



श्रीमान् अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1134

दिनांक 20-07-2022

मैसर्स डेविड डवलपर्स लि० जरिये अधीकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लेट नं० 1273, सुवालका सिटी सिटी रेजीडेन्सी प्लॉट नं० 1-4 राजीव गांधी नगर
निवासी विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

जरिये

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

भूखण्ड सं. Shop no. I.C.-28 क्षेत्रफल 9.24 वर्गमीटर

राजस्व ग्राम कुन्हाडी खसरा सं. 46,47,49

योजना गार्डनिया में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

39 पंचायत, अजय (ग्राम)

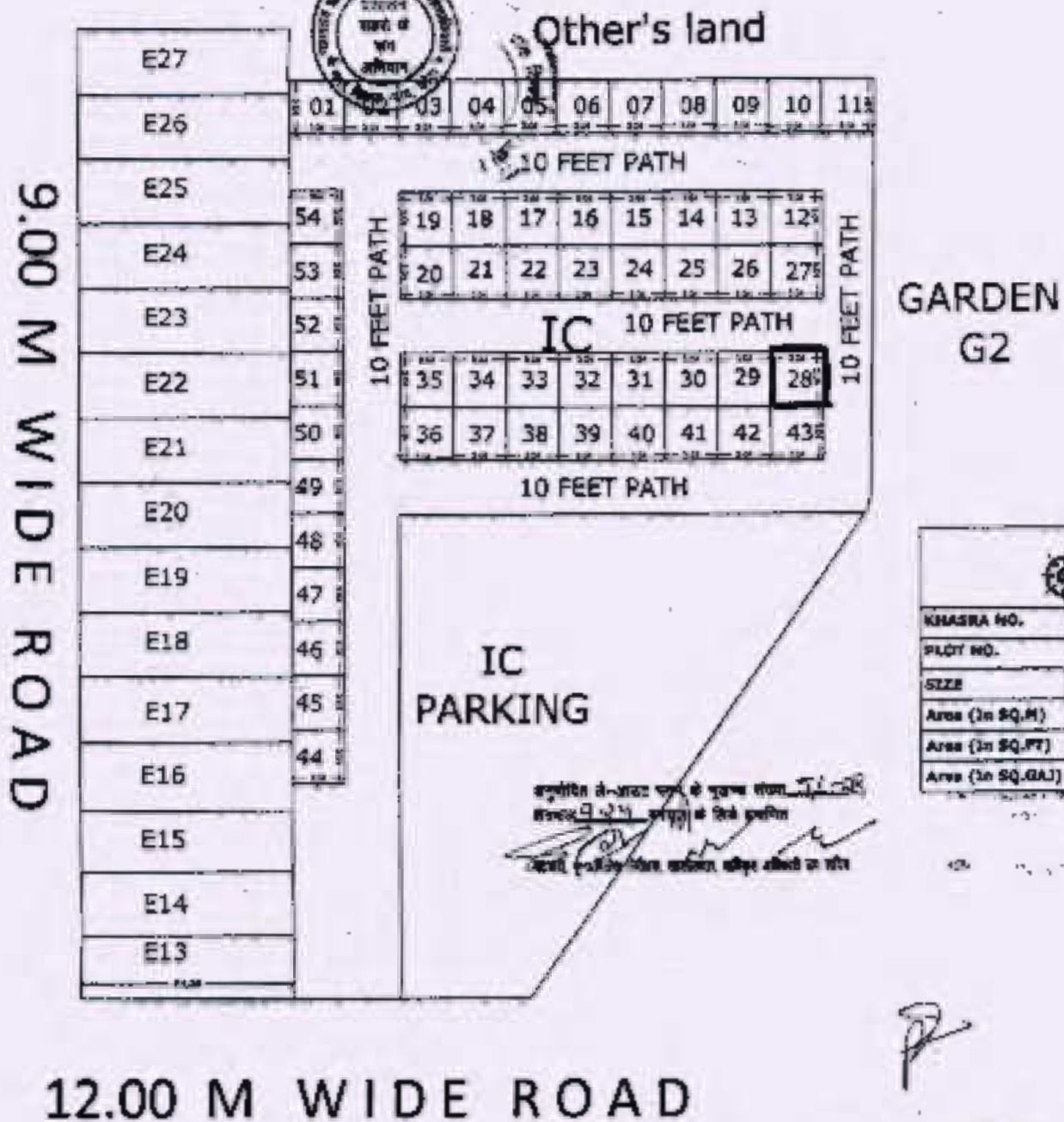
अजय नगर, कोटा

नोट - शर्तें पीछे गृह्य पर अंकित हैं।

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



KHASRA NO.	47, 49
PLOT NO.	I.C - 28
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

SIGNATURE OF OWNER

IC-28

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-I**


Fee Receipt		Print Date :	18-08-2022 2:24 PM
Applicable Rules No. & Rule No. & 121)			
Doc. Receipt No.	RDZAU120015810	Serial No.	184282022
Name :	B.P. DAU-HIGH ADVOCATE, MS. Dalmi Dewapada, U.P.	Serial No. 15. No.	RDZAU120015810
Address :	KOTA		
Document Type :	Inspection And Search		
Fee Value :	₹ 0	Evaluated Value :	₹ 0
Govt Registration Fee	₹ 0	Fee for Manuscript No. 12	₹
CS	₹ 0	Certified copy (1/2) Fee No. 12	₹ 0
Stamp (Honorarium)	₹	Reg (Honorarium)	₹
Stamp Duty	₹ 0	Stamp Duty	₹ 0
Penalty	₹ 0	Inspection fee	₹ 50
Un-Subd	₹ 0	Formulation	₹ 0
Creed	₹	Others	₹ 0
		Cash Amount Received	₹ 0
		Outstanding Debt	₹ 0
From Year 2022 To Year 2022		Total Amount	₹ 0
Mode of Payment (Mode Number Amount)			
# 1- Cash (Amount ₹ 0)			
Signature of presenter or authorized copy of Search certificate		Signature of Registrar and date of return receipt	
Clerk		SUB-REGISTRAR	

B.P. Dadhich
Advocate

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Mob. - 98295-87807

**REPORT OF INVESTIGATION OF TITLE INTEREST
ON IMMOVABLE PROPERTY**

1	Name of the draft business transaction seeking opinion	Transaction Real Estate Regulatory Authority, Jaipur Raj
2	Reference No. and date of the letter under the cover of which the documents intended for scrutiny are forwarded	N/A
3	Name of the Developer	M/s. Barun Developers Limited, through authorized signatory Sh. Rajesh Kumar, Part No. 22, Rajaram, Part No. Flat No. 1273, Sumedha, Riddhi Siddhi Residency, P.No. 1-1, Rajeev Gandhi Nagar, Kota Road No. 1, IPTA, Kota Raj.
4	Name of the person(s) seeking period of time the property is as sought	M/s. Barun Developers Limited, through authorized signatory Sh. Rajesh Kumar, Part No. 22, Rajaram, Part No. Flat No. 1273, Sumedha, Riddhi Siddhi Residency, P.No. 1-1, Rajeev Gandhi Nagar, Kota Road No. 1, IPTA, Kota Raj.
5	Classification of the Applicant: personally/individual/being the property in question of change	Individual Firm
6	State as to under what security is sought, offered, whether as per request of borrower or as guarantee, etc.	Insurance
7	Availability of full description of the immovable property is offered as security including the following details:	
8	a. Survey No.	C.No. 10/35, Gaudhari, Village Karahoti, Kota Raj.
9	b. Data House no. (in case of lease property)	C.No. 10/36, Gaudhari, Village Karahoti, Kota Raj.
10	c. Extent/area including plan & built up area in case of lease property	9.24 sq. ft.
11	d. Locations like name of the place, village, dist. regional, and state & the boundaries	Dist. S.No. D/33 Area - Road North Road South S.No. D/36
12	e. Particulars of the documents, chronologically and chronologically	1. Certificate of Incorporation M/s. Barun Developers Limited 2. Declaration Letter in favor of Sh. Rajesh Kumar Part 3. Affidavit Letter No. 1124 dt. 24.07.22 4. Certificate No. 1114 dt. 24.07.22 5. Regd. Lease Deed dt. 25.07.22
13	Name of documents, certified as to where they are originals or certified copies or registration extracts are certified	Regd. Lease Deed dt. P.No. 1 S.No. 1622 P.No. 139 S.No. 202206122412207 dt. 29.07.22
14	Name: Only originals or certified extracts from the registration/land revenue, other signatures be examined	
15	Sl. No.	Date Name/Nature of the Document
16	Original	certified
17	copy	certified
18	others	original
19	photocopy, etc.	submitted by the Applicant
20	Original	Not applicable
21	Whether certified copy of all the documents are received from the relevant authorities and compared with the originals made available by the proposed borrower. If yes, also enclose all original receipts of fees paid for obtaining certified copy of documents & such certificate along with the TOR.	No


