



JURIS VISTA LAW CHAMBERS

ADVOCATES & CONSULTANTS

LEGAL DUE DILIGENCE AND TITLE

SEARCH REPORT

**CARRIED OUT REGARDING LAND SITUATED IN KHASRA
NOS. 122, 123, 124 167 & 167 AT VILLAGE SURAJPURA
GHATI, TEHSIL SANGANER, NEAR JAHAWAR CIRCLE,
JAIPUR ADMEASURING 2979.93 SQ. YARDS.**

Prepared By:

JURIS VISTA LAW CHAMBERS

JAIPUR

I. INTRODUCTION

- 1.1. We have been instructed by **Shivgyan Developers Pvt. Ltd.** to carry out a detailed title search regarding land (plot) situated in khasra nos. 122, 123, 124, 166 & 167, Village Surajpura Ghati, Tehsil Sanganer, Near Jahawar Circle, Jaipur (Rajasthan) admeasuring 2979.93 Sq. Yards (the "Property"), detailed particulars of which have been provided in Section II of this report (the "Description of Property").
- 1.2 We were provided with certain documents/records related to the said Property, however, while conducting the searches various other relevant documents were perused and the observation made herein is based on the documents perused during searches undertaken at the concerned offices (along with the documents provided to us).

II. DESCRIPTION OF THE PROPERTY

- 2.1 This Property is situated in Khasra No. 122, 123, 124, 166 & 167, Village Surajpura Ghati, Tehsil Sanganer, Near Jahawar Circle, Jaipur (Rajasthan) admeasuring 2979.93 Sq. Yards.
- 2.2 The property has been converted for non-agricultural purposes.

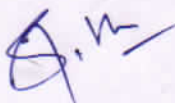
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III. TITLE & BACKGROUND OF THE PROPERTY

3.1 The lease deed of the property was issued by Jaipur Development Authority in favour of Shivgyan Developers Pvt. Ltd. on 19.02.2004 which was duly registered in the office of Sub Registrar-II, Jaipur at S.No. 2014399001060 at Book No.1, Volume No.255 on Page No. 200 & additional book No.1 Volume No.1020 page No.464 to 473 on 3.3.2014. The lease deed was issued for commercial usage. In this manner the property rights of the property have vested with Shivgyan Developers Pvt. Ltd.

3.2 Jaipur Development Authority in a meeting of Building Plan Committee (BPC) convened on 26.03.2014 has approved the building plans of the property and the same were released vide approval letter dated 24.6.2014 permitting the construction of a group housing project in accordance with the approved building plans. Thereafter, a residential housing project in the name of 'Shivgyan Casa Vista' has been carved out on the property in question and the structural construction has been completed.

3.4 After the sanction of building permission, JDA vide letter dated 14.2.2015 directed Shivgyan Developer Pvt. Ltd. to stop the construction. The said letter / order was challenged by Shivgyan Developers Pvt Ltd by filing writ petition before



Hon'ble Rajasthan High Court, Jaipur being SBCWP No. 2545/2015 tilted "Shivgyan Developers Pvt. Ltd. V/s State of Raj. & Ors." and vide interim order dated 24.3.2015 the Hon'ble High Court has passed the following order :

".....It is accordingly so directed the Petitioners shall be free to make construction but strictly in terms of the approved plans by JDA-subject however to be outcome of the writ petition."

- 3.5 The JDA again convened a meeting dated 02.12.2015 wherein decision was taken to revoke the building permission already granted to Shivgyan Developers Pvt. Ltd. The decision of the meeting dated 02.12.2015 was challenged by Shivgyan Developers Pvt. Ltd. by filing writ petition before Hon'ble Rajasthan High Court, Jaipur being SBCWP No. 18353/2015 tilted "Shivgyan Developers Pvt. Ltd. V/s State of Raj. & Ors." and vide interim order dated 09.12.2015 the Hon'ble High Court has passed the following order :

"Issue notice to respondents Rule is made returnable within four weeks. Notices be given dasti. The order dated 2-12-2015 shall remain stayed till further orders"

- 3.6 The orders dated 24.3.2015 & 9.12.2015 are presently operative and accordingly Shivgyan Developers Pvt. Ltd. is

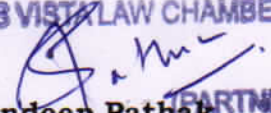


permitted to raise construction over the said property. However, the entire matter is *sub-judice* before the Hon'ble High Court of Rajasthan at Jaipur and therefore, the final outcome of the aforesaid writ petitions will govern the fate of the residential project of Shivgyan Developers Pvt. Ltd.

CONCLUSION

On the basis of the record and information made available to us and on the basis of the searches conducted at various Offices to the best of our knowledge, we can state that the property situated in Khasra Nos. 122, 123, 124, 166 & 167 Village Surajpura Ghati, Tehsil Sanganer, Near Jawahar Circle, Jaipur (Rajasthan) admeasuring 2979.93 Sq. Yards. also known as "Shivgyan Casa Vista", is affected by pending litigation mentioned above. However, the interim orders passed by the Hon'ble High Court in SBCWP No. 2545/2015 & 18353/2015 are presently operative, which entitles Shivgyan Developers Pvt. Ltd. to use the said property and raise construction in accordance with the approved building plans.

JURIS VISTA LAW CHAMBERS


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(PARTNER)