

e-Challan
Registration and Stamps department
Government of Rajasthan

GRN: 0102531339



Payment Date: 20/03/2025 10:51:33

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2024-To-31/03/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रपत्तियां	50.00
	Commision(-):	0.00
	Total/NetAmount:	50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: SUNIL KUMAWAT ADV	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302016)
Address:NA	Remarks:SEARCH FEES OF MS C M BUILDERS THR PARTNERS PLOT NO 54, 55 AND 56, NANDAN RESIDENCY, MURLIPURA, JAGATPURA, JAIPUR YEAR 2025

Payment Details:		Challan No. - 0
Bank:	State Bank Of India	Bank CIN No: SBIN10253133920032025
Date:	20/03/2025 10:51:33	Refrence No: IK0DDZMFE0

Computer generated copy on : 20/03/2025

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

SUNIL KUMAWAT KUMAWAT


ADVOCATE T.F

SUNIL KUMAR KUMAWAT
Advocate
Raj. High Court, Jaipur

Off. :T-2, Third Floor, Bidla Tower,
Ajmer Road, DCM, Jaipur-302019
Mobile No. 9929666676
Email ID-kumawats6666@gmail.com

Dated : 20.03.2025

LEGAL OPINION CUM NON ENCUMBRANCE

CERTIFICATE & LEGAL SCRUTINY REPORT

To,
The

Dear Sir,

With reference to your request dated I submit my legal opinion cum non encumbrance certificate and detailed report on title as follows -

1. Name & address of title holder -

M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya R/o Plot No. 167 Hanuman Vatika-A, Village Gokulpura Kalwar Road Jhotwara Jaipur

2. Details / Description of documents scrutinized

S.no.	Date of Document	Type of document	Whether original /certified /true copy/ photostate copy examined	Details of registration with sub registrar
1.	12.03.2025	JDA Patta in favour of M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya	Original	JDA Patta dated 12.03.2025 which is registered on dated 17.03.2025 in book no. 1, volume no. 1177 page no. 77 Sr. No. 202503017103905 additional book no. 1 volume no. 4731 Page No 731 to 742 in Sub-registrar Jaipur-III.

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3. Details / Description of property /property (in respect of the information as state against item no. 2)

Item no.	Sl.no. khata no. House no. site no.	Extent area of land / building	Location sub district / district / village / municipality etc.	Boundary East. North, South	West.
1.	Plot No. 54,55 & 56 Nandan Residency Murlipura Jagatpura Jaipur	1187.31 Sq. Yds.	Plot No. 54,55 & 56 Nandan Residency Murlipura Jagatpura Jaipur	East – Road 40'00" Wide West – Others Land North- Plot No. 57 South- Plot No. 53-A	

4(a)	Brief history of the property and how the owner has derived title for the period of last 31 years	Initially residential JDA developed a Nandan Residency Murlipura Jagatpura Jaipur and Plot No. 54,55 & 56 was allotted to JDA Patta in favour of M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya JDA Patta dated 12.03.2025 which is registered on dated 17.03.2025 in book no. 1, volume no. 1177 page no. 77 Sr. No. 202503017103905 additional book no. 1 volume no. 4731 Page No 731 to 742 in Sub-registrar Jaipur-III. Whereas M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya absolute owner of the Plot No. 54,55 & 56 Nandan Residency Murlipura Jagatpura Jaipur Total Area 1187.31 Sq. Yds.
(b)	List of link documents	1. JDA Patta Dated 12.03.2025
5.	Details of visit of sub Registrar / Tehsildar office for inspection of title deeds / land records under reference.	I have visited the office of sub registrar-Jaipur-III for inspection of title deeds / land records towards inspection fee I have deposited Rs. 50 and concerned sub registrar have issued GRN no. 0102531339 dated 20.03.2025 (original enclosed herewith)
5.1 (a)	The persons who is / are the present owners of the properties	M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya