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6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the documentary findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8	<p>Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors at tele-teluxent to the current title holder. And when ever Mutar's interest in other way on title is involved, search should be made for a further period, depending on the need for clearance of such chain on the title.</p> <p>In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.</p>		<p>71 years 2022 to 181812022</p> <p>UTI Kota related to S.No. 10-28, Cardwell Village Kumbhari, Kota Raj to M/s. Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Paul Sh. Rajaram Paul R/o Flat No. 1273, Surwaha Rakhia Sakhia Freeway, P.O. 14, Rajeev Gandhi Nagar Extra Road No. 1 BPEA, Kota Raj on dt. 28.07.22 and execute a Regd. Lease Deed in favour of them on dt. 29.07.22</p>
9	Nature of Title of the intended Mortgage over the Property (whether All ownership rights, Leasehold Rights, Occupancy/ Possession Rights or Joint Holder or Govt. Granted/Allotted etc.)		Freehold
10	If leasehold, whether:		Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	Duration of the Lease/expected period of lease	Not applicable
	d	If a sub lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub Lessee also	
	e	Whether the leasehold rights permit for the creation of any superannuation (if applicable)?	Not applicable
	f	Right to get renewal of the leasehold rights and return thereon	Not applicable
11	If Govt. grant/allotment/Lease deed/ Sale Agreement, whether govt./ agreement etc. provides for alienable rights to the mortgagor with or without conditions. The mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.		Not applicable
12	If occupancy right, whether:		Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13	Nature of Mutar's interest, if any and if so, whether creation of mortgage could be possible, the mututarius/ procedure to be followed including consent/guarantee to be obtained and the reasons for coming to such conclusion		Not applicable
14	If the property has been transferred by way of Gift/Sale/Lease/ Deed whether		Not applicable

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1	The Gift Settlement Deed is duly stamped and registered	No applicable
2	The Gift Settlement Deed has been attested by two witnesses	Not applicable
3	The Gift Settlement Deed transfers the property to Donee	Not applicable
4	Whether the Donor has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by intimation or by acquiescence	No applicable
5	Whether there is any condition on the Donor in executing the gift settlement deed in question	No applicable
6	Whether the Donor is in possession of the gifted property	No applicable
7	Whether any life interest is reserved for the Donor or any other person and whether there was need for any other person in joint execution of the deed	Not applicable
8	Any other aspect affecting the validity of the title passed through the gift settlement deed	Not applicable
9	In case of mutually family settlement deeds, whether the mutual deed is available for registration or not the mutual deed is to be followed to create a valid and enforceable mortgage	No applicable
10	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share	No applicable
11	Whether the partition made is valid in law and the mortgagee has acquired a mortgageable interest therein	Not applicable
12	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalities are completed/complied with	Not applicable
13	Whether any of the documents in question are executed in counterparts i.e. in more than one set? If so, additional precautions to be taken for creating multiple mortgage?	No applicable
14	Whether the title documents include any testamentary documents wills?	Not applicable
15	In case of wills, whether the will is registered will or unregistered will?	Not applicable
16	Whether will in the matter needs a mandatory probate and if so, whether the same is obtained by a competent court?	Not applicable
17	Whether the property is inherited on the basis of will?	Not applicable
18	Whether the original will is available?	Not applicable
19	Whether the mutual death certificates of the estate is available?	Not applicable
20	What are the circumstances and circumstances to establish the will in question as the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will etc. which are relevant to establish the will's availability of Mutual Original title deeds are to be submitted.)	Not applicable
21	Whether the property is subject to any third rights?	No
22	Whether the property belongs to shared tenancy or co-ownership. Other institutions having an association in question of shared co-own property or?	Not applicable
23	Provisions pertaining to any aspect of the above cases for creation of mortgage?	Not applicable
24	Where the property is a joint family property, mortgage is created for family benefit/legal necessity, whether the Male or Coparceners have no objection from co-ownership members about any right of female members etc.	Not applicable
25	Please also comment on any other aspect which may otherwise affect the validity of security in such a will	Not applicable
26	Whether the property belongs to any trust or is subject to the rights of any trust?	No
27	Whether the mortgagor is a public trust and a valid trust deed qualifying to mortgagor the mortgage of the property?	No applicable

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	c	If an additional precautionary permission is to be obtained for creation of valid mortgage?	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the land laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage?	Not applicable
	b	In case of agricultural property other relevant records/documents as per land laws, if any are to be verified in return: the validity of the title and right to endorse the mortgage?	Not applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weather seasons, structures, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implications of its future outcome?	Not applicable
	c	Whether the title documents have any court seal/stamping which points out any litigation/attachment/court in respect of the property is operative? In such case please comment on such seal/stamping	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	Not applicable
	b	Property belonging to partners, whether drawn on individuals? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage firm and on behalf of the firm.	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Share resolutions, authorisation to create mortgage/creation of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association provisions for creation seal etc.	Not applicable
	b) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser)?	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No.	Not applicable
	iv)	If the search reveals encumbrances / charges whether such charges/encumbrances have been satisfied? Yes/No.	Not applicable
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27	a	Whether any POA is involved in the chain of title?	No

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b	Whether the POA is one executed with interest i.e. a Development Agreement-term of Agency etc. please clarify whether the same is a registered document and how it has created an interest in favour of the builder/developer and in such circumstances specify how.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietorship concerns or (ii) one by Builders/Employers/Artisanal Representatives or (iii) one by Allotment Letters, NOCs, Agreements of Sale/Sale Deeds etc. in favour of buyers or (iv) one by (Builder's POA) or (v) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA: i) Whether the original POA is verified and the title in question is done on the basis of original POA? ii) Whether the POA is a registered one?	Not applicable
f	Whether the POA is a special or general one?	Not applicable
g	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
h	Whether the POA is in force and has been/has become invalid on the date of execution of the document in question? Please clarify whether the same has been ascertained from the office of sub-registrar also?	Not applicable
i	Please comment on the genuineness of POA.	Not applicable
j	The impersonal opinion on the credibility and reliability of the POA?	Not applicable
28	Whether mortgage is being created by a POA holder, please peruse/verify of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped and executed in terms of the Law of the place where it is executed.	Not applicable
29	If the property (and its equipment) is a movable immovable movable, check and comment on the following: a) Transfer's deed covers title to the land/building b) Development Agreement/Deed of Allotment c) Extent of authority of the Developer/Builder independent of a verification of the same with the building in question d) Agreement for sale (if registered) e) Payment of stamp duty f) Requirement of registration of sale agreement, development agreement, POA etc. g) Approval of Builders, plan, permission of appropriate local authority, etc. h) Conveyance in favour of Society's condominium concerned i) Necessary Certificate/Allotment letter/letter of possession j) Mentioning details in the agreement k) About Disputes l) No litigation/letter from the Society m) All legal requirements under the local Municipal laws regarding ownership of this Apartment/Building/Regulations, Development Control Regulations, Co-operative Societies Act etc. n) Requirements for noting the bank charges on the records of the Housing Society, duly o) If the property is a vacant land and construction is yet to be	Not applicable

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3	make approval of layout and other provisions, if any. Whether the distribution pattern of the units falls only to all documents such as approved plan, agreement plan etc.	Not applicable
30	Existence of, Amendments, and/or change in date of Government, Central or State or other Local authorities in Third Party claims, Encumbrance and details thereof.	Not applicable
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and their satisfaction of charge, if any.	01 years 2022 to 01.04.2023
32	Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what interests?	Not applicable
33	a) Urban land ceiling clearance, whether required and if so, details thereof.	Not applicable
	b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
34	Details of all contracts maintain contracts. Rather contracts pertaining to the property in question.	Not applicable
35	Whether the name of mortgagee is reflected as owner in the revenue Municipal/Village records?	Not applicable
36	a) Whether the property of total is actually demarcated?	Yes
	b) Whether the demarcation pattern of the property is legally valid?	Yes
	c) Whether the property has clear access to the highway? (The property should be legally accessible through normal carriers to transport goods to destination/ house as the case may be).	Yes
37	Whether the property can be identified from the following documents, and discrepancy, if any, with the same, if any revealed on such scrutiny?	Not available
	a) Document in relation to electricity connection.	Not available
	b) Document in relation to water connection.	Not available
	c) Document in relation to Sales Tax Registration, if any, applicable.	Not available
	d) Other utility bills, if any.	Not available
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or site plan documents (such as valuation report, entry bill, etc.) in the title documents? If yes, please elaborate comment on the same.	Not applicable
39	If the valuation report and/or approved sanctioned plan are made available, please comment on the same including the comments on the description and boundaries of the property in the title documents and tax in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of FIR, please provide these documents subsequently, or make the same available to the Advocate.)	Valuation report not available
40	Any documentation for creation of mortgage under any local or special enactment, details of proper registration of documents, payment of proper stamp duty etc.	No
41	Whether the Bank will be able to enforce S. 60(F)(iii) Act, if required against the property offered as security?	Not applicable

