

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : SIKAR

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 22-03-2024 12:03 PM

Fee Receipt No	: 202402327007796	Receipt Date	: 22/03/2024
Name	: ARUN KUMAR SHARMA ADVOCATE, SAJJAN KUMAR SARAF SON OF LATE NATHMAL SARAF	Document S. No.	: 202401327007453
Address	: SIKAR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 50
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Sitelnspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
		Total Amount	: ₹ 50

From Year 2022 To Year 2022

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 87389914 ₹ 50

Signature of presenter or applicant for
copy of Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : SIKAR**

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131)

Print Date : 22-03-2024 12:04 PM

Fee Receipt No	: 202402327007797	Receipt Date	: 22/03/2024
Name	: ARUN KUMAR SHARMA ADVOCATE, SAJJAN KUMAR SARAF SON OF LATE NATHMAL SARAF	Document S. No.	: 202401327007454
Address	: SIKAR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 87390002 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

ARUN KUMAR SHARMA
ADVOCATE
RAJASTHAN HIGH COURT SIKAR
CHAMBER NO. 51, COURT CAMPUS
SIKAR RAJASTHAN 332001

RESI/OFF.
62, YOJNA NAGA
SALASAR BUS STAND SIKAR
MOBILE 9314308734

TO WHOM SOEVER IT MAY CONCERN
REPORT ON THE TITLE OF PROPERTY

OF SAJJAN KUMAR SARAF S/O LATE NATHMAL SARAF BY CASTE MAHAJAN RESIDENCE AT PRESENT 13'RAY STREET P.O.P.S.BHAWANIPOR KOLKATA WEST BENGAL. AND J.S.APARTMENT PRIVATE LIMITED ROOM 5A,1st FLOOR STEPHEN HOUSE 4BBD BAG EAST KOLKATA 700001 THROUGH DIRECTOR YOGESH JALAN S/O TARACHAND JALAN BY CASTE MAHAJAN RESIDENCE AT BE-241,SALT LAKE,SECTOR 1,B.B. BLOCK,VIDHAN NAGAR,C.C. BLOCK NORTH 24 PARGANAS WEST BENGAL 700064

I,ARUN KUMAR SHARMA ADVOCATE,DO HEREBY CERTIFY TO YOU IN MY CAPACITY AS YOUR ADVOCATE THAT THE TITLE OF ABOVE MENTIONED PERSONS TO THE IMMOVABLE PROPERTIES BRIEF PARTICULARS WHEREOF ARE GIVEN IN THE SCHEDULE 1 HERETO IS CLEAR,MARKETABLE AND UNDISPUTED. I FURTHER CONFIRM THAT THE RELEVANT DOCUMENTS AND TITLE DEEDS OF THE SAID PROPERTY HAVE BEEN EXAMINED BY ME FOR INVESTIGATING THE TITLE TO THE SAID PROPERTY,THE ABOVE NAMED PERSONS SAJJAN SARAF ARE THE EXCLUSIVE OWNER OF THE PROPERTY .

- 1- ON THE BASIS OF MY EXAMINATION OF THE DOCUMENTS,I CERTIFY THAT THE SAID PROPERTY IS FREE FROM ENCUMBRANCE.
- 2- ON THE BASIS ODF THE DECLARATION FURNISHED,I CERTIFY THAT THE SAID IMMOVABLE PROPERTIES ARE NOT ,AS FAR AS I HAVE BEEN ABLE TO ASCERTAIN SUBJECT TO ANY ATTACHMENT OR ANY PROCESS OF COURT NOR ARE THE OR ANY OF THEM THE SUBJECT MATTER OF ANY LITIGATION PENDING BEFORE ANY COURT.
- 3- I CONFIRM THAT SAID PROPERTIES HAVE NOT BEEN NOTIFIED FOR ACQUISITION BY THE CONCERNED AUTHORITIES.


(ARUN KUMAR SHARMA)
ADVOCATE

ARUN KUMAR SHARMA
R/3340/2007
ADVOCATE, SIKAR

For J.S. Appartments Pvt. Ltd.


Director



ARUN KUMAR SHARMA
ADVOCATE
RAJASTHAN HIGH COURT SIKAR
CHAMBER NO. 51 ,COURT CAMPUS
SIKAR RAJASTHAN 332001

RESI/OFF.
62,YOJNA NAGA
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MOBILE 9314308734

**BRIEF HISTORY OF THE OWNERSHIP OF THE PROPERTY AS TO HOW IT
HAS BEEN ACQUIRED BY THE PRESENT OWNER.**

THE PATTA NUMBER 779 ISSUED BY NAGAR PARISAD SIKAR UNDER RAJASTHAN MUNCIALITIES ACT 2009 SECTION 69 A IN FAVOUR OF SAJJAN KUMAR SARRAF S/O NATHMAL SARRAF DATED 25-03-2022.

SAJJAN KUMAR SARRAF TAKE A COMMERCIAL CUNSTRUCTION PERMISSION BY MNAGAR PARISAD SIKAR DATED 24-08-2023.

