

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0114917015



Payment Date: 12/12/2025 12:22:46

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	650.00
	Commision(-):	0.00
	Total/NetAmount:	650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: UMESH SHRINGII ADV
Pan No.(If Applicable):
Address:JAIPUR

Tin/Actt.No./VehicleNo./Taxid :

City(Pincode): jaipur(302003)

Remarks:FOR TITLE Search REPORT
KH.NO.2,3,4,6,7/104,8/102,9 VILL SUKHDEPURA URF
NATANIWEALA TEH SANGANER JAIPUR

Payment Details:

Bank: State Bank Of India
Date: 12/12/2025 12:22:46

Challan No. - 0

Bank CIN No: SBIN11491701512122025

Refrence No: IK0DMNATF8

Computer generated copy on : 12/12/2025

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

Umesh Shringi

Umesh Shringi

Advocate

Rajasthan High Court, Jaipur

Address :- 41, Pashupatinath Nagar,

Prabhudayal Marg, Jaipur-302033

Mob. No.:- 9460187103

E-mail I.D. :- adv.shringi@gmail.com

TITLE SEARCH REPORT

This search report is carried out on request of M/s. Mahima Real Estate Pvt. Ltd. for the purpose of registration of their project "Mahima Ecovista" before the Hon'ble Rajasthan Real Estate Regulatory Authority and the report is submitted herein under. This search report is for the project Land, as mentioned below in the schedule of Project Land.

Name of the Land Owner:

Mr. Naveen Adwani Son of Late Shri Ishwar Adwani Resident of House No.144, Frontier Colony, Adarsh Nagar, Janta Colony, Jaipur-302004 (Rajasthan) and **Mr. Hitesh Adwani** Son of Late Shri Ishwar Adwani Resident of House No.144, Frontier Colony, Adarsh Nagar, Janta Colony, Jaipur-302004 (Rajasthan)

Name of the Developer:

Mahima Real Estate Private Limited (CIN-U70101RJ1996PTC011675), having its registered office 4th Floor, Crystal Palm, 22 Godam Circle, Jaipur - 302001, (Raj.)

Purpose:

Registration of Project "Mahima Ecovista" situated at Khasra No. 2, 3, 4, 6, 7/104, 8/102, 9, Village Sukhdevpura urf Nataniwala, Tehsil-Sanganer, Jaipur (Raj.) admeasuring 11712.75 sq. mtrs. before the Hon'ble Rajasthan Real Estate Regulatory Authority, Jaipur.

Schedule of Project Land:

<u>Project Land Details</u>
Khasra No. 2, 3, 4, 6, 7/104, 8/102, 9, Village Sukhdevpura urf Nataniwala, Tehsil-Sanganer, Jaipur (Raj.) admeasuring 11712.75 sq. yds.

Umesh Shringi

Details of the Title Documents:

The aforementioned Project land in question is owned by Mr. Naveen Adwani and Mr. Hitesh Adwani (hereinafter referred as Landowners) and details of the Same are reiterated herein below:

1. The Landowners are in lawful possession of commercial plot of Land admeasuring 9005.25 Sq. Mtr. comprising of Khasra No. 2, 3, 4, 6, 7/104, 8/102, 9, Village Sukhdevpura urf Nataniwala, Tehsil-Sanganer, District Jaipur through a freehold lease deed/patta bearing no. D-1642 dated 03.04.2024 which was issued by Jaipur Development Authority("JDA") which was registered on dated 09.04.2024 in Book No. 1, Vol. No. 1540, on Page No. 198 at Serial No.202403015106030 and the copy of which was affixed in additional book no. 1, Vol. No. 6157 on Page No. 521 to 532, in the office of Sub Registrar Jaipur-I.
2. The Landowners and Developer executed a joint Development Agreement on the 19.03.2025 for the development of the admeasuring 9005.25 Sq. Mtr. comprising of Khasra No. 2, 3, 4, 6, 7/104, 8/102, 9, Village Sukhdevpura urf Nataniwala, Tehsil-Sanganer, District Jaipur which was registered on dated 21.03.2025 in Book No. 1, Vol. No. 424, on Page No. 69 at Serial No. 202503182102694 and the copy of which was affixed in additional book no. 1, Vol. No. 1694 on Page No. 337 to 361, in the office of Sub Registrar Jaipur-IX. (hereinafter referred as "Principal Development Agreement")
3. Subsequent to the execution of the Principal Development Agreement landowner has obtained a revised patta/lease deed dated 04.08.2025 which was registered on dated 05.08.2025 in Book No. 1, Vol. No. 1655, on Page No. 105 at Serial No. 202503015109790 and the copy of which was affixed in additional book no. 1, Vol. No. 6615 on Page No. 569 to 582, in the office of Sub Registrar Jaipur-I for incorporating an additional area of 2707.50 Sq. Mtr. resulting in a revised total area of 11712. 75 Sq. Mtr. (Revised Land Area) as detailed in the revised amended lease deed dated 04.08.2025.



4. Thereafter, Landowners and Developer executed a joint Supplementary Development Agreement on the 12.09.2025 for the amendment of Principal development agreement to include additional area of 2707.50 Sq. Mtr. making the total land area 11712.75 Sq. Mtr. which was registered on dated 16.09.2025 in Book No. 1, Vol. No. 721, on Page No. 22 at Serial No. 202503018107218 and the copy of which was affixed in additional book no. 1, Vol. No. 2882 on Page No. 35 to 46, in the office of Sub Registrar Jaipur-IV.

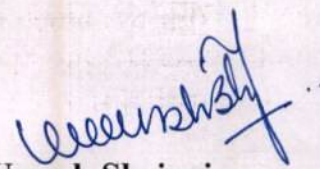
Conclusion and Opinion

Based on the meticulous review of the aforesaid, it is my considered opinion that:

- **Mr. Naveen Adwani and Mr. Hitesh Adwani** hold **absolute, clear, and marketable title** to the Project Land (11,712.75 sq. mtrs.) by virtue of the initial Freehold Lease Deed/Patta dated April 03, 2024, as amended by the Revised Lease Deed dated August 04, 2025, both executed by the Jaipur Development Authority. The title is free from defects, encumbrances, or third-party claims.
- **M/s. Mahima Real Estate Pvt. Ltd.** has been validly conferred with full development rights over the entire Project Land through the registered Principal Joint Development Agreement dated March 19, 2025, as supplemented by the Agreement dated September 12, 2025. This includes exclusive authority to undertake construction, development, marketing, allotment, and sale of units/apartments and saleable spaces in the project "Mahima Ecovista," in strict compliance with the RERA Act.
- The Project Land is **fully marketable**. There are **no apparent risks** to title or possession that could impede project execution or buyer interests.

Jaipur

Date: 08/12/25


Umesh Shringi

Advocate