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42. In view of absence of original title deeds, details of land and other requirements for creation of a person, valid and enforceable mortgage by deposit of certified extracts duly certified etc. to the my association to be lodged to the Bank in the usual	Not applicable
43. Whether the applicant has furnished all the documents of the mortgage, other than original papers, namely, extracts of mortgage and other not provisions, laws etc. taken in accordance	Not applicable
44. Details of agent (relevant to mortgage of life insurance policy)	No
45. Whether mortgage of a term subjected the interest of Bank in creating the mortgage is secure	N/A.
46. The specific person who are required to create mortgage deposit documents regarding mortgage	M/s. Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar, P.O. Sh. Rajaram P.O. R/o Plot No. 1273, Swatika, Bhubhi Vihar, Bhubani, P.O. 1-4, Rajendra Nagar P.O. Kota No. 1, BPLA, Kota Raj.
47. Whether the State Estate Project comes under Reg. 22A (Registration and Development Act 2010) or not.	Not applicable
Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
Whether the master agreement for sale is provided in the above Act Rules there under is executed?	Not applicable
Whether the details of the apartments put in question are verified with the list of number and types of apartments as per record as uploaded by the person in the website of Real Estate Regulatory Authority?	Not applicable

Date : 18/03/2022

Page 1 of 1


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds awarded to be deposited along to the schedule property and offered to execute by way of "Hypothecate Mortgage" and the documents of title referred to, in the opinion, are sufficient to give title and interest and that of the said Hypothecate Mortgage is created, it will satisfy the requirements of creation of mortgage Statute and I further certify that

1. I have examined the Documents for title, interest and access to the said property, the above said Deeds and the other relevant factors.
2. I further having made a search in the Land Revenue records, Police records, having verified and checked the records of the relevant Government Offices, Sub-Registration Office (raj), Revenue Records, Municipal Corporation Office, Land Acquisition Office, Registrar of Companies Office, Court Record (wherever applicable), I do not find anything adverse which would prevent the Title Deeds from creating a valid Mortgage. I am further responsible if any loss is caused to the Bank due to negligence on my part or by any agent or attorney named.
3. Following scrutiny of Land Revenue Records Records relating Title Deeds, verified copies of each title made available from the concerned register of land and encumbrances documents (R/1), I hereby certify no prior interest in the Title Deeds, except the said Deeds, has been created by existing owners or mortgage.
4. There are no prior Mortgage Charges (wherever applicable) could be ascertained from the Documents & Certificates for the period of 40 years from 2020 to 1980/2022 pertaining to the transferable Property made available by above said Title Deeds. The property is free from all encumbrances.
5. In case of second mortgage charge in favour of the Bank, there are no other any mortgage other than already stated in the Title documents are registered by the Mortgagee and the Bank (Deeds) which is not unbuildable N/A.
6. Mortgage and the said interest in the property (raj) is a transferable N/A to secure the debt of the Minor with Name/ Name and is not applicable.
7. The Statute of Limitation will be available to the Bank in the future if the said title deeds are not used by the said Bank/Deeds Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel A/o Sh. Rajaram Patel R/o Flat No. 1273, Samalka Biddhi Siddhi Residency, C.No. 1-4, Rajeev Gandhi Nagar, East Road No. 1, IPIA, Kota Raj.
8. I certify that the said Bank/Deeds Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel A/o Sh. Rajaram Patel R/o Flat No. 1273, Samalka Biddhi Siddhi Residency, C.No. 1-4, Rajeev Gandhi Nagar East Road No. 1, IPIA, Kota Raj, has been on the title deed and the title deed is not transferable property (raj) I further certify that the above title deeds are genuine and no other mortgage can be created and the said Mortgage would be enforceable.
9. In case of creation of Mortgage by deposit of title deeds, no certificate for the deposit of following title deeds documents could create a valid and enforceable mortgage.

Note: Photographs of Documents Nos. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation, M/s Devasi Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patel
3. Affidavit Letter No. 1124 dt. 20/07/22
4. Certificate No. 1124 dt. 20/07/22
5. Regd. House Deed with Registry dt. 24/07/22

11. There are no legal impediments for creation of the Mortgage or production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force

12. It is certified that the property is RERA/AFSI Compliant

SUBORDINATE TO THE PROPERTY REGD. S.No. R-28, Candana Village Kurhela, Kota (Raj)

Date: 25/07/22

Place: Home

Mobile: 98295

Bank: S.No. 00/20

Date: 28/07/2023


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)



श्रीमान् भिमसिंह गहलोत
मुख्याधिकारी, नगरपालिका कार्यालय



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरपालिका क्षेत्र (ग्रामीण भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग के लिए अनुदान और अनुमति) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा दिनेस

कपाक / 1133

दिनांक 20-07-2021

मैमार्त डेविन अवसर्गर्त सिंह ग्रामिण अवसर्गर्त राजेश कुमार गादिल नृत की रावत राव गादिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय फ्लैट नं०-1273, सुधासर्गर्त सिटी सिटी रोड नं०-1-4 राजीव गांधी नगर
विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक केसर शहर कार्यालय पता 2021

जन्मे

(पदनाम) श्री/श्रीमती/शुश्री पुत्र/पुत्री

निवासी

भूखण्ड नं० Shop no. LC-29 क्षेत्रफल 324 वर्गमीटर

राजस्थान ग्राम कुन्हाली ससरा नं० 464-749

गोंजना गाउँनिया री भेदन है।

सतानीय निजाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा विभांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

उप-प्रकारक, कोटा (प्रका)

नविन अवसर्गर्त के हस्ताक्षर मय नोट

(अवसर्गर्त)
नगर विकास न्यास कोटा

1

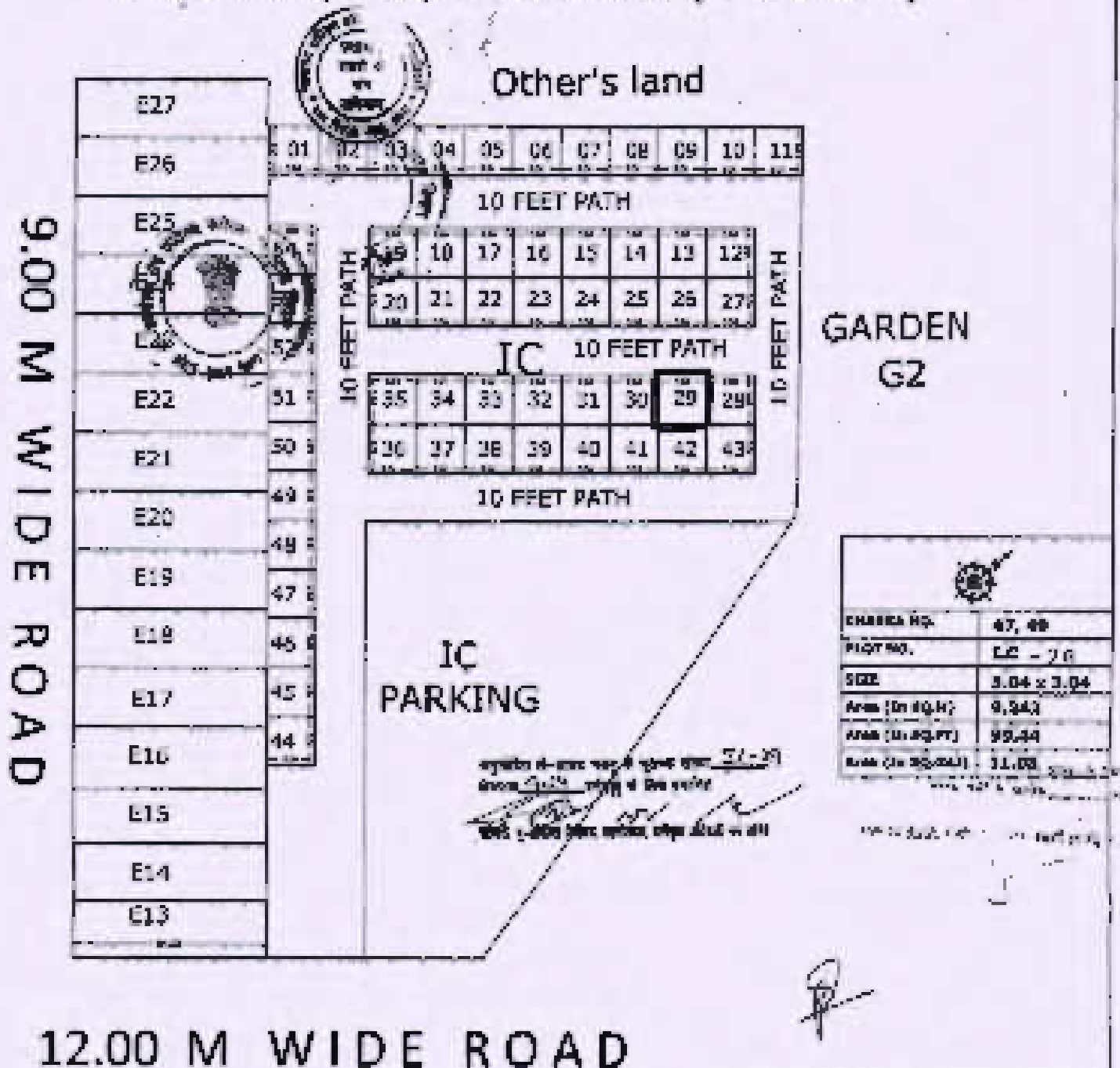
2

नोट - सर्वे प्लान मल पर अंकित है।

- पंजीकृत/रजिस्ट्रेशन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



SIGNATURE OF OWNER

IC-29

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR: KOTA-I**

Fee Receipt
(Appendix I-Form No. 8 (R)-76 & 131)

