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Advocate

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Jaipur

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Off.& Res. --80, Maruti Nagar , Opp. Airport Sanganer , Jaipur. 9414238509

Ref: No.-

Dated: 17.07.2017

To,

M/s D.C. Agarwal & Company,
Jaipur

Sub: Legal Opinion of Project "UNIQUE VIDHYADEEP" situated at
commercial plot at Kalwar Scheme, Station Road, Jaipur

1. Name of property owner:

M/s D.C. Agarwal & Company through its Director Shri Jagdish Prasad
Goyal

2. Description and area of property:

Total area of 1881.00 Sq. mtr.

East - Other land, West -Road,

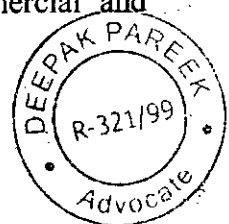
North - Other land, South -Road

3. Nature of title in the property:

Lease hold property as per documents.

4. Documents studies/scrutinized (in chronological order):

- a) Photocopy of Registered lease deed dated 16.7.2014 with site plan & stamps issued by JDA in favour of M/s D.C. Agarwal & Company through its Director Shri Jagdish Prasad Goyal
- b) Photocopy of Amended deed dated 18.11.2015 with site plan & stamps issued by JDA in favour of M/s D.C. Agarwal & Company through its Director Shri Jagdish Prasad Goyal
- c) Photocopy of Letter dt. 24.8.2015 issued by JDA in favour of M/s D.C. Agarwal & Company through its Director Shri Jagdish Prasad Goyal for land use
- d) Photocopy of Approval of map dt. 20.4.2016 issued by JDA in favour of M/s D.C. Agarwal & Company for commercial and residential purposes



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- e) Photocopy of NOC dt.13.4.02016 of Jaipur Nagar Nigam for Fire
- f) Photocopy of NOC dt. 30.7.2016 of Jaipur Metro for construction the residential project in favour of M/s D.C. Agarwal & Company for Project "UNIQUE VIDHYADEEP" situated at commercial plot at Kalwar Scheme, Station Road, Jaipur

5. Tracing of title and chain of title.

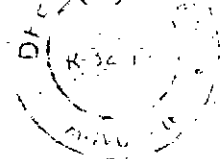
Project "UNIQUE VIDHYADEEP" situated at commercial plot at Kalwar Scheme, Station Road, Jaipur .

Initially the plot at Kalwar Scheme, Station Road, Jaipur was belong to M/s D.C. Agarwal & Company of the land. The M/s D.C. Agarwal & Company has surrendered the above said land to JDA for regularization of the land into Hotel purposes and JDA has regularized the above said land into hotel purposes and re-allotted to M/s D.C. Agarwal & Company through its Director Shri Jagdish Prasad Goyal The company has deposited required amount in JDA. Thereafter JDA has issued a lease deed in favour of M/s D.C. Agarwal & Company through its Director Shri Jagdish Prasad Goyal on 16.7.2014, which got duly registered at Sr. No. 2014396003390 Book No.1 Volume No.177 on Page No.133 date 28.7.2014. Adl. book No. 1, vol. No. 707 page No. 425 to 434 before Sub-Registrar-Jaipur-VI.

Thereafter for correction the land area a Amended deed dated 18.11.2015 with site plan & stamps issued by JDA in favour of M/s D.C. Agarwal & Company through its Director Shri Jagdish Prasad Goyal, which got duly registered at Sr. No. 201503022108876 Book No.1 Volume No.360 on Page No.141 date 18.11.2015. Addition copy of deed filed in book No. 1 volume No.1439 at page No. 416 to 430 before Sub-Registrar-Jaipur-VIII. The company has applied to the Jaipur Development Authority for change the purpose of the land into commercial purposes in place of hotels

Thereafter JDA has issued a letter dt. 24.8.2015 for change the purpose of land use in hotel to commercial in favour of M/s D.C. Agarwal & Company through its Director Shri Jagdish Prasad Goyal.

Thereafter the company has applied to the concerned departments and authorities for necessary approvals which were obtained with the following details: (i) Approval of map to JDA for construction a multi story building and JDA has approved the map vide letter dt. 20.4.2016 in favour of company for construction a multi story residential and commercial building (ii) NOC of Jaipur Metro dt. 30.7.2016 (iii) NOC for Fire in 13.4.2016 issued by Nagar Nigam, Jaipur



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Thereafter M/s D.C. Agarwal & Company has constructed the multi storied building on the above said plot known as "UNIQUE VIDHYADEEP". In this way M/s D.C. Agarwal & Company has right to sale the flats of project " UNIQUE VIDHYADEEP ".

6. Inspection years and Office:

Inspection of four year was considered to be adequate for the purpose.

7. Whether the title is clear and property is free from any encumbrance:

Yes, the title is clear. I have searched for last four year in the office of concern Sub Registrar-Jaipur. The search is carried out from the registration of lease deed,

8. Whether title to the property is clear, unambiguous, marketable and property is saleable:

Yes, title of property is clear, unambiguous, marketable and property is saleable.

9. Whether there is any Bar/Registration for creation of equitable mortgage under any act, state law or rule/notification:

There is no Bar/Restriction for creation of equitable mortgage.

10. Whether any permission/council/no objection is required and if so, it is obtained:

No, there is no need to obtaining any permission/consent/no objection.

11. Whether all original deeds are available and scrutinized deed are duly executed/stamped and registered. There is no doubt/suspicious as to his genuineness or existence:

Yes, The Deeds are duly executed/stamped and registered.

