

Registration and Stamps department
Government of Rajasthan

GRN: 0069509970



Payment Date: 13/12/2022 15:52:47

Office Name: **SUB REGISTRAR-III REGISTRATION & STAMPS, JAIPUR**
Location: **JAIPUR (CITY)**
Period: **08/06/2017-To-13/12/2022**

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	250.00

Commision(-): 0.00

Total/NetAmount: 250.00

Two Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: ADV. B.S. RATHORE	Tin/Actt.No./VehicleNo./Taxid SEARCH 2017-2022
Pan No.(If Applicable):	City(Pincode): JAIPUR(302012)
Address:Plot No. 115, 116, 117, 118 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan	Remarks:M/s Shri Balaji Developers Registered Office Plot No. C-62, Govind Nagar, Gokulpura, Kalwar Road, Jaipur Raj. 302012

Payment Details:

Challan No. - 0

Bank:	State Bank Of India	Bank CIN No:	SBIN6950997013122022
Date:	13/12/2022 15:52:47	Refrence No:	IK0BZYCSS3

Computer generated copy on : 13/12/2022

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

BHANWAR SINGH RATHORE

ADVOCATE & NOTARY PUBLIC

**RAJASTHAN HIGH COURT,
JAIPUR**

Email. bsr.chitawa@gmail.com



OFFICE ADD:-

Shop :- 03, 9 Dukan, Opp. SBI
Bank, Main Kalwar Road, Jaipur
Rajasthan



Mob No. +919414445287

DATE: 26-11-2022

SPECIAL REPORT ON TITLE

Reg. : Opinion on investigation of title and obtaining of search report in respect of a property Plot No. 115, 116, 117, 118 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan Total Area 1497.10 Sq Yds. presently belonging to M/s Shri Balaji Developers Registered Office Plot No. C-62, Govind Nagar, Gokulpura, Kalwar Road, Jaipur Raj. 302012 As Thruh Partner (1) Mr. Bajrang Lal Son of Mr. Chhitar Mal (2) Shri Bahadur Singh Son of Mr. Ganpat Lal,

Sr. No	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1.	Name of the Borrower with address:	M/s Shri Balaji Developers Registered Office Plot No. C-62, Govind Nagar, Gokulpura, Kalwar Road, Jaipur Raj. 302012 As Thruh Partner (1) Mr. Bajrang Lal Son of Mr. Chhitar Mal (2) Shri Bahadur Singh Son of Mr. Ganpat Lal,
2.	1. Name of the person offering Mortgage with parentage /constitution and address:	M/s Shri Balaji Developers Registered Office Plot No. C-62, Govind Nagar, Gokulpura, Kalwar Road, Jaipur Raj. 302012 As Thruh Partner (1) Mr. Bajrang Lal Son of Mr. Chhitar Mal (2) Shri Bahadur Singh Son of Mr. Ganpat Lal,
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
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 of JDA Patta No. D-208, dt. 08-06-2017, Issued by JDA In Favour of Ms Prerna Buildcon Pvt. Ltd. As Dir. Mr. Chetram Pachar Son Of Mr. Mukaram Pachar With Respect to The Said Property i.e. Plot No. 115 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-V, Jaipur on dated 15-06-2017 vide Book No. 01, Volume No. 963, Page No.13, Sr. No. 201703019103690

Additional Book No.01, Volume No. 3848, Page No.592 to 604. For the area of 377.77 Sq. Yds.

2. Registered of Sale Deed, dt. 29-01-2020, executed by Ms Prerna Buildcon Pvt. Ltd. As Dir. Mr. Chetram Pachar Son Of Mr. Mukaram Pachar In Favour of (1) Mr. Parhlad Ram son of Mr. Baldev Ram (2) Mr. Ishwar Ram son of Mr. Baldev Ram, (3) Mr. Sohan Lal Bajya son of Mr. Baldev Ram With Respect to The Said Property i.e. Plot No. 115 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-VII, Jaipur on dated 30-01-2020 vide Book No. 01, Volume No. 575, Page No.190, Sr. No. 202003021100880 Additional Book No.01, Volume No. 2301, Page No.885 to 899. For the area of 377.77 Sq. Yds.
3. Registered of Gift Deed, dt. 23-07-2021, executed by Mr. Parhlad Ram son of Mr. Baldev Ram In Favour of (1) Mr. Ishwar Ram son of Mr. Baldev Ram, (2) Mr. Sohan Lal Bajya son of Mr. Baldev Ram With Respect to The Said Property i.e. Plot No. 115 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-VII, Jaipur on dated 23-07-2021 vide Book No. 01, Volume No. 665, Page No.24, Sr. No. 202103021107537 Additional Book No.01, Volume No. 2658, Page No.423 to 438. For the area of 125.92 Sq. Yds. (Undivided Part 1/3)
4. Registered of Correction Deed, dt. 23-07-2021, executed by Mr. Parhlad Ram son of Mr. Baldev Ram In Favour of (1) Mr. Ishwar Ram son of Mr. Baldev Ram, (2) Mr. Sohan Lal Bajya son of Mr. Baldev Ram With Respect to The Said Property i.e. Plot No. 115 In Scheme Sunder Vihar