Print Date : 16-04-2022 2:29 PM

Fee Receipt No	: 2022/2123019411	Receipt Date	: 16/04/2022
Name	: A P. DADHICH ADVOCATE, Mr. Datta Development Ltd.	Document S. No.	: 2022/2123016001
Address	: KOTA		
Document Type	: Independent And Easement		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum U/s 34, 37	: ₹
CR	: ₹ 0	Certified Copying U/s 37	: ₹ 0
Stamp (Memorandum)	: ₹	Rep (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 00
U/s 35, 38	: ₹ 0	Correction	: ₹ 0
Chetty	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 00
From Year 2022 To Year 2022		Total Amount	: ₹ 00

Mode of Payment (Mikro Number Amount @)

A e-Gate Creation 00002700 ₹ 00

only
Signature of presenter or applicant to:
copy or through verification

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295-87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF INDIA AND P. THIRUMALAY**

a	Name of the District/Deputy Commissioner seeking opinion	District Registrar, Jaipur Reg.
b	Reference No. and date of the letter under the order of which the documents tenders for scrutiny are forwarded	Nil
c	Name of the Lessor	M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pathi S/o Sh. Rajaram Pathi P/O Flat No. 1273, Sunilika Biddhi Biddhi Roadway, P.No. 1-4, Rajaw Gandhi Nagar Kato, Kato No. 3, 1273, Kato Raj.
2	a. Name of the firm/company/ company/person offering the property as security	M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pathi S/o Sh. Rajaram Pathi P/O Flat No. 1273, Sunilika Biddhi Biddhi Roadway, P.No. 1-4, Rajaw Gandhi Nagar Kato, Kato No. 3, 1273, Kato Raj.
	b. Description of the firm/company/ person/body offering the property for creation of charge	Individual firm
	c. Name of the firm/company/ person/body offering the property for creation of charge	Individual firm
3	a. Conditions or full description of the immovable property/ies offered as security including the following details:	
	i. Survey No.	V.No. 1072, Gaudia Village Kato, Kato Raj.
	ii. Other names or names of house/property	V.No. 1072, Gaudia Village Kato, Kato Raj.
	iii. Location area including plinth/ Built up area/ nature of house/ property	9.24 Sq. M.
	iv. Location has name of the place/ village/ city/ registration sub district etc. boundaries.	Kato V.No. 1072 West - Road North V.No. 1072 South V.No. 1072
	v. Particulars of the documents submitted/available and drawn/available.	1. Certificate of Incorporation M/s. Devim Developers Limited 2. Resolution/ Letter in favour of Sh. Rajesh Kumar Pathi 3. Shareholder Letter No. 113 dt. 2047/22 4. Certificate No. 141 dt. 2047/22 5. Shareholder Letter No. 113 dt. 2047/22
	b. Nature of documents created and as to whether they are original or certified copies or registered or otherwise duly certified.	Read. Letter Deed of V.No. 1 V.No. 1622 P.No. 141 S.No. 202021/2142204 dt. 29.07.22
	Note: Only originals or certified extracts from the registering authorities/other authorities are accepted.	
4	a. Date	29.07.22
	b. Name of the Document	Deed, Letter Deed
	c. Original copy/whether the copy was submitted by the Advocate.	Original copy/whether the copy was submitted by the Advocate.
5	Whether certified copy of all the documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? Please also mention of original receipts of fee paid for obtaining certified copy of documents/fee documents/fee as deposited with the MR.	No

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6	a	Whether the records of register office is available in digital mode in the property in question are available for verification through any online portal or computer system?	No
	b	If such online manner mode are available, whether any verification or cross check has been made and the summary findings if the same?	Not applicable
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Whether official is working full within the jurisdiction of which sub-register office?	Sub Register Kota Raj
	b	Whether it is possible to have registration of documents in respect of the property in question, or more than one office of sub-register district register register office? If so, please specify all such offices?	No
	c	Whether search has been made at all the offices named in (b) above?	Yes
	d	Whether the registration office of registering authorities or any other records about registration of multiple like documents are part of the property in question?	No
8		<p>Claimant was seeking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title issued to the current title holder. And wherever Name's entered in title deed or title is involved, search should be made for a further period, depending on the need for continuance of such title in the title</p> <p>In case of property offered as security for loans of Rs. 100 crore and above, search of title circumstances for a period of not less than 30 years is mandatory</p>	<p>41 years 2021 to date 2022</p> <p>1st copy attached is No. 10/20 Gaudara Village Ranthambh. Kota Raj to M/s. Gaudara Developers, Indore, through authorized signatory Sh. Rajesh Kumar Puri No. 54, Rajaram Park Res. Flat No. 1273, Newalka, Rishikesh Uttarakhand, P. No. 14, Rajaram Gaudara Nagar Left Road No. 1, IPLA, Kota Raj on dt. 20.07.22 and execute a Rent Lease deed in favour of firm on dt. 29.07.22.</p>
9		<p>A. Name of title or the interest Mortgage over the Property whether full ownership, India, Leasehold Rights, Co-ownership, Partnership, Right to Buy, etc. (please specify)</p> <p>B. Leasing, whether</p> <p>a. Lease deed is duly executed and registered</p> <p>b. Lease is partial or temporary the Leasehold right</p> <p>c. Duration of the Lease unexpired period of lease</p> <p>d. If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-letting and assignment by sub-lessee</p> <p>e. Whether the Leasehold rights permits for the creation of any superstructure (if applicable)?</p> <p>f. Right to purchase of the leased land and nature thereof</p> <p>II. Govt. consent/consent of the Government - Sale Agreement, lease, joint agreement etc. provided for should be rights of the mortgagee with or without exceptions. Can mortgagee is permitted to make change of use purpose? Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available</p>	<p>Freehold</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
10		<p>A. Mortgagee right whether</p> <p>a. Such right is heritable and transferable</p> <p>b. Such right can be created</p>	<p>Not applicable</p> <p>Not applicable</p>
11		Nature of Mortgage interest, if any and if so, whether creation of mortgage could be possible, the procedures to be followed, including and permission to be obtained and the nature of funding in such situation	Not applicable
12		If the property has been transferred to Govt. or Govt. owned body, whether	Not applicable

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1	a	Has the Gift Deed been duly stamped and registered?	Not applicable
2	a	Has the Gift Deed been attested by two witnesses?	Not applicable
3	a	Has the Gift Deed been duly registered to Donor?	Not applicable
4	a	Whether the Donor has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by any other means?	Not applicable
5	a	Whether there is any restriction on the Donor in executing the gift settlement deed as given?	Not applicable
6	a	Whether the Donor is in possession of the gifted property?	Not applicable
7	a	Whether the title deed is reserved for the Donor or any other person and whether there is a need for any other person to own the execution of mortgage?	Not applicable
8	a	Any other aspect affecting the validity of the title deed through the gift settlement deed?	Not applicable
9	a	In case of joint mutually settlement deeds whether the original deed is available for Donor? If not the necessary procedure to be followed to make a valid and enforceable mortgage?	Not applicable
10	a	Whether mutation has been effected and whether the mortgage is in possession and enjoyment of the donee?	Not applicable
11	a	Whether the mortgage is valid in law and the mortgagee has acquired a mortgageable title thereon?	Not applicable
12	a	In respect of partition by a decree or order, whether such decree has become final and no other conditions/conditions are complied complied with?	Not applicable
13	a	Whether any of the documents in question are executed in compliance or in more than one set? If so, additional precautions to be taken for rendering enforceable mortgage?	Not applicable
14	a	Whether the title documents include any testamentary documents/wills?	Not applicable
15	a	In case of will, whether the will is registered will or unregistered will?	Not applicable
16	a	Whether will is the testator's absolute and sole will and the same is probated by a competent court?	Not applicable
17	a	Whether the property is mortgage on the basis of will?	Not applicable
18	a	Whether the original will is available?	Not applicable
19	a	Whether the original death certificate of the testator is available?	Not applicable
20	a	What are the circumstances and documents to establish the authenticity of the test and testament of the testator? (Conditions on the circumstances such as the availability of a declaration by the testator, the court's order about the genuineness/validity of the will, if parties have seen/sign the will, etc., which are relevant to the will, availability of Original testamentary will explained.)	Not applicable
21	a	Whether the property is subject to any mortgage?	No
22	a	Whether the property belongs to individuals or any religious or charitable institutions having any restriction in execution of charges on such property?	Not applicable
23	a	Prescriptive permissions, if any, in respect of the above cases for creation of mortgage?	Not applicable
24	a	Where the property is a Joint (joint family property), mortgage is created by family members, and necessarily, whether the Major Coproprietors have an equal and joint execution, minority share of any rights of family members etc.	Not applicable
25	a	Please give comment on any other aspect which may arise out of the validity of security mortgage?	Not applicable
26	a	Whether the property belongs to any trust or is subject to the rights of the trust?	No
27	a	Whether the property is a dedication public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable

