

Purshottam Sharma

Advocate
Raj. High Court, Jaipur

Off./Resi.
Plot No. 17, Janakpuri
Opp. Heerapura Power House,
Ajmer Road, Jaipur
Mob.: 9829129106

SPECIAL REPORT ON TITLE

Reg : Property Group Housing Plot situated at Khasra No. 107, 108, 109, 110, 112 Village-Ramsinghpura @ Rampura, Tehsil-Sanganer, District- Jaipur Total Measuri 13555.22 Sq. Yds. belonging to Udayraj Palace Pvt. Ltd. Through Director Mr. Satveer Choudhary S/o. Shri Jairam Choudhary Add. Office No. 106/167, Vijay Path Chouraha, New Sanganer Road, Mansarovar, Jaipur

On my perusal of all the documents relating to the said property it has been found that above said Group Housing Plot situated in Khasra No. 107, 108, 109, 110, 112 Village-Ramsinghpura @ Rampura, Tehsil-Sanganer, District- Jaipur allotted by JDA. Thenafter JDA issued Group Housing Akal Patta No. 152 dt. 21.02.2014 alongwith site plan in favour of Shri Rakesh Kumar Jain S/o. Shri Aatmaram Jain. which was duly registered in the office of S.R. VIIIth Jaipur at Book No. 1, Vol. No. 285 Page No. 108, Sr. No. 2014401003735 on dt. 06-05-2014 & Addl. copy was filed in Book No. 1, Vol No. 1139 Page No. 82 to 92.

Thenafter Shri Rakesh Kumar Jain S/o. Shri Aatmaram Jain executed a Sale-deed dt. 12.04.2017 of Group Housing Plot situated in Khasra No. 107, 108, 109, 110, 112 Village-Ramsinghpura @ Rampura, Tehsil-Sanganer, District- Jaipur total measuring 13555.22 Sq.Yds. alongwith site plan in favour of Udayraj Palace Pvt. Ltd. Through Director Mr. Satveer Choudhary S/o. Shri Jairam Choudhary Address- Office No. 106/167, Vijay Path Chouraha, New Sanganer Road, Mansarovar, Jaipur which was duly registered in the office of S.R. VIII th Jaipur at Book No. 1, Vol. No. 411, Page No. 04, Sr. No. 201703022102054 on dt. 15.05.2017 and additional copy was filed in Book No. 1, Vol. No. 1640 Page No. 576 to 591.

For UDAYRAJ PALACE PVT. LTD.


Director



Thenafter JDA issued Name Transfer Letter No. D-339 dt. 18.05.2017 in favour of Udayraj Palace Pvt. Ltd. Through Director Mr. Satveer Choudhary S/o. Shri Jairam Choudhary.

I have checked/verified all the documents relating to the title deeds of the above property and have also seen/checked the record relating to Non-encumbrance of the above property in the office of Sub-registrar, Jaipur for the period of 04 years i.e. 2014 to 2017 vide receipt no. **RJ/317101708565** Dt. **17-08-2017** (relevant receipts have been enclosed in original.

On the basis of the above I, hereby verify that the same (i.e. Group Housing Plot situated in Khasra No. 107, 108, 109, 110, 112 Village-Ramsinghpura @ Rampura, Tehsil-Sanganer, District- Jaipur Total Measuri 13555.22 Sq. Yds.) is free from all registered Encumbrances and also not hit by any sort of restrictions under Urban land ceiling/acquisition Act or under any other central/state Legislation. Mortgagor/s is/are having a clear and marketable title over the property. A legally valid Equitable Mortgage over the property can be created by depositing the following documents :-

- a) Group Housing Akal Patta No. 152 dt. 21-02-2014
- b) Sale-deed dt. 12.05.2017
- c) Name Transfer Letter No.D-339 dt. 18.05.2017
- d) Search Receipt No. **RJ/317101708567** Dt. **17-08-2017**

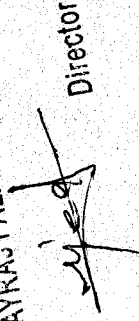
Note: Above Title Search Report given by me on behalf of above said documents & Search Receipt.

DATE : **17/08/2017**
PLACE : Jaipur
Sharma)


(Purshottam

Advocate

For UDAYRAJ PALACE PVT. LTD.


Director