

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0091602897



Payment Date: 06/07/2024 18:51:49

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 01/12/2023-To-31/07/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	100.00

Commision(-): 0.00

Total/NetAmount: 100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ADV. JYOTI CHOUDHARY

Tin/Actt.No./VehicleNo./Taxid SEARCH 2023-2024

Pan No.(If Applicable):

City(Pincode): JAIPUR(302012)

Address:PLOT NO. A-211 TO A-220, SITUATED AT SCHEME NARAYAN VATIKA, VILLAGE DHAWAS, HEERAPURA. AJMER ROAD,

Remarks:M/S SUNFLOWER REAL ESTATE, OFFICE ADDRESS 82, GOVIND NAGAR VISTAR, GOKULPURA, KALWAR ROAD, JHOTWARA, JAIPUR AS THROUGH ITS PARTNERS MR. ASHOK KUMAR PARASWAL S/O MR. GOPAL LAL AND MR. RAJENDRA PARASWAL

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN9160289706072024

Date: 06/07/2024 18:51:49

Reference No: CK00CEWQA6

Computer generated copy on : 06/07/2024

Courtesy : <https://Egras.rajasthan.gov.in>

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partner

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)
Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

DATE: 06/07/2024

SPECIAL REPORT ON TITLE

Reg. : Opinion on investigation of title and obtaining of search report in respect of a property Plot No. A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219 and A-220, Situated At Scheme Narayan Vatika, Village Dhawas, Heerapura. Ajmer Road, District Jaipur, Raj. Total Area 1185.50 Sq. Yds. presently belonging to M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal.

Sr. No	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1.	Name of the Borrower with address:	Plot No. A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219 and A-220, Situated At Scheme Narayan Vatika, Village Dhawas, Heerapura. Ajmer Road, District Jaipur, Raj. Total Area 1185.50 Sq. Yds. presently belonging to M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal.
2.	1. Name of the person offering Mortgage with parentage /constitution and address:	Plot No. A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219 and A-220, Situated At Scheme Narayan Vatika, Village Dhawas, Heerapura. Ajmer Road, District Jaipur, Raj. Total Area 1185.50 Sq. Yds. presently belonging to M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal.
3.	Details of the property to be mortgaged : As per title deed _____ As per present _____ position	The Specified portion of the property mentioned in para no. 4

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partner

JYOTI

CHOUHARY

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JYOTI CHOUHARY
Date: 2024.07.06
18:54:50 +05'30'

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

B	INVESTIGATIONS	
1.	Details of the title deeds/ documents (including Link Deeds/ Parent deeds) to the mortgage (with full particulars regarding nature of document, date of executing and details of registration).	1. Registered Free Hold Patta No. 8749, dated 20/12/2023, issued by Jaipur Development Authority in favor of M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal in respect of Said Property i.e. Plot No. A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219 and A-220, Situated At Scheme Narayan Vatika, Village Dhawas, Heerapura. Ajmer Road, District Jaipur, Raj., This deed was duly Registered with registrar of assurances the Sub register Jaipur-III, on dated 22/12/2023 vide Book No. 01, Volume No. 1052, Page No. 10, Sr. No. 202303017122059 Additional Book No. 01, Volume No. 4230, Page No. 455 to 468. For the area of 1185.50 Sq. Yds. 2. Map approval Dated 01/01/2024 Map approval Letter No. D-1532 Dated 01/01/2024 issued by Nagar Nigam Jaipur Heritage in favor of M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal in respect of Said Property i.e. Plot No. A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219 and A-220, Situated At Scheme Narayan Vatika, Village Dhawas, Heerapura. Ajmer Road, District Jaipur, Raj. For the area of 1185.50 Sq. Yds.
3.	Whether documents given to the counsel are original one or more copies of documents? (Counsel should examine original documents only and if any of the documents in original is not shown, the details of the document be given with reasons thereof)	
4.	Whether documents given as original title deeds raise any doubt or suspicion?	No, there is no doubt in above title Deed
5.	Whether the registration particulars number	Yes, tallied.