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1	a	Is any additional procedure / permission to be obtained for mortgage / valid mortgage?	Not applicable
	b	Requirements, if any, for creation of mortgage as per the central state laws applicable to the land in the matter.	Not applicable
2	a	Is the property is Agricultural land, whether the land has created mortgage of Agricultural land and whether there are any restriction / limitation on enforcement of mortgage?	Not applicable
	b	In case of agricultural property, other relevant records, documents as per local authorities are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	c	In the case of an owner of Agricultural land for commercial purposes or otherwise, whether requires procedure / govt. permission required.	Not applicable
3		Whether the property is affected by any local law or other regulations having a bearing on the creation, security, viz. Agricultural laws, water, sections, enclosures, Land laws, RZ regulations, Coastal zone Regulations, Environmental Clearance etc.	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Charge/s (if any) created/created is made with the Land Acquisition Office and the outcome of such search/s.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication on its enforcement?	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation / attachment/seizure / court in respect of the property in question? In such cases, please comment on such seal marking.	Not applicable
24	a	In case of partnership firm whether the property belongs to the firm and the details property registration.	Not applicable
	b	Property belonging to partners, whether there are minors? Whether the minors for the same have been completed as per applicable law?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage in and on behalf of the firm.	Not applicable
25	a	Where the property belongs to a Limited Company, which is Licensed partner Based resolution / authorization to create mortgage execution of documents, registration of the prior charge with the Company Registrar (RCA), Articles of Association, recording for common seal etc.	Not applicable
	b	Whether the property to be mortgaged is purchased by the owner/company from any other Company or Limited Entity / Partnership / LLP firm? Yes / No	No applicable
	c	If yes, whether the terms or charges of the property to be mortgaged has been cleared out with Registrar of Companies (RoC) in respect of such vendor company / LLP Partner and the vendor company/partner?	Not applicable
	d	Whether the above search of charges records are prior charges encumbrances on the property proposed to be mortgaged created by the vendor company/partner?	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges encumbrances have been released?	Not applicable
26		In case of Societies / Association, the requisite authority power is obtained and whether the mortgage can be created, per the requisite resolutions, bye-laws.	Not applicable
27	a	Whether any PDR is in place / in claim of title?	No

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1. Whether the POA is one coupled with interest for a Development Agreement-Power of Attorney. If no, please clarify whether the same is a negative document and hence it is assumed an intent in favour of the builder-developer and is thus inoperative per law.	Not applicable
2. In case the title document is executed by the POA holder, please clarify whether the POA involves all those covered by the builders viz. Companies, Trusts, Individuals or Proprietary Concerns in favour of their Partners/Traders/Authorized Representatives to sign for Allotment Letters, NOCs, Agreements or EDA, Sale Deeds etc. in favour of buyers of flats under (Builder's POA) or (i) water type of POA (Common POA).	Not applicable
3. In case of Builders POA, whether a certified copy of POA is available and the same has been verified compared with the original POA.	Not applicable
4. In case of common POA (i.e. POA of more than Builders POA), please clarify the following steps in respect of POA.	Not applicable
a. Whether the original POA is verified and the title transaction is done on the basis of original POA.	Not applicable
b. Whether the POA is a registered one?	Not applicable
c. Whether the POA is a special or general one?	Not applicable
d. Whether the POA contains a specific authority for execution of title document in question?	Not applicable
5. Whether the POA was in force and not revoked or and became nullified on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar or not.)	Not applicable
6. Please comment on the genuineness of POA.	Not applicable
7. The undersigned opines on the authenticity and validity of the POA.	Not applicable
28. Whether mortgage is being created by a A.O. holder, check genuineness of the Power of Attorney and the extent of the power given therein and whether the same is properly executed, stamped/authenticated in terms of the laws of the place where it is executed.	Not applicable
29. If the property is a flat, situated in a residential scheme in a complex, check and comment on the following:	No
a. Promoters and owner's title to the land/building.	Not applicable
b. Development Agreement/lease/plotting.	Not applicable
c. Existence/authenticity of the Developer/builder.	Not applicable
d. Independent title verification of the land under building in question.	Not applicable
e. Agreement for construction registered?	Not applicable
f. Payment of proper stamp duty.	Not applicable
g. Requirement of registration of sale agreement/development agreement, POA, etc.	Not applicable
h. Approval of banking plan/permission of appropriate local authority, etc.	Not applicable
i. Construction in favour of Society/ Condominium association.	Not applicable
j. Company Certificate of allotment being letter of possession.	Not applicable
k. Membership deeds in the Society, etc.	Not applicable
l. Share Certificates.	Not applicable
m. No Objection letter from the Society.	Not applicable
n. All legal requirements under the local Municipal laws regarding ownership of flats/Apartments/Flats/Residential Development Control Regulations, The Housing Societies' Laws etc.	Not applicable
o. Requirements for forming the Bank due to on the records of the Banking Society, if any.	Not applicable
30. If the property is a vacant land and commercial in use, the following:	Not applicable


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Advocate

MOB.- 98205-87807

q	make, approved or by and on whose behalf was it made? Whether the authorising person of the state has taken in all documents such as map, resolution, agreement, etc. in force.	Not applicable
10	Encumbrances, Assignments, and all claims in favour of Government, Central or State or other Third authorities or Third Party claims, litigious and non-litigious.	Not applicable
11	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and the satisfaction of charge, if any.	01 years 2022 to 01.06.2023
12	Details regarding property tax in land revenue or other standing dues paid payable in the current year paid what remedy?	Not applicable
13	a) Title, including documents whether registered and/or unregistered therein. b) Whether the Original Certificate under the Immovable Act is registered/identified.	Not applicable
14	Details of A.C. entries, mutation records, Khatas entries pertaining to the property in question.	Not applicable
15	Whether the name of the property is reflected as owner in the revenue Municipal Village records?	Not applicable
16	a) Whether the property utilized as security is clearly enumerated? b) Whether the description/purpose of the property is legally valid? c) Whether the property has clear access to the Government? (The property should be legally accessible through normal means to transport goods to factories/houses, as the case may be).	Yes Yes Yes
17	Whether the property can be identified from the following documents and encumbrances details furnished, if not provided on each document?	Not available
18	a) Document in relation to railway connection b) Document in relation to water connection c) Document in relation to Tele. Tax Registration, if any applicable d) Other state utility name	Not available Not available Not available Not available
19	In respect of the boundaries of the property, whether there is a following discrepancy in any of the title documents or any other documents which is relevant to the title and/or the actual survey boundary? If supplied and clearly mentioned on the title.	Not applicable
20	If the mutation report and/or any other sectional plans are made, to make plan documents in the same reflecting the correctness of the description and boundaries of the property as the title documents and the actual title deeds. (If the mutation record and/or approved plan are not available in the time of preparation of the plan, provide the assessment subsequently, or making the same available to the authority.)	Valuation report not available
21	Are there any arrears for mutation tax, stamp duty or any other or unpaid stamp duty, death or proper registration of documents, payment or proper stamp duty etc.	No
22	Whether the block well suitable to carry 25 GPM (GPM) water required against the property is available or not?	Not applicable

44
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Rajal Kota (Raj.)
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42	In case of absence of original title deeds, release or legal and other requirements, the amount of a proper value and enforceable mortgage for payment of services, release into market and, we also are prepared to be taken by the Bank in this regard.	Not applicable
43	Whether the following are satisfied in accordance of the law applicable to the land: (a) personal property, (b) creation of mortgage, and (c) all legal provisions, shall be followed or not.	No requirement
44	Additional documentation for the following is it full or partial release.	No
45	Additional suggestions, if any, to safeguard the interest of Bank, regarding the performance of law.	N/A
46	The specific person who are required to make mortgage to be signed documents and their company.	M/s. Dadbich Developers Limited, through registered company in Rajesh Kumar Patel & Co. Rajaram Patel Rao Patel & Co. 17A, Sarvalla, Bhubaneswar, Odisha, India. P.O. No. 1-1, Rajaw Gandhi Nagar, Bhub. Road, No. 2, B.P.A. Bhub. Raj.
47	Whether the "Real Estate (Regulation and Development) Act 2016" is Y/N.	Not applicable
	Whether the project is registered with the Real Estate Regulation Authority? If not, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as provided in the name of Ad Sales there under is presented?	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and type of apartments or plots handed to applicant by the promoter in the works of Real Estate Regulatory Authority?	Not applicable

Date: 15.07.2022

Place: Kota


B.P. Dadbich, Advocate
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R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

I have examined the Original Title Book recorded in the department relating to the schedule propounded and entered in conformity by way of "Equitable Mortgage" and that the documents of title referred to in the preceding schedule are duly valid and correct and that "The said Equitable Mortgage is a legal, valid and enforceable mortgage of the property described in the schedule of the said Equitable Mortgage" and I further certify that:


- You must provide copies of Documents Nos. 1 to 5 to be taken for the registration of property under DPDT 3. And

1. Gentileme Affari painting, Mrs. Derrin Theologos, L.S. 1001
2. Rembrandt Letter on the name of St. August. (Klein's Pad.)
3. Vincent Letter No. 1, 125 to 126, 127
4. Gentileme St. 1, 125 to 126, 127
5. Remd. Letter (see with Map 2, 2, 125 to 126)

17. It is verified that the property is situated in the Camel and

North: 3.5 km. N. 20° E.
South: 3.5 km. 10° S. 10° E.

