

Sandeep Jain

Advocate

Residence & Office

583-A, Talvandi,
Kota-324005

Ph. (0744) 2407214

Mob. 98291-80432

Date: 26.04.2018

SEARCH REPORT/

NON ENCUMBRANCE CERTIFICATE

Sub: - Inspection cum search report of property situated at Krishna Paradise Kunahadi Kota belonging to M/s Krishna Builders and Developers

As desired by you, I have inspected the record in index of book no.1 in the office of Sub registrar, Kota for the year 2013 to 2018. I have also perused the documents in the possession of the party.

Plot at Khasara No. 151 at Gram Kunahadi Kota measuring 7417.75 sq yd was allotted by UIT Kota. Allotment Letter was issued by UIT in favour of M/s Krishna Builders and Developers on dated 11.02.2013. Lease Agreement of the said plot was executed by UIT in favour of M/s Krishna Builders and Developers on dated 11.02.2013. Lease Agreement was registered in the office of Sub Registrar Kota on dated 21.02.2013 vide book no.1, volume no. 1156 serial no. 2013002107 at page no. 10. Layout Plan was sanctioned by UIT Kota for Plot at Khasara No. 151 at Gram Kunahadi Kota measuring 7417.75 sq yd on dated 06.04.2018.

After execution & registration of the Lease Agreement M/s Krishna Builders and Developers become the lessee of the said property. They get perfect, valid and marketable title in the said property. Lease Agreement executed in their favour is valid & perfect in the eyes of Law. Being the lessee of the said property M/s Krishna Builders and Developers can sale, transfer or mortgage this property to anybody.

From my inspection I find that M/s Krishna Builders and Developers has not sold transferred this property to anybody till now. This property is free from all encumbrances.



This certificate is issued by me. Receipt of inspection fee is also enclosed with this certificate.

(Sandeep Jain)

North: Rasta
East: Rasta
Area 7417.75 sq yd

South: Khasara No. 95/463
West: Khasara No. 85, 94, 97



Documents Scrutinized:-

1. Allotment Letter No. 492 dated 11.02.2013
2. Lease Mukti Certificate No. 492 dated 11.02.2013
3. Lease Agreement dated 12.09.2017 regd on dated 21.02.2013
4. Sanction of Layout Plan No. 682-92 dated 06.04.2018
- 5 Development Agreement regd on dated 17.04.2018
- 6 Parnership Deed of M/s Krishna Builders and Developers
- 7 Parnership Deed of M/s S R Builders & Developers