JYOTI
CHOUDHARY

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JYOTI CHOUDHARY
Date: 2024.07.06
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M/s SUNFLOWER REAL ESTATE

अशोक कुमार 2
Partner

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)
Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

	& date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	
6.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
7.	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	As per Sub-Registrar's office record photographs of parties affixed on title deed are tally and found same.
8.	Whether contents as given in the Title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not variations be specified. What is its effect?	As per Sub-Registrar's office record contents of title deed are tally and found same.
9.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes
10.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	Yes
11.	Whether there is any bar under any local law - for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for nonagricultural purposes).	No
12.	Whether there any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No
13.	Whether all the approvals, clearance & sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Yes
14.	Whether the property is ancestral or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Na
15.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
16.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	No

M/s SUNFLOWER REAL ESTATE

अशोक कुमार

Partner

JYOTI
CHOUDHARY

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JYOTI CHOUDHARY
Date: 2024.07.06
18:56:17 +05'30'

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

17.	In case of leasehold property whether permission/ NOC from the lessor is required for ereation of mortgage ? whether permission of the lessor / NOC is obtained?	Yes
18.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	NA
19.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Na
20.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Yes
21.	Whether any permission of Income Tax Authorities IAssessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No
22.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A.
23.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	N.A.
24.	Encumbrances, Attachments, and/or Claims whether of Government, Central or State or other local authorities or Third Party Claims, liens etc. and details thereof if yes, give the details thereof.	That the said land is under encumbrances with TATA CAPITAL HOUSING FINANCE LIMITED for RS. 7,00,00,000 (i.e., Seven Crores Only) Vide Sanction Letter dated 31/01/2024.

DATE: 06/07/2024

PLACE: JAIPUR

JYOTI

CHOUHDARY

Digitally signed by
JYOTI CHOUHDARY

Date: 2024.07.06
18:56:59 +05'30'

SHRI VINAYAK ASSOCIATES

Adv. Jyoti Choudhary

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partner

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

CERTIFICATE

REFERENCE NO.....

ENTRY SERIAL NO...../REGISTER NO.....OF YEAR 2024

(Counsel to give serial no..... to the certificate as entered in register of searches maintained by him)

DATE: 06/07/2024

Reg. Opinion on investigation of title and obtaining of search report in respect of a property Plot No. A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219 and A-220, Situated At Scheme Narayan Vatika, Village Dhawas, Heerapura. Ajmer Road, District Jaipur, Raj. Total Area 1185.50 Sq. Yds. presently belonging to M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal.

Sir,

In the above Captioned matter, I submit my legal opinion as under:

As requested, I have conducted the legal investigation of the title and made a search of record in the registration office and other offices as required in the matter.

I have answered all the queries in the special Report which is enclosed.

I hereby certify that the registration particulars number, date and page particulars etc.

As shown in the original title deeds and contents thereof tally with the information as stated in the records of office of Sub-Registrar- III Jaipur and will executed sub Registrar III Jaipur of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of owner affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure here to.

I have verified, tallied and compared these documents from the record of the office of Sub Registrar/ Registrar of assurances and also from the records of other appropriate authorities,

(i) Registered Free Hold Patta, Dated 20/12/2023

Registered Free Hold Patta No. 8749, dated 20/12/2023, issued by Jaipur Development Authority in favor of M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal in respect of Said Property i.e. Plot No. A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219 and A-220, Situated At Scheme Narayan Vatika, Village Dhawas, Heerapura. Ajmer Road, District Jaipur, Raj., This deed was duly

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partners

JYOTI
CHOUDHARY

Digitally signed by
JYOTI CHOUDHARY
Date: 2024.07.06
18:57:41 +05'30'

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

Registered with registrar of assurances the Sub register Jaipur-III, on dated 22/12/2023 vide Book No. 01, Volume No. 1052, Page No. 10, Sr. No. 202303017122059 Additional Book No. 01, Volume No. 4230, Page No. 455 to 468. For the area of 1185.50 Sq. Yds.

(ii) Map approval Letter, Dated 01/01/2024

Map approval Letter No. D-1532 Dated 01/01/2024 issued by Nagar Nigam Jaipur Heritage in favor of M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal in respect of Said Property i.e. Plot No. A-211, A-212, A-213, A-214, A-215, A-216, A-217, A-218, A-219 and A-220, Situated At Scheme Narayan Vatika, Village Dhawas, Heerapura. Ajmer Road, District Jaipur, Raj. For the area of 1185.50 Sq. Yds.

- 1) The document which are supplied to me for search are in accordance and searched by me in sub reg. Offices on dated 06/07/2024 vide receipt GRN No. : 0091602897 of Rs. 100/- and on the basis of aforesaid search from 2023-2024 does not disclose any encumbrances/disclose encumbrances as stated there in.

