. H. 15, Village Barmer Shahar, Tehsil & District Barmer (Rajasthan) having total area 8417.46 square meters (9081.72 Square Yards), sanctioned under Chief Minister's Jan Awas Yojana.

PART I

DESCRIPTION OF THE PROPERTY:-

Residential Affordable Housing Land bearing Khasra No. 3819/702, 3820/702, 3603/1223, & 3604/702, at N. H. 15, Village Barmer Shahar, Tehsil & District Barmer (Raj.) admeasuring 8417.46 square meters (9081.72 Square Yards), hereinafter referred as "***Said Property***".

Which is surrounded by:-

Towards East- Road 40 Feet Wide

Towards West- Other's Land & Highway.

Towards North- Other's Land.

Towards South- Road 80 Feet Wide.

PART II

NAME OF PRESENT OWNER:

M/s Malani Resorts LLP,

registered under Limited Liability Partnership Act 2008,

having registered office at Plot No. 669, First Floor, Vivek Vihar, New Sanganer Road, Sodala, Jaipur 302019

Hereinafter referred as "***Owner***"

PART III

List of documents submitted before me/us for scrutiny and legal opinion:

For Anudeep Law Associates

Partner

1. Copy of Jamabandi Samwat 2071 to 2074 regarding Khasra No. 3819/702, Rakba 2 Bigha 15 Biswa, Khasra No. 3820/702, Rakba 09 Biswa, total 3 Bigha 04 Biswa of Village Barmer Shahar, Tehsil & District Barmer (Rajasthan) in name of Urban Improvement Trust, which was issued by Patwari Barmer Shahar.
2. Copy of Jamabandi Samwat 2071 to 2074 regarding Khasra No. 3603/1223, Rakba 1 Bigha 4 Biswa, Khasra No. 3604/702, Rakba 16 Biswa, total 2 Bigha of Village Barmer Shahar, Tehsil & District Barmer (Rajasthan) in name of Urban Improvement Trust, which was issued by Patwari Barmer Shahar.
3. Copy of order under section 90-A of Rajasthan Land Revenue Act 1956, passed by UIT, Barmer Serial No. 2368 on dated 13-12-2017, regarding said property.
4. Copy of Lease Deed (Patta) Serial No. 141, Dated 19-01-2018, issued by UIT, Barmer, in favour of M/s Malani Resort Pvt. Ltd. through its Designated Partner Mr. Prem Kumar S/o Mr. Aasulal Jain, regarding "Said Property", which was duly registered before the office of Sub-Registrar Barmer, in Book No.1 Volume No. 578, Page No. 96, S. No. 201803078100235 on dated 23-01-2018 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 1604 at Page No. 59 to 66.
5. Copy of Construction Approval Letter Serial No. 622 Dated 12-06-2018, issued by UIT, Barmer in favour of Owner.
6. Copy of Certificate of Registration on Conversion issued by Ministry of Corporate Affairs, Govt. of India respect of change of status of M/s Malani Resort Pvt. Ltd. to M/s Malani Resort LLP.
7. Copy of Board Resolution of M/s Malani Resorts Pvt. Ltd. to authorized Mr. Bhawani Shankar Sharma S/o Late Shri Mewa Ram on behalf of the Company.
8. Copy of Notarized LLP Agreement Dated 08-03-2018, executed between (1) Mr. Kavindra Jain S/o Mr. Karamveer Jain, (2) Mr. Yogendra Jain S/o Mr. Karamveer Jain, (3) Mr. Bhawani Shankar Sharma S/o Mr. Mewa Ram, (4) Mr. Pukh Raj Singhvi S/o Mr. Ashu Lal Singhvi, (5) Mr. Sunil Mehta S/o Mr. Banshi Dhar Mehta, (6) Mr. Babulal Dosi S/o Mr. asu Lal Dosi, (7) Mr. Prem Kumar Jain S/o Mr. Aashu Lal Singhvi which was duly attested by G. K. Upadhyaya Notary Public on dated 08-03-2018.
9. Copy of MOA & AOA, of M/s Malani Resorts Pvt. Ltd.

