

M/s Viaan Builders & Developers

through its Partner Sh. Banshiram Choudhary S/o. Sh. Ramchandra Choudhary.
Jaipur.

Legal Opinion of

Project- "Plot No.G-3, Scheme- Vaishali Estate Block-B, at Village- Sirsi, Jaipur (Total Land Area-2400.00 Sq. Yards)).

That the above said property bearing following- M/s Viaan Builders & Developers (As Land Owner & Developer).

Sir,

This is in reference to the documents submitted to our office for conducting Title Investigation search Report in respect of the above the mentioned property.

Upon reviewing the documents and the evidence on record, I hereby adduce my legal opinion as follows-

Initially JDA Issued A Patta Vilakh/Lease Deed No.D-538, Dt.10.12.2014, with site plan & Stamp of Plot No.G-3, Scheme- Vaishali Estate Block-B, at Village- Sirsi, Jaipur (Total Land Area-2400.00 Sq. Yards), in favor of M/s Devi Construction Company through its Proprietor Sh. Krishna Yadav S/o Sh. Jile Singh Yadav, which was registered at, Sub-Registrar-Jaipur-VII, on Dt.17.12.2014, Book No.1, Vol. No.294, Page No.108, Reg. No. 2014400009643, and filled copy of additional Book No. 1, Vol. No.1175, Page No. 97 to 105.

After That M/s Devi Construction Company through its Proprietor Sh. Krishna Yadav S/o Sh. Jile Singh Yadav sold this Plot No.G-3, Scheme- Vaishali Estate Block-B, at Village- Sirsi, Jaipur (Total Land Area-2400.00 Sq. Yards), M/s Signature Homes through its Partner Sh. Manish Agarwal S/o Sh. Govind Saran Agarwal, through Registered Sale Deed Dt.04.02.2015, which was registered at Sub-Registrar Jaipur-VII, on Dt.05.02.2015, Book No.1, Vol. No.301, Page No.127, Reg. No.2015400000840, and filled copy of additional Book No.1, Vol. No.1203, Page No.369 to 381.



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111202724



Payment Date: 26/09/2025 16:43:03

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 17/12/2014-To-26/09/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-01-800-02-00-विविध	550.00

Commision(-): 0.00
Total/NetAmount: 550.00

Five Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Rajeev Singhal	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): JAIPUR(302002)
Address:256, opp. chandi ki taksa	Remarks:Viaan Builders and Developers

Payment Details:

Bank:	State Bank Of India	Challan No. - 0	Bank CIN No: SBIN11120272426092025
Date:	26/09/2025 16:43:03	Reference No:	IK0DKMBAB6

Computer generated copy on : 26/09/2025

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

After That M/s Signature Homes through its Partner Sh. Manish Agarwal S/o Sh. Govind Saran Agarwal sold this Plot No.G-3, Scheme- Vaishali Estate Block-B, at Village- Sirsi, Jaipur (Total Land Area-2400.00 Sq. Yards), to M/s Muskan Buildhome Pvt. Ltd. through its Director Sh. Yasin Khan & Sh. Jardeen Khan, through Registered Sale Deed Dt.03.03.2016, which was registered at Sub-Registrar Jaipur-IV, on Dt.09.03.2016, Book No.1, Vol. No.389, Page No.84, Reg. No.201603018100844, and filled copy of additional Book No.1, Vol. No.1555, Page No.291 to 304.

After That JDA Issued a Name Transfer Letter No.D-771, Dt.23.02.2017, Plot No.G-3, Scheme- Vaishali Estate Block-B, at Village- Sirsi, Jaipur (Total Land Area-2400.00 Sq. Yards) in favor of M/s Muskan Buildhome Pvt. Ltd. through its Director Sh. Yasin Khan & Sh. Jardeen Khan.

After That M/s Muskan Buildhome Pvt. Ltd. through its Director Sh. Chuttan Qureshi S/o. Sh. Ali Mudeen Qureshi sold this Plot No.G-3, Scheme- Vaishali Estate Block-B, at Village- Sirsi, Jaipur (Total Land Area-2400.00 Sq. Yards), to M/s CKG Builders and Developers LLP through its Partner Sh. Deepak Goyal S/o. Sh. Ashok Kumar Goyal, through Registered Sale Deed Dt.29.09.2021, which was registered at Sub-Registrar Jaipur-VII, on Dt.01.10.2021, Book No.1, Vol. No.681, Page No.112, Reg. No.202103021110825, and filled copy of additional Book No.1, Vol. No.2724, Page No.188 to 200.

After That M/s CKG Builders and Developers LLP through its Partner Sh. Anish Raj Sethi S/o. Sh. Harish Chand Sethi sold this Plot No.G-3, Scheme- Vaishali Estate Block-B, at Village- Sirsi, Jaipur (Total Land Area-2400.00 Sq. Yards), to M/s Viaan Builders & Developers through its Partner (1) Sh. Bhanwar Lal Choudhary S/o. Sh. Uda Ram (2) Sh. Banshiram Choudhary S/o. Sh. Ramchandra Choudhary, through Registered Sale Deed Dt.29.09.2021, which was registered at Sub-Registrar Jaipur-VII, on Dt.11.05.2024, Book No.1, Vol. No.1051, Page No.12, Reg. No.202403021110355, and filled copy of additional Book No.1, Vol. No.4202, Page No.185 to 199.

After That JDA Issued A Map Approval Letter No. D-1361, on Dt.25.09.2024, With Approved Maps of **Project Plot No.G-3, Scheme- Vaishali Estate Block-B, at Village- Sirsi, Jaipur (Total Land Area-2400.00 Sq. Yards)**, in favor of



M/s Viaan Builders & Developers through its Partner Sh. Banshiram Choudhary
S/o. Sh. Ramchandra Choudhary.

**The property is clear of all encumbrances and possesses a marketable title,
with no outstanding mortgage or lien recorded in any financial institution or
bank,**

Date: 26.09.2023
Place: Jaipur.



(RAJEEV SINGHAL)
Advocate