

Dated: 03.01.2018

TO WHOMSOEVER IT MAY CONCERN

REPORT ON THE TITLE OF PROPERTY

Of Shri Mustafa Baroodwala S/o Shri Altaf Hussain, Shri Altaf Hussain S/o Shri Mohd. Hussain R/o Udaipur and M/s Archi Civil Construction Pvt. Limited through its Directors, Shri Rishabh Kumar Bhanawat S/o Shri Mitthalal Bhanawat and Shri Shailesh Sarupariya S/o Shri Sultan Singh Sarupariya R/o Udaipur

I, Vipul Joshi, Advocate, do hereby certify to you in my capacity as your Advocate that the title of above mentioned person/s to the immovable properties brief particulars whereof are given in the Schedule I hereto is clear, marketable and undisputed. I further confirm that the relevant revenue 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 is/are the exclusive owner of share in the property.

1. On the basis of my examination of the documents, I certify that the said property is free from encumbrance and on the basis of my examination of the documents and search into the records in the office of Sub Registrar of Registration-II, Udaipur for the year from 2006 to 2018 for a total period of (13 Years). The search receipt issued vide No. 201802107000107 dated 03.01.2018 is enclosed. I certify that the said property is free from encumbrance.
2. On the basis of the declaration(s) 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 they 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.


(Vipul Joshi)
Advocate


SCHEDULE - I

Particulars of Shri Mustafa Baroodwala S/o Shri Altaf Hussain, Shri Altaf Hussain S/o Shri Mohd. Hussain's property.

S.No	Survey No.	Area	Brief description of the property such as location, boundaries etc.
1.	Plot No.01 Khasra No.	1,15,000 sq.ft.	The Plot is located at Rev. Village Dholi Magri, (Bedwas), Tehsil Girwa, Udaipur and bounded by:
	1454/1, 1458/1, 1462/1, 1459, 1460	East	Agril land Khasra No. 1458me, 1461 and 1462me
		West	Agril land Khasra No. 3461/1478
		North	Agril land Khasra No. 1468, 1466, 1479
		South	Proposed road 200 feet

Certificate of Title to the Property

I have examined all the documents etc. pertaining to the Plot No. 01 Located at Rev. Village Dholi Magri, (Bedwas), Tehsil Girwa, Udaipur admeasuring area 115000 sq.ft (Hereinafter referred as the Said Property) Owned by Shri Mustafa Baroodwala S/o Shri Altaf Hussain, Shri Altaf Hussain S/o Shri Mohd. Hussain, and of the opinion that the aforesaid plot belongs to them is free from all sorts of encumbrances charges, liabilities of any kind what so ever and title of owner(s) to the said property is clear, free marketable and chain of title is complete.


(Vipul Joshi)
Advocate


Brief history of the ownership of the property as to how it has been acquired by the present owner.

Allotment letter No. 499 dated 15.2.1013 issued by UIT, Udaipur in favour of Shri Mustafa Baroodwala S/o Shri Altaf Hussain and Shri Altaf Hussain S/o Shri Mohd. Hussain

Bhumi Patta Vilekh No. 264 dated 25.2.2013 issued by UIT, Udaipur in favour of Shri Mustafa Baroodwala S/o Shri Altaf Hussain and Shri Altaf Hussain S/o Shri Mohd. Hussain entered in book I, Vol. 638, S. NO. 2013001967, Page No. 23 dated 25.2.2013.

Development Agreement dated 24.12.2012 executed between Shri Mustafa Baroodwala S/o Shri Altaf Hussain and Shri Altaf Hussain S/o Shri Mohd. Hussain and M/s Archi Civil Construction Pvt. Limited through its Director, Shri Rishabh Kumar Bhanawat S/o Shri Mitthalal Bhanawat and Shri Shailesh Sarupriya S/o Shri Sultan Singh Sarupriya entered in book I, Vol. 1302, S. No. 2013002019, Page No. 173 dated 11.3.2013.

Construction permission with approved map No. 594 to 599 dated 12.12.2017 issued by UIT, Udaipur in favour of Shri Mustafa Baroodwala S/o Shri Altaf Hussain and Shri Altaf Hussain S/o Shri Mohd. Hussain for construction of residential flats.

In this way the present owner has got title over the Property.


(Vipul Joshi)
Advocate


LIST OF TITLE OF CHAIN OF DOCUMENTS

S.No	Particulars	DATE OF DOCUMENT
1	Allotment letter No. 499 dated 15.2.2013 issued by UIT, Udaipur in favour of Shri Mustafa Baroodwala S/o Shri Altaf Hussain and Shri Altaf Hussain S/o Shri Mohd. Hussain	15.2.2013
2	Bhumi Patta Villesh No. 264 dated 25.2.2013 issued by UIT, Udaipur in favour of Shri Mustafa Baroodwala S/o Shri Altaf Hussain and Shri Altaf Hussain S/o Shri Mohd. entered in book I, Vol. 638, S. NO. 2013001967, Page No. 23 dated 25.2.2013.	25.2.2013
3	Development Agreement dated 24.12.2012 executed between Shri Mustafa Baroodwala S/o Shri Altaf Hussain and Shri Altaf Hussain S/o Shri Mohd. Hussain and M/s Archi Civil Construction Pvt. Limited through its Director, Shri Rishabh Kumar Bhanawat S/o Shri Mitthalal Bhanawat and Shri Shailesh Sarupriya S/o Shri Sultan Singh Sarupriya entered in book I, Vol. 1302, S. No. 2013002019, Page No. 173 dated 11.3.2013.	24.12.2012
4	Construction permission with approved map No. 594 to 599 dated 12.12.2017 issued by UIT, Udaipur in favour of Shri Mustafa Baroodwala S/o Shri Altaf Hussain and Shri Altaf Hussain S/o Shri Mohd. Hussain for construction of residential flats.	12.12.2017


(Vipul Joshi)
Advocate



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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 04-01-2018 11:37 AM

Fee Receipt No	: 201802107000107	Receipt Date	: 03/01/2018
Name	: Vipul Joshi , mustafa barudwala th altaf hussain	Document S. No.	: 201801107000110
Address	: , , ,		
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	: ₹ 650
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 650
From Year 2006 To Year 2018		Total Amount	: ₹ 650

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1303591801608 ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

उप-पंजीयक
SUB-REGISTRAR