I have given opinion earlier on investigation of title relating to the same property as detailed hereunder:

Name of lender

Date of opinion & reference no. (if any)

Remarks

I find following defects/No defects in the title of the person offering mortgage:

I hereby certify that M/S SUNFLOWER REAL ESTATE, Office Address: 82, Govind Nagar Vistar, Gokulpura, Kalwar Road, Jhotwara, Jaipur as Through its Partners Mr. Ashok Kumar Paraswal S/o Mr. Gopal Lal And Mr. Rajendra Paraswal S/o Mr. Chitar Mal Paraswal has a clear, valid and marketable title over the above said.

The valid mortgage can be created by deposit of the following original title deed.

The said title deeds are original and genuine and are not duplicate or fake as observed by me. (Give here under details of title deeds which are required to be deposited to create equitable mortgage)

1. Lease Deed (JDA PATTA) Dated 20/12/2023
2. Map approval Letter, Dated 01/01/2024
3. Sanction Letter, Dated 31/01/2024

Encl: 1. Special Report

2. Chain of title

3. Copy of Title Deed and link deeds.

4. Search Report

5. Sanction Letter

JYOTI

CHOUHARY

Digitally signed by

JYOTI CHOUHARY

Date: 2024.07.06

18:58:24 +05'30'

SHRI VINAYAK ASSOCIATES

Adv. Jyoti Choudhary

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partner

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

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

Print Date 21-12-2023 5:40 PM

Fee Receipt No	: 202302017033916	Receipt Date	: 21/12/2023
Name	: MS SUNF LOWER REAL ESTATE AS THRU PARTNER RAJENDRA PARASWAL	Document S. No.	: 202301017024919
Address	: 82 ,GOVIND NAGAR VISTAR ,JAIPUR ,JAIPUR		
Document Type	: Lease Deed Free Hold		
Face Value	: ₹ 0	Evaluated Value	: ₹ 7525114
Ord-Registration Fee	: ₹ 300	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 200	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 150	Stamp Duty	: ₹ 500
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1150
		Total Amount	: ₹ 1150

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 83787833 ₹ 500 # Stamp 575 ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partner



e-Challan

Registration and Stamps department
Government of Rajasthan

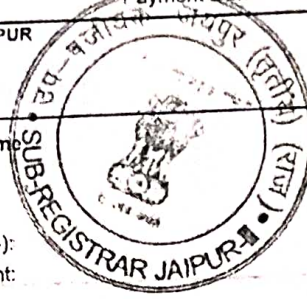
GRN: 0083787833



Payment Date: 21/12/2023 15:00:18

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2023-To-31/03/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	200.00
2	0030 03 104-01-00-पंजीकरण शुल्क से प्राप्ति	300.00
	Commission(-):	0.00
	Total/NetAmount:	500.00



Five Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: MS SUNF LOWER REAL ESTATE AS THRU
PARTNER

Pan No.(If Applicable):

Address:JAIPUR

Tin/Actt.No./VehicleNo./Taxid LEASE DEED

City(Pincode): JAIPUR(333042)

Remarks:REGISTRATION AND CSI FEES OF LEASE
DEED OF PLOT NO A-211 A-212 A-213 A-214 A-215 A-216
A-217 A-218 A-219 AND A-220, IN SCHEME NARAYAN
VATIKA AT VILLAGE DHAWAS JAIPUR

Payment Details:

Bank: State Bank Of India

Date: 21/12/2023 15:00:18

Computer generated copy on : 21/12/2023

Challan No. - 0

Bank CIN No: SBIN8378783321122023

Reference No: IK0COOBX0

Courtesy : <https://Egras.rajasthan.gov.in>

अशोक कुमार शर्मा (HdM)

