

# KIRTI KAPOOR

Advocate  
(Rajasthan High Court)

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Date : 05.11.2022

To,  
M/s. Pearl Premises LLP  
13, Shubham Encalve, Near Civil Lines Phatak  
C-Scheme, Jaipur

Ref. : **Verification of the title pertaining to the property  
Residential Land Khasra No. 247, 250, 257, 258, 259, 260 &  
Part of 696/261 situated at Village Teelavala, Jagatpura,  
Jaipur admeasuring 9157.89 Sq.Mtrs., belonging to M/s.  
Pearl Premises LLP.**

Sir,

I have examined the photocopy of documents pertaining to the subjected property and my opinion is as under :

1. **Name of Title Holder:**  
M/s. Pearl Premises LLP

2. **Description of the Property :**  
Residential Land Khasra No. 247, 250, 257, 258, 259, 260 & Part of  
696/261 situated at Village Teelavala, Jagatpura, Jaipur (Raj.) Admeasuring  
9157.89 Sq.Mtrs.

**Boundaries :**

North : Other's Land

South : Road 18 Mtr. Wide

East : Other's Land

West : Other's Land



2(a). Nature of Property : Residential

3. Particulars of the Documents :

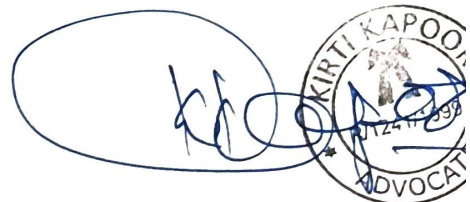
- 1) Patta Vilekh (Free Hold) No. 2951 dated 12.05.2022 issued by Jaipur Development Authority (JDA) in favour of M/s. Pearl Premises LLP, which was duly registered on 12.05.2022 before the Sub-Registrar Jaipur-II
- 2) Sale Deed dated 17.06.2019 executed by M/s. Kalyan Villa Properties Pvt. Ltd. in favour of M/s. Pearl Premises LLP which was duly registered on 14.06.2019 before the Sub-Registrar Sanganer-II
- 3) Sale Deed dated 12.06.2019 executed by M/s. Kalyan Villa Properties Pvt. Ltd. in favour of M/s. Pearl Premises LLP which was duly registered on 14.06.2019 before the Sub-Registrar Sanganer-II
- 4) Bhoomi Patta Vilekh No. 975 dated 05.10.2016 issued by Jaipur Development Authority (JDA) in favour of M/s. Kalyan Villa Properties Pvt. Ltd., which was duly registered on 06.10.2016 before the Sub-Registrar Sanganer-II
- 5) Order dated 11.08.2016 u/s. 90(A) of Rajasthan Land Revenue Act passed by Jaipur Development Authority regarding Khasra No. 258, 259, 250, 257, 247, 260 total measuring 1.15 hect.
- 6) Order dated 09.11.2020 u/s. 90(A) of Rajasthan Land Revenue Act passed by Jaipur Development Authority regarding Khasra No. 696/261 admeasuring 0.068 hect. land.
- 7) Sale Deed dated 31.03.2016 executed by M/s. Moon Stone Apartment Pvt. Ltd. in favour of M/s. Kalyan Villa Properties Pvt. Ltd. which was duly registered on 31.03.2016 before Sub-Registrar Sanganer-II