At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-VII, Jaipur on dated 23-07-2021 vide Book No. 01, Volume No. 665, Page No.29, Sr. No. 202103021107542 Additional Book No.01, Volume No. 2658, Page No.500 to 511. For the area of 125.92 Sq. Yds. (Undivided Part 1/3)

5. Registered of JDA Patta No. D-209, dt. 08-06-2017, Issued by JDA In Favour of Ms Prerna Buildcon Pvt. Ltd. As Dir. Mr. Chetram Pachar Son Of Mr. Mukaram Pachar With Respect to The Said Property i.e. Plot No. 116 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-V, Jaipur on dated 15-06-2017 vide Book No. 01, Volume No. 963, Page No.12, Sr. No. 201703019103689 Additional Book No.01, Volume No. 3848, Page No.579 to 591. For the area of 446.77 Sq. Yds.
6. Registered of Sale Deed, dt. 29-01-2020, executed by Ms Prerna Buildcon Pvt. Ltd. As Dir. Mr. Chetram Pachar Son Of Mr. Mukaram Pachar In Favour of (1) Mr. Parhlad Ram son of Mr. Baldev Ram (2) Mr. Ishwar Ram son of Mr. Baldev Ram, (3) Mr. Sohan Lal Bajya son of Mr. Baldev Ram With Respect to The Said Property i.e. Plot No. 116 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-VII, Jaipur on dated 30-01-2020 vide Book No. 01, Volume No. 575, Page No.177, Sr. No. 202003021100867 Additional Book No.01, Volume No. 2301, Page No.592 to 603. For the area of 446.77 Sq. Yds.
7. Registered of Gift Deed, dt. 23-07-

BHANWAR SINGH RATHORE
(ADVOCATE)

2021, executed by Mr. Parhlad Ram son of Mr. Baldev Ram In Favour of (1) Mr. Ishwar Ram son of Mr. Baldev Ram, (2) Mr. Sohan Lal Bajya son of Mr. Baldev Ram With Respect to The Said Property i.e. Plot No. 116 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-VII, Jaipur on dated 23-07-2021 vide Book No. 01, Volume No. 665, Page No.25, Sr. No. 202103021107538 Additional Book No.01, Volume No. 2658, Page No.439 to 454. For the area of 148.92 Sq. Yds. (Undivided Part 1/3)

8. Registered of JDA Patta No. D-210, dt. 08-06-2017, Issued by JDA In Favour of Ms Prerna Buildcon Pvt. Ltd. As Dir. Mr. Chetram Pachar Son Of Mr. Mukaram Pachar With Respect to The Said Property i.e. Plot No. 117 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-V, Jaipur on dated 15-06-2017 vide Book No. 01, Volume No. 963, Page No.11, Sr. No. 201703019103688 Additional Book No.01, Volume No. 3848, Page No.566 to 578. For the area of 361.45 Sq. Yds.

9. Registered of Sale Deed, dt. 29-01-2020, executed by Ms Prerna Buildcon Pvt. Ltd. As Dir. Mr. Chetram Pachar Son Of Mr. Mukaram Pachar In Favour of (1) Mr. Parhlad Ram son of Mr. Baldev Ram (2) Mr. Ishwar Ram son of Mr. Baldev Ram, (3) Mr. Sohan Lal Bajya son of Mr. Baldev Ram With Respect to The Said Property i.e. Plot No. 117 In Scheme Sunder Vihar At Gokulpura, Kalwar Road, Jaipur Rajasthan duly Registered with registrar of assurances the Sub register Jaipur-VII, Jaipur on dated 30-


BHANWAR SINGH RATHORE
(ADVOCATE)