M/s SUNFLOWER REAL ESTATE

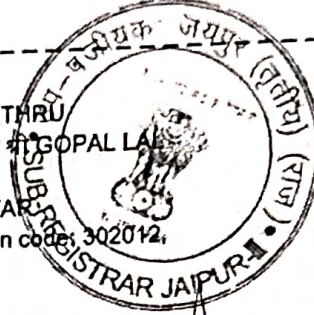
अशोक कुमार
Partner



Presentation Endorsement

आज दिनांक 21 माह 12 सन् 2023 को 05:29 PM बजे
श्री/श्रीमती/सुश्री MS SUNF LOWER REAL ESTATE AS THRU
PARTNER ASHOK KUMAR PARASWAL पुत्र/पुत्री/पति श्री GOPAL LAL
उम्र 25 वर्ष, जाति O-JAT, व्यवसाय Other
निवासी House No.:82, Colony: GOVIND NAGAR VISTAR
GOKULPURA, Area: GOKULPURA, City: JAIPUR, Pin code: 302012,
District: JAIPUR, State: RAJASTHAN
ने मेरे सम्मुख दस्तावेज पंजीयन हेतु प्रस्तुत किया।

अशोक कुमार
हस्ताक्षर प्रस्तुतकर्ता
202301017024919



हस्ताक्षर उप पंजीयक,
JAIPUR-III
Sub Registrar
Jaipur-III

Freehold Lease after conversion from leasehold basis to freehold basis

Fees Receipt Endorsement

रसीद नं.	202302017033916
दिनांक	21-12-2023
पंजीयन शुल्क ₹	300
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	200
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	500
कमी सरचार्ज शुल्क ₹	150
कुल योग	1150

202301017024919

Freehold Lease after conversion from leasehold basis to freehold basis

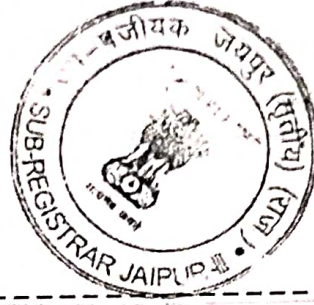
Mode of Payment (#Mode Number Amount #)

e-Gras Challan 83787833 ₹ 500 #
Stamp 575 ₹ 650

उपपंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partner



Endorsement of Execution

अनु क्र.	पक्षकारों का नाम व पता	छायाचित्र	अंगूठा	पक्षकारों का प्रकार
1	श्री/श्रीमती/सुश्री MS SUNF LOWER REAL ESTATE AS THRU PARTNER ASHOK KUMAR PARASWAL , पुत्र/पुत्री/पति श्री GOPAL LAL, व्यवसाय Otherजाति 0-JAT House No.:82, Colony: GOVIND NAGAR VISTAR GOKULPURA, Area: GOKULPURA, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Executant Age : 25 Signature : अशोक कुमार
2	श्री/श्रीमती/सुश्री MS SUNF LOWER REAL ESTATE AS THRU PARTNER RAJENDRA PARASWAL , पुत्र/पुत्री/पति श्री CHHITAR MAL PARSWAL, व्यवसाय Businessजाति 0-JAT House No.:82, Colony: GOVIND NAGAR VISTAR, Area: GOKULPURA, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN			Executant Age : 28 Signature : राजेंद्र कुमार

वे लेख्यपत्र Freehold Lease after conversion from leasehold basis to freehold basis को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।

प्रतिफल राशि रु 0/- पूर्व में / मेरे समक्ष / मैं से रु 0/- पूर्व में ————— ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र.	गवाहों का नाम व पता	छायाचित्र	अंगूठा	हस्ताक्षर
1	Name: श्री/श्रीमती/सुश्री PUSKAR SINGH MAHALA, पुत्र/पुत्री/पति श्री BHAGWANA RAM MAHALA जाति JAT Age: 24 Add: House No.:00, Colony: DADIYARAMPURA, Area: DADIYARAMPURA, City: SIKAR, Pin code: 332404, District: SIKAR, State: RAJASTHAN			Signature

202301017024919

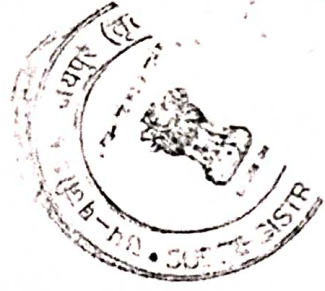
उप सजीयक, JAIPUR-III

Freehold Lease after conversion from leasehold basis to freehold basis

Sub Registrar
Jaipur-III

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partner



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 7525114 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 300, सरचार्ज राशि 150 कुल रु 950 रसीद संख्या 202302017033916 दिनांक 21-12-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 500 के मुद्रांकों पर निष्पादित माना जाता है।

202301017024919

Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

Registration Endorsement

आज दिनांक 22/12/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1052 में
पृष्ठ संख्या 10 क्रम संख्या 202303017122059 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4230 के
पृष्ठ संख्या 455 से 468 पर चप्पा किया गया।