SAJJAN KUMAR SARRAF THROUGH POWER OF ATTORNEY DILIP KUMAR SARAF MAKE A DEVELOPERS AGREEMENT TO J.S.APARTMENT PRIVATE LIMITED ROOM 5A,1st FLOOR STEPHEN HOUSE 4BBD BAG EAST KOLKATA 700001 THROUGH DIRECTOR YOGESH JALAN S/O TARACHAND JALAN BY CASTE MAHAJAN RESIDENCE AT BE-241,SALT LAKE,SECTOR 1,B.B. BLOCK,VIDHAN NAGAR,C.C. BLOCK NORTH 24 PARGANAS WEST BENGAL 700064 AND REGISTERED IT WITH SUB REGISTRAR SIKAR ON DATED 13-12-2022 BOOK NUMBER 1,VOLUME NUMBER 1543 PAGE NUMBER 70 SERIAL NUMBER 202203327123256 ADITONAL BOOK NUMBER 1 VOLUME NUMBER 5562 PAGE NUMBER 257 TO 272.NOW ACCORDING TO AGREEMENT MR. SAJJAN KUMAR SARRAF HAS A RIGHT AS A OWNER OF PROPERTY AND J.S.APARTMENT PRIVATE LIMITED HAS A RIGHT AS DEVELOPER.

LIST OF TITLE OF CHAIN OF DOCUMENT

S.NO.	PARTICULARS	DATE OF DOCUMENT
1	PATTA NUMBER 779 ISSUED BY NAGAR PARISAD SIKAR UNDER RAJASTHAN MUNCIALITIES ACT 2009 SECTION 69 A IN FAVOUR OF SAJJAN KUMAR SARRAF S/O NATHMAL SARRAF DATED 25-03-2022.	25-03-2022
2	SAJJAN KUMAR SARRAF TAKE A COMMERCIAL CUNSTRUCTION PERMISSION BY MNAGAR PARISAD SIKAR DATED 24-08-2023.	24-08-2023
3	DEVELOPERS AGREEMENT SAJJAN KUMAR SARRAF THROUGH POWER OF ATTORNEY DILIP KUMAR SARAF MAKE A DEVELOPERS AGREEMENT TO J.S.APARTMENT PRIVATE LIMITED ROOM 5A,1 st FLOOR STEPHEN HOUSE 4BBD BAG EAST KOLKATA 700001 THROUGH DIRECTOR YOGESH JALAN S/O TARACHAND JALAN BY CASTE MAHAJAN RESIDENCE AT BE-241,SALT LAKE,SECTOR 1,B.B. BLOCK,VIDHAN NAGAR,C.C. BLOCK NORTH 24 PARGANAS WEST BENGAL 700064	13-12-2022

For J.S. Appartments Pvt. Ltd.

Yogesh Jalan
Director

Arun Kumar Sharma
ARUN KUMAR SHARMA
R/3340/2007
ADVOCATE, SIKAR



ARUN KUMAR SHARMA
ADVOCATE
RAJASTHAN HIGH COURT SIKAR
CHAMBER NO. 51 ,COURT CAMPUS
SIKAR RAJASTHAN 332001

RESI/OFF.
62,YOJNA NAGA
SALASAR BUS STAND SIKAR
MOBILE 9314308734

SCHEDULE -I

PARTICULARS OF SAJJAN KUMAR SARAF S/O LATE NATHMAL SARAF BY CASTE MAHAJAN
RESIDENCE AT PRESENT 13'RAY STREET P.O.P.S.BHAWANIPOR KOLKATA WEST BENGAL

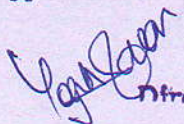
S.NO	SURVVEY NO	AREA	BRIEF, DESCRIPTION OF THE PROPERTY SUCH AS LOCATION,BOUNDARIES
1	PATTA NO 779 ISSUED BY NAGAR PARISAD SIKAR	812.91 SQARE METER FOR COMMERCIAL USE	NEAR CENTRAL BUS DEPOT,DEVIPURA SIKAR RAJ.
		EAST	MAIN ROAD BUS DEPOT
		WEST	RAST
		NORTH	SITARAM SARAF
		SOUTH	GIGRAJ GINODIYA'S HEIRS PROPERTY

CERTIFICATE OF TITLE TO THE PROPERTY

I HAVE EXAMINED ALL THE DOCUMENTS ETC. PERTAINING TO THE PATTA HOLD PROPERTY PATTA NUMBER 779 ISSUED BY NAGAR PARISAD SIKAR UNDER RAJASTHAN MUNCIALITIES ACT 2009 SECTION 69 A IN FAVOUR OF SAJJAN KUMAR SARRAF S/O NATHMAL SARRAF DATED 25-03-2022 PATTA REGISTERD BY SUBREGISTRAR SIKAR ON DATED 26-03-2022 BOOK NO. 1,VOLUME NO. 1456 PAGE NO.111 SERIAL NUMBER 202203327106026 ADITONAL BOOK NO.1 ,VOLUME NO. 5215 PAGE 147 TO 147. THE PATTA ISSUED BY NAGAR PARISAD SIKAR 812.91 SQARE METER.AND OF THE OPINOIN THAT THE AFORESAID PROPERTY BELONGS TO THEM IS FREE FROM ALL SORTS OF ENCUMBRANCES CHARGES,LIABILITIES OF ANY KIND WHAT SO EVER AND THE TITLE OF OWNER TO SAID PROPERTY IS CLEAR,FREE MARKETABLE AND CHAIN OF TITLE IS COMPLETE.


(ARUN KUMAR SHARMA)
ADVOCATE

For J.S. Appartments Pvt. Ltd


Director

ARUN KUMAR SHARMA
R/3340/2007
ADVOCATE, SIKAR