PART IV

FLOW OF TITLE OF PROPERTY- (HISTORY OF TITLE)

Whereas agriculture land bearing khasra no. 3819/702, Rakba 2 Bigha 15 Biswa, Khasra No. 3820/702, Rakba 09 Biswa, Khasra No. 3603/1223, Rakba 1 Bigha 4 Biswa,

For Anudeep Law Associates
Partner

Khasra No. 3604/702, Rakba 16 Biswa, total 5 Bigha 04 Biswa at village Barmer Shahar, Tehsil & District Barmer, in this concern khatedari of said land is in name of M/s Malani Resorts Pvt. Ltd..

M/s Malani Resorts Pvt. Ltd. applied for change of land use from agriculture to residential for Chief Minister Jan Aawas Yojana under the provisions of section 90-A of Rajasthan Land Revenue Act 1956. Thereafter UIT Barmer passed a order under section 90 "A" of Rajasthan Land Revenue Act 1956 vide Order S. No. 2368 on dated 13-12-2017 and accept to surrender of above khatedari land of Khaterars in name of UIT Barmer.

M/s Malani Resorts Pvt. Ltd. deposited required charges before Urban Improvement Trust, Barmer, thereafter Urban Improvement Trust, Barmer executed a Group Housing Patta (under Provision 3-A Chief Minister Jan Aawas Yojana 2015) vide S. No. 141 dated 19-01-2018, which was duly registered before the office of Sub- Registrar Barmer, in Book No.1 Volume No. 578, Page No. 96, S. No. 201803078100235 on dated 23-01-2018 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 1604 at Page No. 59 to 66.

M/s Malani Resorts Pvt. Ltd. applied for construction approval before UIT Barmer and on his request UIT Barmer issued a Construction Approval Letter Serial No. 622 Dated 12-06-2018 in favour of "Owner"

M/s Malani Resorts Pvt. Ltd. convert into M/s Malani Resorts LLP under the provisions of LLP Act 2008 and in this pursuance a Certificate of Registration on Conversion was issued by Ministry of Corporate Affairs, Govt. of India.

PART V

OTHER PROVISIONS:

1. Whether provisions of Urban Land Ceiling Act are applicable?
No
2. Whether property to be given as security is subject to any minors claim/share?
No
3. Whether the property is affected by any revenue and tenancy regulations?
No
4. Whether the user land has been converted under Land Revenue Law?
Yes
5. Whether all original chain documents of the property have been scrutinized?
No, this report is made on the basis of photocopy documents
6. Whether all previous owners had the right/competency to transfer the property?
Yes
7. Whether the property is lease land? If yes, then what is the tenure of the lease?

For Anudeep Law Associates

Partner

Yes (99 Years)

8. Whether the land/property is joint family property?

No

9. Is the land/property/flat is subject to any reservation/acquisition/requisition?

No

PART VI: CERTIFICATE:-

We have perused the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar for the year 2018 on dated 03-07-2018 vide receipt GRN No. 0023830729. On the basis of above mentioned documents and as my knowledge and facts known to me the above said show that said property is free from all sorts of encumbrance, lien, charges, mortgages etc. the **Owner (M/s Malani Resorts LLP)** has clear and marketable title on the property, and owner have full and un-restricted rights to sell/transfer/dispose the said property in any manner as he thinks fit to subsequent buyers.

Note:-

- a. Subsequent sale of different apartment/unit/flat etc. are not covered in this report.
- b. Terms and conditions of lease deed will have to be complied by Owner.
- c. This report does not covered layout plan of individual flat/floors.
- d. This information is based on the documents provided by the "Owner" and investigation made in concerning sub-registrar offices.
- e. Any extension of project is not included in this report.
- f. The farther extension of Firm/ LLP is not in scope of this report.

Remarks, if any:- NIL

Thanking you,
Yours truly,

Anudeep Law Associates
Partner

Anup Jhalani, Advocate
Partner : Anudeep Law Associates
Encl: Search fee receipt