

**OM PRAKASH SHARMA**  
Advocate

**OFFICE / RESIDENCE:**  
92, Shri Ram Vihar, Near Keshav Vidhyapeeth,  
Agra Road, Jamdoli, Jaipur (Rajasthan)  
☎ 0 92140 88889 / 0 98870 86696

---

29<sup>th</sup> July, 2017

ABL/2017-18/101

**Title Search Report cum Opinion of Park Regency Project**

1. **Name of the Land Owner :** Mrs. Madhu Chordia W/O Sh. Vinay Chordia
2. **Name of the Developer Company :** M/s Adarsh Bildestate Ltd.,
3. **Details of the Land/Property:**

A lease deed no. D-193 dated 04.05.2012 issued by Jaipur Development Authority in favour of Mrs. Madhu Chordia W/o Shri Vinay Choradia in respect of land admeasuring 31755 Sq. Mtr. Situated at Khasra no. 160,161,218,219,253/911,255 in village Keshopura, on Ajmer Road Tehsil Sanganer, District Jaipur in terms of section 90-B of the Rajasthan Land Revenue Act, 1956 for the purpose of residential (Group Housing).

The same lease deed has been duly registered with the Sub-Registrar-VIII, Jaipur City on 04/05/2012 and registered in his book No. 1, Volume No. 170, at page No. 125, at serial No. 2012401002701 and the additional copy of the same was pasted at Book NO. 1, Volume No. 679, at Pages 264 to 272.

Thereafter, a Development Agreement executed between land owner and Developer company on 25<sup>th</sup> April 2013 for the said land, which has been duly registered with the Sub-registrar-V, Jaipur city on 01/05/2013 and registered in his book No.1, volume no. 660, at page no. 173, at serial No. 2013397010640 and the additional copy of the same was pasted at Book No. 1, Volume No. 2640, at Page 312 to 325. As per the development agreement share of developer and land owner is..... : .....

Thereafter, Jaipur Development Authority approved the building plans of the said plot vide its order no. t-fo-izk-@vfr-eq-u-fu-@ch-ih-lh-@2013@Mh&2041 fnukad 13@09@2013 for constructing residential flats.

**4. Nature of the property:**

The proposed property is lease Hold.

The proposed property is Residential (Group Housing).

**5. Details of documents examined: (Photo-State Copies)**

1. Copy of A lease deed no. D-193 dated 04.05.2012 issued by Jaipur Development Authority in favour of Mrs. Madhu Chordia W/o Shri Vinay Choradia in respect of land admeasuring 31755 Sq. Mtr. Situated at Khasra no. 160,161,218,219,253/911,255 in village Keshopura, on Ajmer Road Tehsil Sanganer, District Jaipur in terms of section 90-B of the Rajasthan Land Revenue Act, 1956 for the purpose of residential (Group Housing). The same lease deed has been duly registered with the Sub-Registrar-VIII, Jaipur City on 04/05/2012 and registered in his book No. 1, Volume No. 170, at page No. 125, at serial No. 2012401002701 and the additional copy of the same was pasted at Book NO. 1, Volume No. 679, at Pages 264 to 272.
2. Copy of Development Agreement executed between land owner and Developer company on 25<sup>th</sup> April 2013 for the said land, which has been duly registered with the Sub-registrar-V, Jaipur city on 01/05/2013 and registered in his book No.1, volume no. 660, at page no. 173, at serial No. 2013397010640 and the additional copy of the same was pasted at Book No. 1, Volume No. 2640, at Page 312 to 325.
3. Copy of building plan approval letter issued by Jaipur Development Authority vide its order no. t-fo-izk-@vfr-eq-u-fu-@ch-ih-lh-@2013@Mh&2041 fnukad 13@09@2013 for constructing residential flats.

**6. Legal intervention/issue that is/may effect title of the property:**

- a) Whether the proposed property is subject to any minor's claim or any other claims. **N.A.**
- b) Whether local state/municipal laws or central Acts like Land Acquisition Act, Urban Ceiling Act etc., effects the title of the property. **N. A.**

**7. Conclusion/observations, if any**

A lease deed no. D-193 dated 04.05.2012 issued by Jaipur Development Authority in favour of Mrs. Madhu Chordia W/o Shri Vinay Choradia in respect of land admeasuring 31755 Sq. Mtr. Situated at Khasra no. 160,161,218,219,253/911,255 in village Keshopura, on Ajmer Road Tehsil Sanganer, District Jaipur in terms of section 90-B of the Rajasthan Land Revenue Act, 1956 for the purpose of residential (Group Housing). The same lease deed has been duly registered with the Sub-Registrar-VIII, Jaipur City on 04/05/2012 and registered in his book No. 1, Volume No. 170, at page No. 125, at serial No. 2012401002701 and the additional copy of the same was pasted at Book NO. 1, Volume No. 679, at Pages 264 to 272.

Thereafter, a Development Agreement executed between land owner and Developer company on 25<sup>th</sup> April 2013 for the said land, which has been duly registered with the Sub-registrar-V, Jaipur city on 01/05/2013 and registered in his book No.1, volume no. 660, at page no. 173, at serial No. 2013397010640 and the additional copy of the same was pasted at Book No. 1, Volume No. 2640, at Page 312 to 325. As per the development agreement share of developer and land owner is..... : .....

Thereafter, Jaipur Development Authority approved the building plans of the said plot vide its order no. t-fo-izk-@vfr-eq-u-fu-@ch-ih-lh-@2013@Mh&2041 fnukad 13@09@2013 for constructing residential flats.

I/We have perused copies of the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar for the year 200... to April 2017. The said property is free from all sorts of encumbrance, lien, charges, mortgages etc.

Now, land owner & developer has clear right and marketable title on the property and equitable mortgage can be created in favour of any financial organization by depositing the required documents.

**Remarks:**

Thanking you,

Yours truly,



(Advocate om prakash Sharma)