



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SR) Unique ID 20180000000999R

Receipt Date

18-SEP-2018 19:27

S F Location JAIPUR IX

Receipt No RJ1918271809705

Name Of Seller ANUP JHALANI ADV

Name Of Buyer MS RAVISURYA AFFORDABLE HOMES

Type of Document Search

ACO Reference NONSH/SARITA GUPTA/JAIPUR



Paid Fees

Particulars

Registration Fees

Amount (Rs.)

₹ 0

Particulars

Amount (Rs.)

₹ 0

Copy of Fees

₹ 0

Lat Fees

₹ 0

₹ 100

Other Charges

₹ 0

₹ 0

Total Amount

₹ 100

Service Charges

₹ 10

Grand Total

₹ 110

(Rupees One Hundred Ten Only)



St: tutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.

ANUDEEP LAW ASSOCIATES

Office :- 516, Soni Paris Point, 5th Floor, Opp. District and Session Judge Court,
Collectorate Circle, Banipark Jaipur (Raj.) 302001, E-mail :- anudeeplaw516@gmail.com
Anup Jhalani
Contact :- 9828017511
anu_jhalani@yahoo.co.in

Deepak Soni
Contact :- 8766622266
advocatedeepaksoni@gmail.com

Date: 20/09/2018

TITLE SEARCH REPORT IN RESPECT OF

"RIVERFRONT HOMES" RESIDENTIAL AFFORDABLE HOUSING LAND KHASRA NO. 2520, 2521, 2535 & 2536 MEASURING 18656.05 SQ. YDS. SITUATED AT GONER ROAD, VILLAGE GONER, TEHSIL SANGANER, JAIPUR (RAJASTHAN).

It is certified that I have examined following documents and land record pertaining to the Residential Affordable Housing Land bearing Khasra No. 2520, 2521, 2535, 2536 situated at Goner Road, Village Goner, Tehsil Sanganer, District Jaipur (Rajasthan) having total area 15598.71 square meters (18656.05 Square Yards), sanctioned under Chief Minister's Jan Awas Yojana 2015.

PART I

DESCRIPTION OF THE PROPERTY:-

Residential Affordable Housing Land bearing Khasra No. 2520, 2521, 2535, 2536 situated at Goner Road, Village Goner, Tehsil Sanganer, District Jaipur (Rajasthan) admeasuring 15598.71 square meters (18656.05 Square Yards), hereinafter referred as "*Said Property*".

Which is surrounded by:-

Towards East- Road 18.00 Mtr. Wide

Towards West- Other's Land

Towards North- Sector Road 24.00 Mtr. Wide

Towards South- Other's Land

PART II

NAME OF PRESENT OWNER:

M/s Ravi Surya Affordable Homes,

a partnership firm having registered office at Plot No. E-172, Ramesh Marg, C-Scheme, Jaipur (Raj.) through its partner Mr. Ravindra Pratap Singh and Mrs. Shweta Pratap Singh
Hereinafter referred as "*Owner*"

For Anudeep Law Associates

Partner

PART III

List of documents submitted before me/us for scrutiny and legal opinion:

1. Copy of Jamabandi Samwat 2070 to 2073 regarding Khasra No. 2520 Rakba 0.3200 Hectare, Khasra No. 2521 Rakba 0.0700 Hectare, Khasra No. 2535 Rakba 0.0100 Hectare, Khasra No. 2536 Rakba 1.2900 Hectare, total 4 khasra's total rakba 1.6900 Hectare of Village Goner, Tehsil Sanganer, District Jaipur (Rajasthan) in name of Jaipur Development Authority Jaipur, which was issued by Halka Patwari on dated 14-02-2018.
2. Copy of Relinquishment Deed executed by (1) Mrs. Shanti Devi wife of Late Prem Chand Sogani (2) Mrs. Vimla Devi Jain Wife of Mohan Lal Jain (Bilala) (3) Mr. Swatantra Kumar Jain son of Manak Chand Jain (4) Mr. Tikam Chand Jain son of Manak Chand Jain (5) Mrs. Dimpal Jain wife of Vijay Kumar Jain in favour of (1) Mr. Laxmi Narayn Sethi (2) Prakash Chand Sethi sons of Mr. Bhorilal Sethi regarding Khasra No. 2520, 2521, 2535, 2536, 2537, 3079, 3239, 3240 total rakba 5.44 Hectare of Village Goner, Tehsil Sanganer, Jaipur, which was duly registered before the office of Sub-Registrar Sanganer II, Jaipur in Book No. 1, Volume No. 350, Page No. 107, S. No. 201603025104990 dated 18-10-2016 and copy of the same was filed in additional Book No. 1, Volume No. 1398, Page No. 277 to 292.
3. Copy of Sale deed dated 09-10-2017 executed by Mr. Prakashchand son of Bhoriya @ Bhanwarlal in favour of M/s Ravi Surya Affordable Homes through its partner Mr. Ravindra Pratap Singh son of Mr. B.S. Parihar regarding 1/2 share in Khasra No. 2520 Rakba 0.3200 Hectare, Khasra No. 2521 Rakba 0.0700 Hectare, Khasra No. 2535 Rakba 0.0100 Hectare, Khasra No. 2536 Rakba 1.29 Hectare, Khasra No. 2537 rakba 0.7500 Hectare total 5 khasra's total rakba 2.4400 Hectare of Village Goner, Tehsil Sanganer, District Jaipur (Rajasthan), which was duly registered before office of Sub-Registrar Jaipur IX in Book No. 1, Volume No. 57, Page No. 26, S. No. 201703182105247 dated 25-10-2017 and copy of the same was filed in additional Book No. 1, Volume No. 225, Page No. 480 to 492.
4. Copy of Sale deed dated 07-12-2017 executed by Mr. Laxminarayan son of Bhoriya @ Bhanwarlal in favour of M/s Ravi Surya Affordable Homes through its partner Mr. Ravindra Pratap Singh son of Mr. B.S. Parihar regarding 1/2 share in Khasra No. 2520 Rakba 0.3200 Hectare, Khasra No. 2521 Rakba 0.0700 Hectare, Khasra No. 2535 Rakba 0.0100 Hectare, Khasra No. 2536 Rakba 1.29 Hectare, Khasra No. 2537 rakba 0.7500 Hectare total 5 khasra's total rakba 2.4400 Hectare of Village Goner, Tehsil Sanganer, District Jaipur (Rajasthan), which was duly registered before office of Sub-Registrar Jaipur IX in Book No.

For Anudeep Law Associates



Partner

1, Volume No. 62, Page No. 44, S. No. 201703182106265 dated 18-12-2017 and copy of the same was filed in additional Book No. 1, Volume No. 245, Page No. 698 to 709.

5. Copy of order under section 90-A of Rajasthan Land Revenue Act 1956, passed by presiding officer Zone 09, Jaipur Development Authority Jaipur, in Case No. 15/2018 on dated 06-02-2018, regarding "Said Property".
6. Copy of Lease Deed (Patta) Serial No. 1772, Dated 31-08-2018, issued by Jaipur Development Authority, Jaipur in favour of M/s Ravi Surya Affordable Homes through its Partner Mr. Ravindra Pratap Singh S/o Mr. B. S. Parihar, regarding "Said Property", which was duly registered before the office of Sub- Registrar IXth, in Book No.1 Volume No. 90, Page No. 66, S. No. 201803182105302 on dated 31-08-2018 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 358 at Page No. 317 to 329.
7. Copy of Construction Permission approved by Shri Krishan (CA/99/25451) empanelled Architect regarding said property.
8. Copy of Partnership Deed dated 05-04-2017 executed between Mr. Ravindra Pratap Singh Parihar and Mrs. Shweta Pratap Singh.

PART IV

FLOW OF TITLE OF PROPERTY- (HISTORY OF TITLE)

Whereas agriculture land bearing khasra no. 2520 Rakba 0.3200 Hectare, Khasra No. 2521 Rakba 0.0700 Hectare, Khasra No. 2535 Rakba 0.0100 Hectare, Khasra No. 2536 Rakba 1.29 Hectare, total 4 khasra's total rakba 1.69 Hectare of Village Goner, Tehsil Sanganer, District Jaipur (Rajasthan), in this concern khatedari of said land is in name of Mr. Laxminarayan, Prakashchand son of Bhoriya and Suraj Devi wife of Bhoriya.