202301017024919

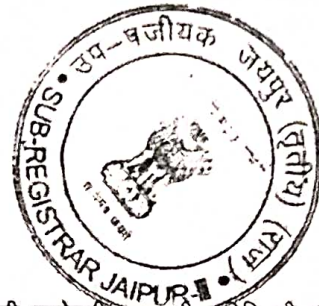
Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

M/s SUNFLOWER REAL ESTATE

अशोक कुमार

Partner



अतः मैसर्स सनपलावर रियल एस्टेट जरिये पार्टनर श्री अशोक कुमार परसवाल पुत्र श्री गोपाल लाल एवं श्री राजेन्द्र परसवाल पुत्र श्री छीतर मल परसवाल, रजिस्टर्ड पता-प्लाट नम्बर 82, गोविन्द नगर विस्तार, गोकुलपुरा, कालवाड़ रोड, झोटवाड़ा, जयपुर राजस्थान के पक्ष में दिनांक 20/12/2023 को जोन स्तरीय समिति की बैठक दिनांक 18.12.2023 में लिये गये निर्णय के क्रम में पुनर्गठित मूखण्ड संख्या ए-211, ए-212, ए-213, ए-214, ए-215, ए-216, ए-217, ए-218, ए-219 एवं ए-220 क्षेत्रफल 1185.50 वर्गगज योजना नारायण वाटिका का फी होल्ड लीजडीड (पट्टामिलेख) एवं नदीन साईट प्लान जारी किया गया है।



Sub Registrar
Talpur-MI

उपायुक्त एवं प्राधिकृत अधिकारी
जयपुर विकास प्राधिकरण
जयपुर

M/s SUNFLOWER REAL ESTATE

अमोल कुमार
Partner

अशोक कुमार
Partner



जयपुरा

जयपुर विकास प्राधिकरण

SITE PLAN

RECONSTITUTION

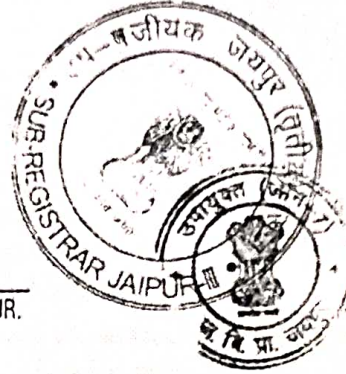
PLOT NO:- A-211,A-212,A-213,A-214,A-215
A-216,A-217,A-218,A-219,& A-220.

SCHEME:- NARAYAN VATIKA (NIJI KHATEDARI)
AT VILLAGE-DHAWAS, HEERAPURA AJMER ROAD, JAIPUR.

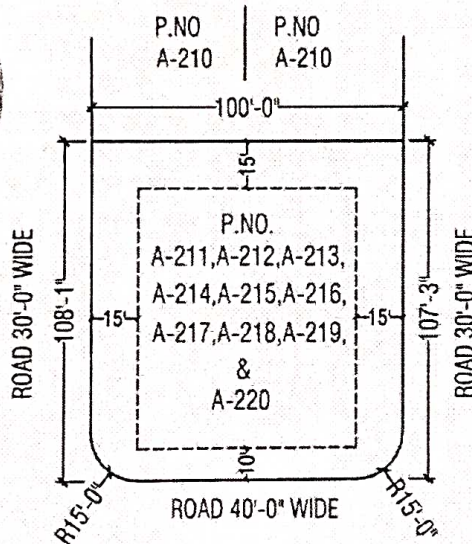
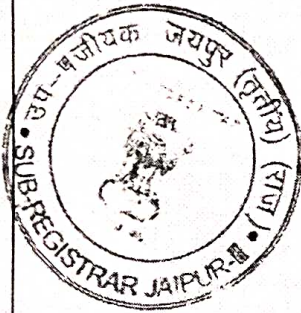
LAND USE:- RESIDENTIAL

AREA:- 1185.50 SQ.YDS.