1354: 1K142533


B.P. DADHICH, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
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Nagda, KOTA (Raj.)



श्रीमान अशोक महाराज
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषि उपयोग के लिए उपयोग) की
अनुज्ञा और आवंटन; नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 1084

दिनांक 20-07-2022

पैदावा अनिवार्य रूप से लिए जायेंगे अधीकृत हस्ताक्षरकर्ता राजेश कुमार पटेल पुत्र श्री राजाराम पटेल

पट्टा धारक का नाम पुत्र/पुत्री

पञ्जीकी कायोलय ब्लॉक नं 1223, सुहासकरासिद्धि, सिव्ही रेजीडेंसी ब्लॉक नं 1-4 राजीव गांधी नगर
विस्तार रोड नं 1 आई.पी.आई.ए. कोटा

निवासी

अध्या

पट्टा धारक नैसर्गिक शहर कार्यालय पता 2021

जारेये

(पदनाम) श्री/श्रीमती/श्री. गुज/गुज

निवासी

भूखण्ड सं. Shop no. LC-30 224 वर्गमीटर

राजस्थान प्रान्त कुन्हाडी खसरा सं. 46, 47, 49

योजना नगरपालिका ने लिखा है

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक को यह में उक्त भूखण्ड का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

प्राधिकृत अधिकारी के हस्ताक्षर मंग मोडर

नगर विकास, कोटा (राजस्थान)

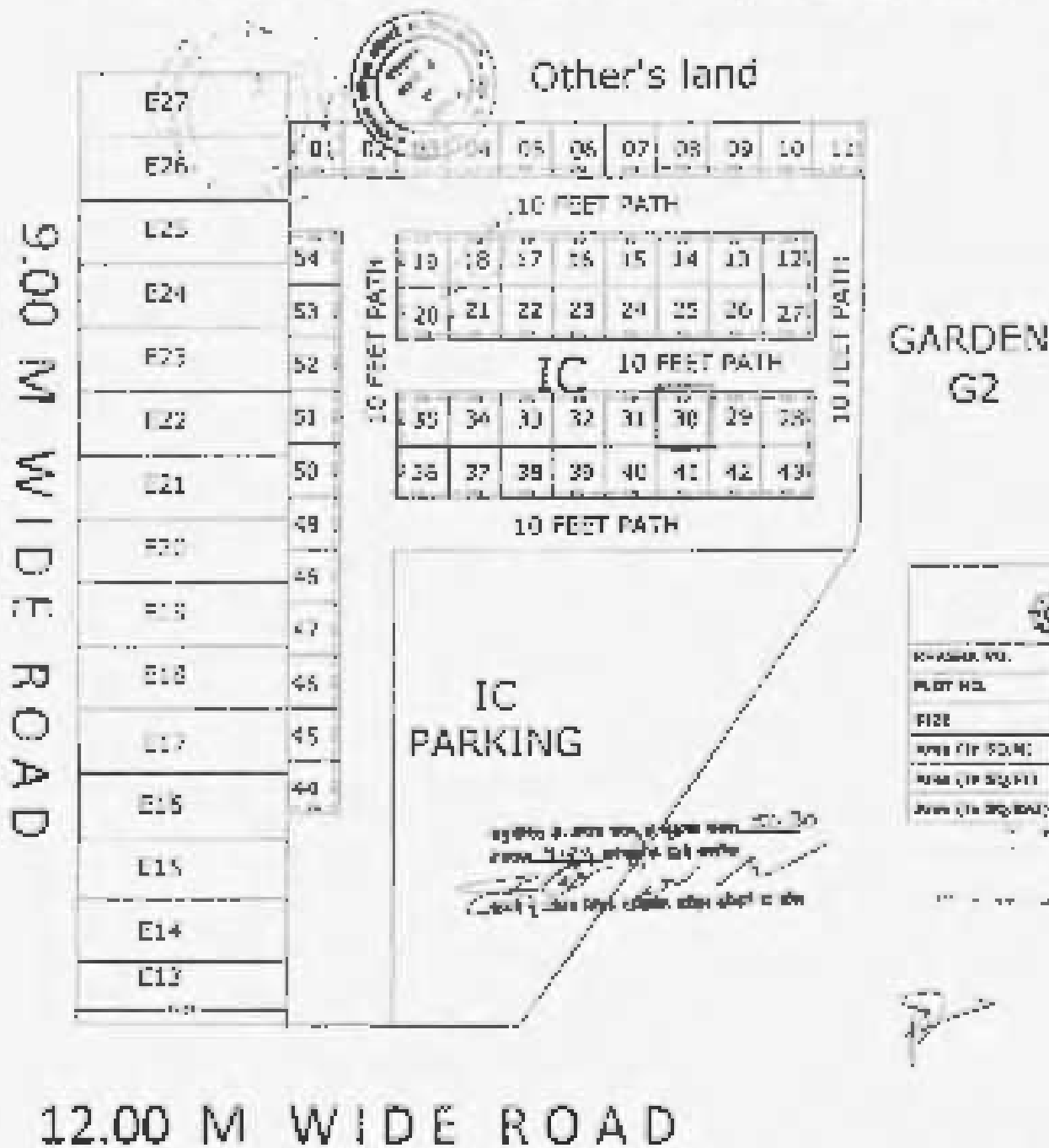
नगर विकास, कोटा (राजस्थान)

नोट - शर्त पीछे पृष्ठ पर अंकित है।

- पञ्जीकृत/पञ्जीकृत संलग्न है।
- Registered and Endorsement Attached

SIT/PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KIASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)

OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)



KIASRA NO.	41, 49
PLOT NO.	LC - 30
SIZE	9.04 x 9.04
Area (sq. ft.)	8.243
Area (sq. m.)	94.83
Area (sq. ft.)	11.05

SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-I**

TC-30

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date 25-08-2022 5:34 PM

Fee Receipt No	: 202202123020243	Receipt Date	: 26/08/2022
Name	: B. P. DADHICH ADVOCATE, Mrs. Densin Developers Ltd.	Document S. No.	: 2022011233546013
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum U/s_54_87	: ₹
CGI	: ₹ 0	Certified copying fees U/s_57	: ₹ 0
Stamp (Memorandum)	: ₹	Rep (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
U/s_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

₹ e-Gov Chalan 00000000 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion	:	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	:	Nil	
	c	Name of the Borrower	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surawalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPTA, Kota Raj.	
2	a	Name of the unit/concern/ company/person offering the property/ies as security.	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surawalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPTA, Kota Raj.	
	b	Constitution of the Unit/concern /person/body/authority offering the property for creation of charge	:	Individual/Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	Borrower	
3		Complete or full description of the immovable property/ies offered as security including the following details.	:		
	a	Survey No.	:	S.No. 1C-30, Gerdania, Village Kunkadi, Kota Raj.	
	b	Door/House no. (in case of house property)	:	S.No. 1C-30, Gerdania, Village Kunkadi, Kota Raj.	
	c	Extent/area including plots/ built up area in case of house property	:	0.24 Sq. Mtr.	
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	:	East – S.No. 1C-41 West – Road North – S.No. 1C-29 South – S.No. 1C-31	
4	a	Particulars of the documents scrutinized-serially and chronologically.	:	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Affidavit Letter No. 1084 dt. 20.07.22 4. Certificate No. 1084 dt. 26.07.22 5. Regd. Lease Deed with Map dt. 05.08.22	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly verified. Note : Only originals or certified extracts from the registering/ land revenue/other authorities be examined	:	Regd. Lease Deed dt. U.No. 1 V.No. 1624 P.No. 63 S.No. 202205123112528 dt. 05.08.22	
	Sl. NO.	Date	Name/Nature of the Document	Original/ certified copy /certified extract/ photostats, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	05.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed manager? Please also enclose all original receipts of fees paid for obtaining certified copy of documents-search/encumbrance certificate along with the Title	:	No	