After demise of Suraj Devi wife of Bhoriya a mutation no. 1211 dated 05-10-2017 done by revenue officer in revenue record in the name of Laxminarayan, Prakashchand sons of Bhoriya, Shanti Devi D/o. Bhoriya, Vimla Devi, Dimpal D/o. Manak Chand, Swatantra Kumar Jain, Tikamchand Jain son of Manakchand.

Thereafter (1) Mrs. Shanti Devi wife of Late Prem Chand Sogani (2) Mrs. Vimla Devi Jain Wife of Mohan Lal Jain (Bilala) (3) Mr. Swatantra Kumar Jain son of Manak Chand Jain (4) Mr. Tikam Chand Jain son of Manak Chand Jain (5) Mrs. Dimpal Jain wife of Vijay Kumar Jain relinquish their undivided share in favour of (1) Mr. Laxmi Narayn Sethi (2) Prakash Chand Sethi sons of Mr. Bhori Lal Sethi reagrding Khasra No. 2520, 2521, 2535, 2536, 2537, 3079, 3239, 3240 total rakba 5.44 Hectare of Village Goner, Tehsil Sanganer, Jaipur vide

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relinquishment deed, which was duly registered before the office of Sub-Registrar Sanganer II, Jaipur in Book No. 1, Volume No. 350, Page No. 107, S. No. 201603025104990 dated 18-10-2016 and copy of the same was filed in additional Book No. 1, Volume No. 1398, Page No. 277 to 292. After that mutation No. 1212 dated 05-10-2017 done in name of Laxminarayn & Prakashchand sons of Bhoriya regarding above said land.

Mr. Prakashchand son of Bhoriya @ Bhanwarlal sold his 1/2 undivided share in Khasra No. 2520 Rakba 0.3200 Hectare, Khasra No. 2521 Rakba 0.0700 Hectare, Khasra No. 2535 Rakba 0.0100 Hectare, Khasra No. 2536 Rakba 1.29 Hectare, Khasra No. 2537 rakba 0.7500 Hectare total 5 khasra's total rakba 2.4400 Hectare of Village Goner, Tehsil Sanganer, District Jaipur (Rajasthan) to M/s Ravi Surya Affordable Homes through its partner Mr. Ravindra Pratap Singh son of Mr. B.S. Parihar vide sale deed dated 09-10-2017, which was duly registered before office of Sub-Registrar Jaipur IX in Book No. 1, Volume No. 57, Page No. 26, S. No. 201703182105247 dated 25-10-2017 and copy of the same was filed in additional Book No. 1, Volume No. 225, Page No. 480 to 492.

AND Mr. Laxminarayan son of Bhoriya @ Bhanwarlal sold his 1/2 undivided share in Khasra No. 2520 Rakba 0.3200 Hectare, Khasra No. 2521 Rakba 0.0700 Hectare, Khasra No. 2535 Rakba 0.0100 Hectare, Khasra No. 2536 Rakba 1.29 Hectare, Khasra No. 2537 rakba 0.7500 Hectare total 5 khasra's total rakba 2.4400 Hectare of Village Goner, Tehsil Sanganer, District Jaipur (Rajasthan) to M/s Ravi Surya Affordable Homes through its partner Mr. Ravindra Pratap Singh son of Mr. B.S. Parihar vide sale deed dated 07-12-2017, which was duly registered before office of Sub-Registrar Jaipur IX in Book No. 1, Volume No. 62, Page No. 44, S. No. 201703182106265 dated 18-12-2017 and copy of the same was filed in additional Book No. 1, Volume No. 245, Page No. 698 to 709.

Thereafter on the basis of above registered sale deed M/s Ravi Surya Affordable Homes applied for mutation in his name before concerned revenue officer and the same was done by revenue officer vide mutation no. 1214 dated 02-01-2018 & 1221 dated 02-01-2018 in name of M/s Ravi Surya Affordable Homes.

M/s Ravi Surya Affordable Homes applied for change of land use from agriculture to residential under the provisions of section 90-A of Rajasthan Land Revenue Act 1956 for Chief Minister Jan Aawas Yojana. Thereafter presiding officer Zone 09, Jaipur Development Authority Jaipur passed a order under section 90 "A" of Rajasthan Land Revenue Act 1956 vide Order/Case No. 15/2018 on dated 06-02-2018 and accept to surrender of above

For Anudeep Law Associates

Partner