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5.1 (b)	Whether the property is mutated in the name of the present owner with municipal / revenue authorities if so whether authenticated mutation certificate has been produced.	Yes.
5.2	Whether the party has absolute, clear and marketable title over the property	Yes.
5.3	Whether the latest title deed and the chain of previous title deeds are available in originals.	Yes, the latest title deed is available in original.
5.4	Whether building tax / land revenue has been paid up-to date (give details of last payment receipts).	Yes
5.5a)	As per the last revenue records whether the land is earmarked / classified for use as agriculture / residential / industrial / commercial.	No.
5.6	In case the facility is sought for construction purpose, whether the land has been converted under the land revenue / conversion law, rules, if not give reasons	The Land is residential use in nature .
5.7	Whether the land is affected by any revenue and tenancy legislation, if so how and to what extent and the remedy if any	No, the land is not affected by any revenue and tenancy legislation.
5.8	Is the property is free from all types of encumbrance	Yes
5.9	Whether the property is freehold or / self occupied or tenanted, if tenanted whether the property can be taken as mortgage and what precaution can be taken in that respect	Freehold Property.

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5.10	Any additional documents are required to be taken.	No
5.11 (a)	Whether the property has exclusive and independent status.	yes
5.11 (b)	Whether the property is accessible to road	yes
5.12	Whether the property can be identified from the schedule of title document.	Yes
5.13	Whether the property is demarcated and site plan is available.	Yes
5.14	Whether permission of any authority or any formality is required to be observed for transfer of the property	No
6.	Investigation under income tax act 1961 -	N.A.
7.	Search under companies registered under companies act 1- Charge subsisting on the property and undertaking of the company, and the brief particulars of the documents creating the charge. 2- The dates of creation, nature (mortgage / hypothecation etc. whether first, second or pari - passu). 3- The specific property / lies on which any charge subsists. 4- The property of each charge holder. 5- Modifications (if any) in each charge, and the dates thereof.	N.A.

Jaipur

Date : 20.03.2025


SUNIL KUMAR KUMAWAT
Sunil Kumar Kumawat
(Advocate) **ADVOCATE**

SUNIL KUMAR KUMAWAT
 Advocate
 Raj. High Court, Jaipur

Off. :T-2, Third Floor, Bidla Tower,
 Ajmer Road, DCM, Jaipur-302019
 Mobile No. 9929666676

Dated : 20.03.2025

CERTIFICATE

To,

The

Reg. :Opinion on investigation of title and obtaining of search report in respect of a property Plot No. 54,55 & 56 Nandan Residency Murlipura Jagatpura Jaipur belonging M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya R/o Plot No. 167 Hanuman Vatika-A, Village Gokulpura Kalwar Road Jhotwara Jaipur

Sir,

In the above captioned matter, I submit my legal opinion as under :-

As requested, I have conducted the legal investigation of the title and made a search of record in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed.

I hereby certify that the registration particulars number, date and page particulars etc. as shown in the original title deeds and contents thereof tally with the information as stated in the records of office of Sub-Registrar-Jaipur-III for inspection of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of owner affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

SUNIL KUMAR KUMAWAT

ADVOCATE

I have verified, tallied and compared these documents obtained certified copy from the record of the office of Sub-Registrar/Registrar with the original lease deed which provided by **M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya**

1. M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya JDA Patta dated 12.03.2025 which is registered on dated 17.03.2025 in book no. 1, volume no. 1177 page no. 77 Sr. No. 202503017103905 additional book no. 1 volume no. 4731 Page No 731 to 742 in Sub-registrar Jaipur-III.

The document which are supplied to me for search are in accordance and searched by me in Sub reg. offices and on the basis of aforesaid search from does not disclose any encumbrances/disclose encumbrances as stated therein. dated 20.03.2025 (Search Receipt No. 0102531339 in attached therewith)

I have given/have given opinion earlier on investigation of title relating to the same property as detailed hereunder:

Name of

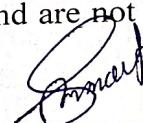
M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya Date of opinion & reference no. (if any)

Remarks

I find following no defects in the title of the person offering mortgage:-

I hereby certify that **M/s C M Builders Though Partners Shri Narendra Kumar S/o Late Shri Chitar Mal Rundla & Shri Jaikishan Barkeshiya S/o Shri Jeevan Ram Barkeshiya** has a clear, valid and marketable title over the above said property.

The said title deeds are Original and genuine and are not duplicate or fake as observed by me.


SUNIL KUMAR KUMAWAT
Sunil Kumar Kumawat

(Advocate)
ADVOCATE

Encl.:1. Special Report

2. Search Report along with receipts.
3. Certificate