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6	a	Whether the records of register office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	: No
	b	If such online/computer records are available, whether any verification or cross checking was made and the comments/ findings in this regard.	: Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	: Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	: Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/register-general. If so, please name all such offices ?	: No
	c	Whether search has been made at all the offices named at (b) above ?	: Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	: No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/tenure to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 100 crore and above, search of title/ encumbrances for a period of not less than 40 years is mandatory.	: 01 years 2022 to 26.06.2021 UTI Kota offered a S.No. 10/01, Cardona, Village Kumbhari, Kota Raj to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sushruti Kirti Sadhvi Residency, P.S.No. 1-4, Rajpur Gwalibi Nagar Extra, Road No. 1, IPLA, Kota Raj, on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession Rights in loan Holder or Govt. Granted Allotment etc.)	: Freehold
10		If leasehold, whether :	: Not applicable
	a	Lease Deed is duly stamped and registered	: Not applicable
	b	Lessee is permitted in mortgage the Leasehold right	: Not applicable
	c	Duration of the Lease/occupancy period of lease	: Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also	: Not applicable
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	: Not applicable
	f	Right to get removal of the leasehold rights and restore clear title	: Not applicable
11		If Govt. grant/allotment/Lease-cum- Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	: Not applicable
12		If occupancy right, whether :	: Not applicable
	a	Such right is heritable and transferable	: Not applicable
	b	Mortgage can be created	: Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	: Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether	: Not applicable

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	a	The Gift/Settlement Deed is duly stamped and registered	:	Not applicable
	b	The Gift/Settlement Deed has been attested by two witnesses	:	Not applicable
	c	The Gift/Settlement Deed transfers the property to Donee	:	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	:	Not applicable
	e	Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	:	Not applicable
	f	Whether the Donee is in possession of the gifted property	:	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	:	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed	:	Not applicable
15	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	:	Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	:	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	:	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	:	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	:	Not applicable
16		Whether the title documents include any testamentary documents/wills ?	:	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	:	Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	:	Not applicable
	c	Whether the property is mutated on the basis of will ?	:	Not applicable
	d	Whether the original will is available ?	:	Not applicable
	e	Whether the original death certificate of the testator is available ?	:	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	:	Not applicable
17	a	Whether the property is subject to any waqf rights ?	:	No
	b	Whether the property belongs to church/temple or any religious/ other institutions having any restriction in creation of charges on such properties ?	:	Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage ?	:	Not applicable
18	a	Where the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	:	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	:	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	:	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	:	Not applicable


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	c	If no additional precautions/ permissions to be obtained for creation of valid mortgage ?	:	Not applicable
	d	Requirements, if any, for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage.	:	Not applicable
	b	In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	:	Not applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure/ licensed permission obtained	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, NFZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	:	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/ attachment/security in court in respect of the property in question ? In such case please comment on such seal marking.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether known or hidden ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association (provision for common seal etc.	:	Not applicable
	b	i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	:	Not applicable
	ii	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	:	Not applicable
	iii	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	:	Not applicable
	iv	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title ?	:	No


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	b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	:	Not applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	:	Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	:	Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	:	Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	:	Not applicable
	ii	Whether the POA is a registered one ?	:	Not applicable
	iii	Whether the POA is a special or general one ?	:	Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question ?	:	Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?)	:	Not applicable
	g	Please comment on the genuineness of POA ?	:	Not applicable
	h	The interposed opinion on the authenticity and validity of the POA ?	:	Not applicable
28		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	:	Not applicable
29		If the property is a flat/apartment or residential-commercial complex, check and comment on the following:	:	No
	f	Promoter's/Land owner's title to the land/building	:	Not applicable
	g	Development Agreement/Power of Attorney	:	Not applicable
	e	Extent of authority of the Developer/builder	:	
	d	Independent title verification of the Land and/or building in question	:	Not applicable
	g	Agreement for sale (duly registered)	:	Not applicable
	f	Payment of proper stamp duty	:	Not applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.	:	Not applicable
	h	Approval of building plan, permission of appropriate/local authority, etc.	:	Not applicable
	i	Consentance in favour of Society/ Condominium concerned	:	Not applicable
	j	Occupancy Certificate/allotment letter/letter of possession	:	Not applicable
	k	Membership details in the Society etc.	:	Not applicable
	l	Share Certificates	:	Not applicable
	e	No Objection Letter from the Society	:	Not applicable
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' laws etc.	:	Not applicable
	o	Requirements, for noting the Bank charges on the records of the Housing Society, if any	:	Not applicable
	p	If the property is a vacant land and construction is yet to be	:	Not applicable


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		made, approval of lay-out and other precautions, if any.	
	a	Whether the numbering pattern of the units/Plots tally in all documents such as approved plan, agreement plan etc.	: Not applicable
30		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, liens etc. and details thereof.	: Not applicable
31		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	: 01 years 2022 to 24.08.2023
32		Details regarding property tax or land revenue or other statutory dues payable as on date and if not paid, when exactly?	: Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereon.	: Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	: Not applicable
34		Details of RTC extracts/mutation extracts/Katta extracts pertaining to the property in question.	: Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	: Not applicable
36	a	Whether the property offered as security is clearly demarcated?	: Yes
	b	Whether the demarcation/ partition of the property is legally valid?	: Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	: Yes
37		Whether the property can be identified from the following documents, and discrepancies (if any) revealed on such scrutiny?	: Not available
	a	Document in relation to electricity connection.	: Not available
	b	Document in relation to water connection.	: Not available
	c	Document in relation to Sales Tax Registration, if any applicable.	: Not available
	d	Other utility bills, if any.	: Not available
38		In respect of the boundaries of the property, whether there is a discrepancy/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	: Not applicable
39		If the valuation report and/or approved/dimensioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that is the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TDR, please provide these comments subsequently, on making the same available to the advocate.)	: Valuation report not available.
40		Any instrument for creation of mortgage under any local or special enactment, details of proper registration of documents, payment of proper stamp duty etc.	: No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	: Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified copies duly attested etc., as also any precaution to be taken by the Bank in this regard.	:	Not applicable
43	Whether the governing law/instrumental documents of the mortgagee (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	:	Not applicable
44	Additional steps/requirement for investigation of title as per local laws.	:	No
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the performance of security.	:	N.A.
46	The specific persons who are required to create mortgages deposit documents creating mortgage.	:	M/S Damin Developres Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil B/o Flat No. 1273, Sushila Riddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn. Road No. 1, IPDA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	:	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	:	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

Date : 26.08.2022

Place: Kota


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanda
Road Kota (Raj.)
Mob. – 98295- 87807

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure II and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar's Office (s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wild Board (wherever applicable). I have not found anything adverse which would prevent the Title Holder(s) from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relating Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds /Mutations/Deeds, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 years from 2022 to 26.08.2022 pertaining to the Immovable Property(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable) N/A.
7. Minor(s) and his/her interest in the property(ies) is to be extent of N/A (Specify the share of the Minor with Name). Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the borrowing Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn, Road No. 1, IPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn, Road No. 1, IPIA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

Note: Photo copy of Document No. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Allotment Letter No. 1084 dt. 28.07.22
4. Certificate No. 1084 dt. 28.07.22
5. Regd. Lease Deed with Map dt. 05.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY (IES) S.No. 1C-1B, Gardens, Village Kanhad, Kota Raj.

East – S.No. 1C-41

West – Road

North- S.No. 1C-29

South- S.No. 1C-31

Date : 26.08.2022

B.P. Dadhich Advocate

BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanda, KOTA (Raj.)



बीमान अशाक महानि
मुख्याधी, राज्यपाल कार्यालय



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र विधि अधिनियम का 14-कुंठित प्रयोजन के लिए उपयोग के
अनुज्ञा और आवेदन नियम, 2012 के नियम 22 के अन्तर्गत मुझे का पट्टा विलेख

क्रमांक / 1132

दिनांक 20-07-2022

वैयक्तिक उपयोग के लिए अधिकृत हस्ताक्षरकर्ता कक्ष के द्वारा पट्टा विलेख का प्रमाण पत्र

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय पत्ता नं. 1273, मुवालय विधि विधि, रवीन्द्र नगर, प्लॉट नं. 3-4 राष्ट्रीय राजमार्ग नं. 10
निवासी विस्तार रोड नं. 1 अर्ध शी.आर्.ए. कोटा

अथवा

पट्टा धारक पत्ता ★ शहर

कार्यालय पत्ता, 2021

जयपुर

(पदनाम) श्री/श्रीमती/शुभ्री

पुत्र/पुत्री

निवासी

Shop no. I.C.-31

कोटा

924 पंजीकृत

मुख्य पत्ता

कुछाड़ी

खसरा नं.