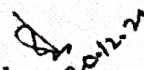
PARAMETERS -AS PER PREVAILING BUILDING BYLAWS-2020

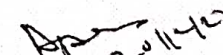


SCALE-1"-50'

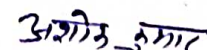



SITE ENGINEER
ZONE-7


ATP/DTP
ZONE-7


DY. COMMISSIONER
उपायुक्त जेन-7
जयपुर विकास प्राधिकरण
जयपुर

M/s SUNFLOWER REAL ESTATE


Partner



Under 54 Endorsement

धारा 54 के तहत प्रमाण-पत्र प्रमाणित किया जाता है कि इस लेख पत्र की मालियत रु 7525114 मानते हुए इस पर देय कमी मुद्रांक राशि रु 500 पर कमी पंजीयन शुल्क रु 300, सरचार्ज राशि 150 कुल रु 950 रसीद संख्या 202302017033916 दिनांक 21-12-2023 में जमा किये गये हैं।

अतः दस्तावेज को रु 500 के मुद्रांकों पर निष्पादित माना जाता है।

202301017024919

Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

Registration Endorsement

आज दिनांक 22/12/2023 को
पुस्तक संख्या 1 जिल्द संख्या 1052 में
पृष्ठ संख्या 10 क्रम संख्या 202303017122059 पर पंजीबद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4230 के
पृष्ठ संख्या 455 से 468 पर चस्पा किया गया।

202301017024919

Freehold Lease after conversion from leasehold basis to freehold basis

उप पंजीयक, JAIPUR-III
Sub Registrar
Jaipur-III

M/s SUNFLOWER REAL ESTATE

अशोक कुमार
Partner

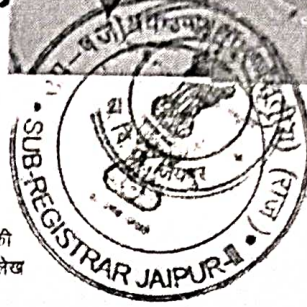


जयपुर विकास प्राधिकरण

पट्टा-विलेख (फ्री होल्ड)

आवासीय

अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख



क्रमांक / 8749

दिनांक 20/11/2023

पट्टा धारक का नाम पुत्र/पुत्री
पत्नी पति
निवासी

अथवा

पट्टा धारक मैसर्स SUNFLOWER REAL ESTATE कार्यालय पता P.No. 82 गोविन्द नगर विस्तार

गोमुलपुर 1, बालवाडी 3, जालवाडी 1 जयपुर जसिये पार्टनर

(पदनाम) श्री/श्रीमती/सुभाष पुत्र/पुत्री श्री गोपाल लाल

निवासी (2) बाजेंद्र परसवाल रु. श्री दीतर मल परसवाल

भूखण्ड सं. A-211, A-212, A-213, A-214, A-215, A-216, क्षेत्रफल 1185.50 वर्ग मज
A-217, A-218, A-219 & A-220

राजस्व ग्राम चावास खसरा सं.

योजना नारायण वाटिका में स्थित है।

स्थानीय निकाय (पट्टा कती) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक 20/11/2023 को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

Sunflower Real Estate

अरजोड कुमार

2. शर्मा प्रमोद

Partner

नोट - शर्ते पीछे पृष्ठ पर अंकित है।

उपायुक्त जान-7

प्राधिकृत अधिकारी को हस्ताक्षर मय मोहर

जयपुर

Sub Registrar
Jaipur-III

M/s SUNFLOWER REAL ESTATE

अरजोड कुमार

Partner

**आवासीय
पट्टा विलेख की शर्तें (फ्री होल्ड)**
(कृषि भूमि का गैर-कृषि उपयोग के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)



पट्टे की शर्तें

1. पट्टा धारक द्वारा भूखण्ड/निर्धारित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञा होगा, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जावे।
2. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
3. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ फंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
4. पट्टा विलेख को सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मॉर्गज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
5. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
6. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
7. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
8. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
9. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
10. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तों की पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
11. अन्य स्टाम्प राशि RS-500/-

नोट :- आवास (निर्मित भूखण्ड) में शर्त नं. 7 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि शुल्क

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व _____ पश्चिम _____
उत्तर _____ दक्षिण _____

साइट प्लान संलग्न हैं।

पट्टा धारक के हस्ताक्षर
Sunflower Real Estate

1. अरवि कुमार
2. मनीष कुमार
Partner

साक्षी :-

हस्ताक्षर [Signature]
नाम अरवि कुमार
पता Block-82, जेलिंग रोड
मिदगांव जोहदापुरा जयपुर

उपायुक्त जॉन-7
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
जयपुर

M/s SUNFLOWER REAL ESTATE

अरवि कुमार
Partner