



Government of Rajasthan  
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID 201701021006490R  
S R Location JAIPUR-VII  
Receipt No RJ1627471707561  
Name Of Seller HEMANT KUMAR SHARMA ADV  
Name Of Buyer MS SRI GANRAJ BUILDCON PVT LTD  
Type of Document Search  
ACC Reference SHCIL/SHCIL RAJASTHAN/CHITRAKOOT

Receipt Date

27-JUL-2017 16:50

| Paid Fees                       |  | Amount (Rs.) |  | Particulars            | Amount (Rs.) |
|---------------------------------|--|--------------|--|------------------------|--------------|
| Particulars                     |  |              |  |                        |              |
| Registration Fees               |  | ₹ 0          |  | CSI                    | ₹ 100        |
| Copy of Fees                    |  | ₹ 0          |  | Record Inspection Fees | ₹ 0          |
| Late Fees                       |  | ₹ 0          |  | Commission Fees        |              |
| Other Charges                   |  | ₹ 0          |  |                        |              |
| Total Amount                    |  | ₹ 100        |  | Service Charges        | ₹ 10         |
| Grand Total                     |  | ₹ 110        |  |                        |              |
| ( Rupees One Hundred Ten Only ) |  |              |  |                        |              |



Statutory Alert : The authenticity of this receipt should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) . Any discrepancy in the details on this receipt and as available on the website renders it invalid.

Development Authority, Jaipur



Government of Rajasthan  
e-Registration Fee Receipt

SECOND COPY

|                  |                                  |              |                   |
|------------------|----------------------------------|--------------|-------------------|
| SRO Unique ID    | 201701021006493R                 | Receipt Date | 28-JUL-2017 10:51 |
| S R Location     | JAIPUR-VII                       |              |                   |
| Receipt No       | RJ1028501707137                  |              |                   |
| Name Of Seller   | SRI GANRAJ RAJ BUILDCON PVT LTD  |              |                   |
| Name Of Buyer    | HEMANT KUMAR SHARMA ADV          |              |                   |
| Type of Document | Search                           |              |                   |
| ACC Reference    | SHCIL/SHCIL RAJASTHAN/CHITRAKOOT |              |                   |

**Paid Fees**

| Particulars       | Amount (Rs.) | Particulars            | Amount (Rs.) |
|-------------------|--------------|------------------------|--------------|
| Registration Fees | ₹ 0          | CSI                    | ₹ 0          |
| Copy of Fees      | ₹ 0          | Record Inspection Fees | ₹ 100        |
| Late Fees         | ₹ 0          | Commission Fees        | ₹ 0          |
| Other Charges     | ₹ 0          |                        |              |
| Total Amount      | ₹ 100        | Service Charges        | ₹ 10         |
| Grand Total       | ₹ 110        |                        |              |

( Rupees One Hundred Ten Only )



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Ref.....

Date 28/07/2017

**NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT**

Area 5721.06 square yards of the Residential Flat Scheme, Plot K.No. 1518/1, 1519/1 situated at Village Siroli, Tehsil Sanganer, Jaipur, Rajasthan owned by M/s. Sri Ganraj Buildcon Pvt. Ltd.

I, Hemant Kumar Sharma, Advocate have caused necessary searches in the office of Sub-Registrar, Jaipur-I for the immediate period of last four years i.e. 2014 to 2017 and have inspected all relevant records and all other documents in respect of the aforesaid property, my search report is as follows.

That, the Mr. Vishnu Kumar Gupta son of Shri Ram Gopal Agarwal Undivided share 2/3 and Mr. Gangaram Choudhary son of Shri Narayan Choudhary Undivided Share 1/3 has deposited regularization charges and one time lease money in the office of Jaipur Development Authority, Jaipur regarding the said plot. After that, Jaipur Development Authority, Jaipur executed a Perpetual Lease Deed (Patta) No. 23408 on 16.09.2014 of the said Residential Flat Scheme, Plot K.No. 1518/1, 1519/1 situated at Village Siroli, Tehsil Sanganer, Jaipur, Rajasthan in favour of the Mr. Vishnu Kumar Gupta Undivided share 2/3 and Mr. Gangaram Choudhary Undivided share 1/3, said deed is duly registered in the office of Sub-Registrar, Sanganer, Jaipur-I on 23.09.2014 as Book No. 1, Volume No. 929 at Page No. 172, Registered No. 2014067008783 and the copy of deed filed in Additional Book No. 1, Volume No. 3313 in Pages 187 to 203.

After that, Mr. Ganga Ram Choudhary executed a Sale Deed on 02.07.2015 regarding the his undivided 1/3 share in the said plot in favor of Present Owner M/s. Sri Ganraj Buildcon Private Limited, said deed is duly registered in the office of Sub-Registrar, Jaipur-II, Jaipur on 02.07.2015 as Book No. 1, Volume No. 973 at Page No. 33, Serial No. 2015052007170 and

  
HEMANT KUMAR SHARMA  
ADVOCATE AND NOTARY  
JAIPUR (INDIA)

the copy of deed filed in Additional Book No. 1, Volume No. 3877 in Pages 451 to 465.

After that, Mr. Vishnu Kumar Gupta executed a Sale Deed on 10.09.2015 regarding the his undivided 2/3 share in the said plot in favor of Present Owner M/s. Sri Ganraj Buildcon Private Limited, said deed is duly registered in the office of Sub-Registrar, Jaipur-II, Jaipur on 11.09.2015 as Book No. 1, Volume No. 986 at Page No. 177, Serial No. 2015052009914 and the copy of deed filed in Additional Book No. 1, Volume No. 3932 in Pages 364 to 379.

After that, M/s. Sri Ganraj Buildcon Private Limited applied for mutation of Said Plot in the office of Jaipur Development Authority, Jaipur and Jaipur Development Authority, Jaipur have issued a Transfer letter No. जविप्रा/जोन-9/2016/डी-2631 दिनांक 21.06.2016 in the name of M/s. Sri Ganraj Buildcon Private Limited.

That aforesaid land has allotted for the purposes of development of Group Housing Project.

That the Developer shall be responsible for all approvals registration under the Real Estate (Regulation and Development) Act 2016 and shall comply with all rules and guidelines provided.

I, hereby certify that the Plot is free from all sorts of encumbrances, charges liabilities, liens and attachment of any kind of the charges and the title of the said property Plot is absolutely clear, free and marketable. I hereby certify that Urban Land Ceiling Act and Tenancy Law Act etc. do not affect the said property. It is also hereby certified that the above-mentioned Plot is not hit by any restriction of Urban Land (Ceilings Regulations) Act. 1976 and it is fit for equitable mortgage.

The fee receipt no. 201701021006490R and SRO ID RJ1627471707561 dated 27.07.2017 and receipt no. 201701021006493R and SRO ID RJ1028501707137 dated 28.07.2017 for the relevant search is enclosed herewith.

  
(Hemant Kumar Sharma)  
HEMANT KUMAR SHARMA  
ADVOCATE AND NOTARY  
JAIPUR (INDIA)