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- 8) Exchange Deed dated 23.04.2014 executed between Sh. Ramswaroop S/o Sh. Chhajya urf Chhjuram in favour of M/s. Kalyan Villa Properties Pvt. Ltd. which was duly registered on 24.04.2014 before Sub-Registrar Sanganer-Ist
- 9) Sale Deed dated 15.11.2007 executed by Sh. Harinarayan and Sh. Sh. Prahlad both S/o Sh. Mohana in favour of M/s. Kalyan Villa Properties Pvt. Ltd. which was duly registered on 17.11.2007 before Sub-Registrar Sanganer-II
- 10) Sale Deed dated 15.04.2005 executed by Sh. Harinarayan and Sh. Sh. Prahlad both S/o Sh. Mohana in favour of M/s. Kalyan Villa Properties Pvt. Ltd. which was duly registered on 25.04.2005 before Sub-Registrar Sanganer-I
- 11) Relinquishment Deed dated 05.04.2005 executed by Smt. Dhanni Devi, Smt. Dhankha Devi and Smt. Mangali Devi (heirs of Nathi Devi) in favour of Sh. Harinarayan and Sh. Prahlad which was duly registered on 05.04.2005 before Sub-Registrar Sanganer-I

**4. Tracing of title :**

That, on perusal of document that, Agriculture Land of relevant Khasra No. 247, 250, 257, 258, 259, 260 situated at Village Teelavala, Jagatpura, Jaipur previously belongs to various Khatedars Sh. Ramswaroop, Sh. Harinarayan, and Prahlad and their respective share of above mentioned Khasras was recorded in the Revenue Record i.e. Jamabandi. After that Khatedar Sh. Ramswaroop has exchanged his respective share of the above mentioned Khasras with M/s. Kalyan Villa Properties Pvt. Ltd. for other properties vide registered Exchange Deed dated 24.04.2014. After that Khatedar Sh. Harinarayan and Prahlad sold their respective share of the above mentioned Khasras in favour of M/s. Kalyan Villa Properties Pvt. Ltd. vide various registered Sale Deed dated 25.04.2005, 17.11.2007 respectively.



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After that M/s. Kalyan Villa Properties Pvt. Ltd. applied before Jaipur Development Authority for the conversion of the agriculture land of abovementioned Khasra No. 247, 250, 257, 258, 259, 260 situated at Village Teelavala, Jagatpura, Jaipur for the residential purposes under the provisions of 90(A) of the Rajasthan Land Revenue Act 1956.

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On the application of M/s. Kalyan Villa Properties Pvt. Ltd., JDA published a public notice in state level news papers for seeking objections if any, but no objection was received within the prescribed period and therefore Authorized Officer of Zone-9 (JDA) passed the Order in Case No. 199/2016 dated 11.08.2016 under the provisions of section 90(A) of The Rajasthan Land Revenue Act 1956 for residential purposes for respective Land of Khasra No. 247, 250, 257, 258, 259, 260 situated at Village Teelavala, Jagatpura, Jaipur admeasuring 1.15 hect. After that in the continuation of the provision of Rajasthan land Revenue Act, M/s. Kalyan Villa Properties Pvt. Ltd. has surrendered the some land for facility area to the JDA, after surrendered the land the net land area is come of 8784.73 Sq.Mtr. After that JDA issued Bhoomi Patta Vilekh of Land of Khasra No. 247, 250, 257, 258, 259, 260 situated at Village Teelavala, Jagatpura, Jaipur admeasuring 8784.73 Sq.Mtr. in favour of M/s. Kalyan Villa Properties Pvt. Ltd., the said Bhoomi Patta Vilekh is registered on 06.10.2016 before Sub-Registrar Sanganer-II. After that M/s. Kalyan Villa Properties Pvt. Ltd. sold the above said Land Khasra No. 247, 250, 257, 258, 259, 260 situated at Village Teelavala, Jagatpura, Jaipur admeasuring 8784.73 Sq.Mtr. in favour of M/s. Pearl Premises LLP vide registered Sale Deed dated 14.06.2019.

Further, Agriculture Land of Khasra No. 261 measuring 0.17 hect. land situated at Village Teelavala, Jagatpura, Jaipur was previously belongs to M/s. Moon Stone Apartment Pvt. Ltd. and Sh. Harinarayan & Prahlad and their respective share in their name was recorded in Jambandi. After that M/s. Moon Stone Apartment Pvt. Ltd. sold its share 25/120 of the above mention Khasra in favour of M/s. Kalyan Villa Properties Pvt. Ltd. vide

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