46, 47, 49

योजना

पार्किंग

ने रिक्त है

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त शूखम्भ का पट्टा विनांक के निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

उप पंजीकृत, कोटा (मुख्या)

प्राधिकृत अधिकारी के हस्ताक्षर मरा मोडर

मुख्याधी

मुख्याधी

मुख्याधी

नोट - इसी पीछे पृष्ठ पर अंकित है।

- पंजीकृत/पंजीकृत संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निहित नियमों के तहत एक मुक्त लीज शर्तें जमा करा दी है। अतः उक्त भूखण्ड 33 वर्षीय लीज से मुक्त है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज शर्तें _____ प्रति वर्ष आवश्यक रूप से जमा करानी होंगी। एक बार नियत की गई लीज शर्तें 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
2. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानकण्डों की मानता सुनिश्चित की जावे।
3. पट्टा धारक उक्त भूखण्ड को विप्राय अथवा अन्य प्रकार से हस्तान्तरित कर सकेंगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेंगा।
4. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर होता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई शर्त देय नहीं होगी।
5. पट्टा विलेख का सरकार/जीवन बीमा निगम/कृषिदात्री संस्थाओं के पान बोरक (नोर्गेज) रखा जा सकेंगा, जिसके लिए स्थानीय निकाय क अनागति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
6. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानकण्डों तहत करना होगा।
7. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व मू उपयोग परिवर्तन नहीं किया जा सकेंगा।
8. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेंगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
9. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेंगा।
10. पट्टा विलेख को योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
11. पट्टा विलेख जिन अधिनियमों, नियमों, नीति निर्देशन के तहत जारी किया गया है। इनके सभी प्राक्तन व शर्तें लागू होंगी जिनकी मानता नहीं करने पर पट्टा निरस्त किया जा सकेंगा।
12. अन्य _____

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल शर्तें।

भूखण्ड के पट्टे की सीमाओं का विवरण:-

पूर्व IC-40 पश्चिम 2122

उत्तर IC-30 दक्षिण IC-32

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

साक्षी :-

हस्ताक्षर _____

नाम Haji Mohd. Wahid

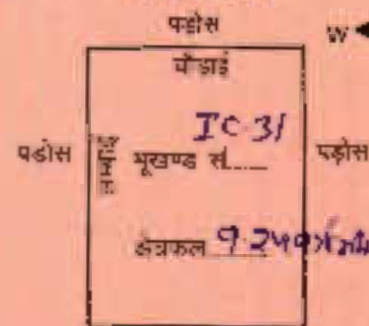
पता Bakhshpur Kotla

अंगूठा निशान

अंगूठा निशान

अंगूठा निशान

साइट प्लान



सड़क की चौड़ाई

साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी

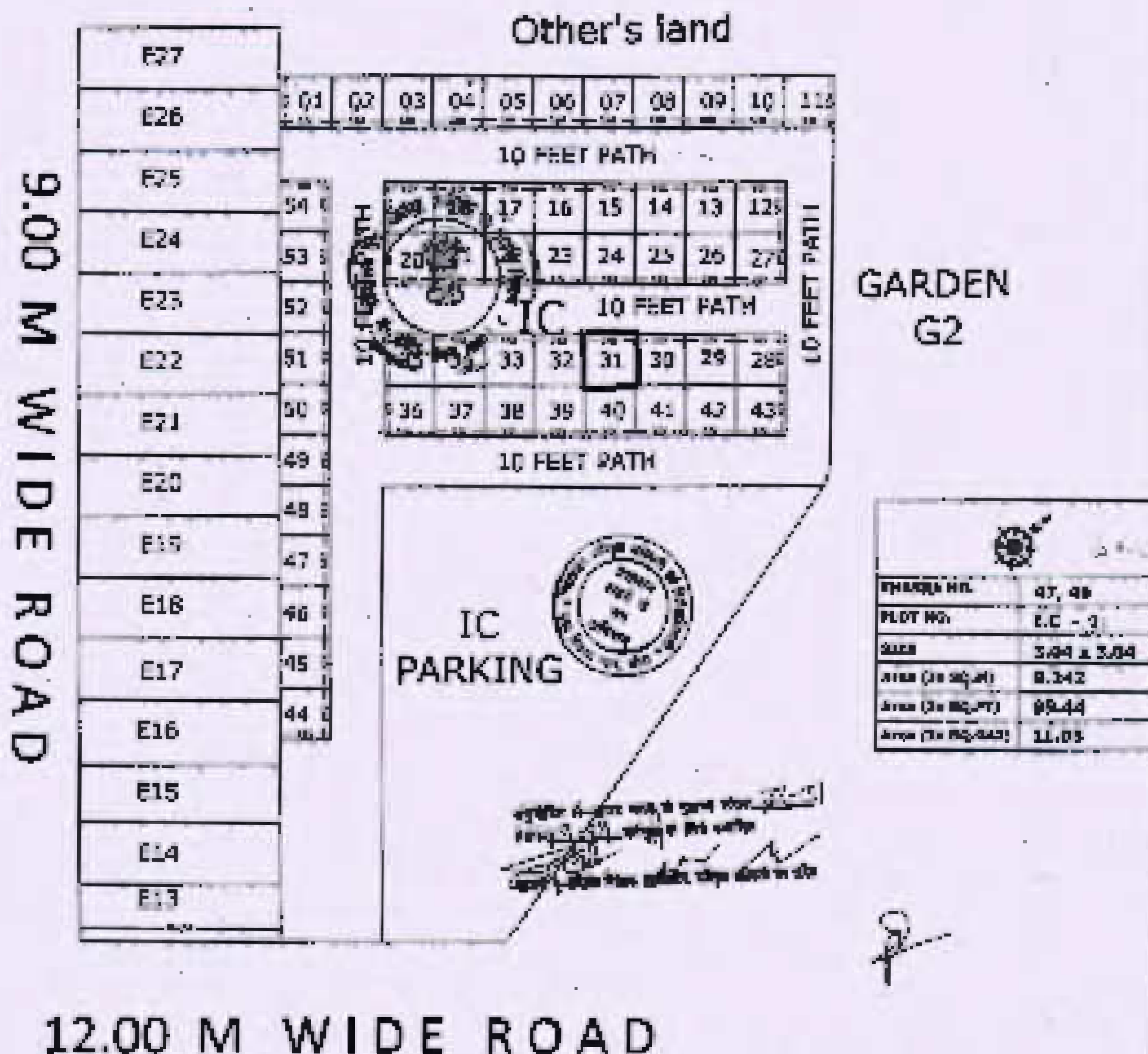
हस्ताक्षर

प्राधिकृत अधिकारी के हस्ताक्षर मध्य मोहर

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



SIGNATURE OF OWNER

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, JAIPUR
SUB-REGISTRAR : KOTA

Fee Receipt
Appendix Form No. 2 (Rule 73 & 121) Date: 18-04-2022 2:05 PM

Fee Receipt No.	: 2022021201A011	Receipt Date	: 18/04/2022
Name	: D.P. DASHRATH ADVOCATE, Adv. Dharma Bhawan Ltd.	Doc. No. & S. No.	: 2022011201A1684
Address	: Kota		
Registration Type	: Inspection and Stamp		
Place Stamp	: RU	Estimated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Use, RM 57	: ₹
GB	: ₹ 0	Contract copying into Use, 57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Stamp Fee	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 55
Stamp Fee	: ₹ 0	Commissions	: ₹ 0
Others	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 00
From Year 2022 To Year 2022		Total Amount	: ₹ 55

Mode of Payment (Mode Number Amount ₹)

1. Cash (Total Amount ₹ 55)

Signature of presenter or agent and for
copy of Receipt certificate

Signature of Receiver
and date of return receipt

Cashier

SUB-REGISTRAR

B.P. Dadhich
Advocate

Residence & Office
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295-87807

**NUMBER OF INVESTIGATIONS IN TITLE IN RESPECT
OF IMMUTABLE PROPERTY**

1	Name of the Branch/Institution/Office making application	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.
2	Reference No. and date of the letter under the cover of which the document is required for signing and recording	N/A
3	Name of the Applicant	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri No Sh. Rajaram Puri No Puri No 1273, Sawarka Biddhi Subhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Extra Road No. 1, J.P.L.A., Kota Raj.
4	Name of the joint venture company/person offering the property as security	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri No Sh. Rajaram Puri No Puri No 1273, Sawarka Biddhi Subhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Extra Road No. 1, J.P.L.A., Kota Raj.
5	Consent of the joint venture person/body authority to create the property by creation of charge	Indisputable
6	State as to whether the property is already mortgaged to any bank/appld or someone, or is hypothecated, etc.	Not applicable
7	Complete or full description of the immovable property/ies offered as security including the following details:	
a	Survey No.	S.No. 10/11, Gandaria, Village Kankhadi, Kota Raj.
b	Plot/Block no. in case of house/property	S.No. 10/11, Gandaria, Village Kankhadi, Kota Raj.
c	Plot area including plinth built up area in case of house/property	9.24 Sq. M.
d	Location/Location of the plot, village, city, registration sub-district or boundaries	East S.No. 10/11 West - Road North S.No. 10/11 South S.No. 10/11
8	Particulars of the documents submitted/serially and chronologically	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Puri 3. Affidavit No. 1137 dt. 20/07/22 4. Certificate No. 1132 dt. 20/07/22 5. Regd. Lease Deed with Map dt. 29/07/22
9	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.	Regd. Lease Deed dt. R.No. 1 S.No. 1023 P.No. 144 S.No. 20223123112200 dt. 29/07/22
Note: Only originals or certified extracts from the registering land revenue office can be examined.		
Sl. NO.	Date	Name/Name of the Document
1	29.07.22	Regd. Lease Deed
10	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also confirm all required receipts of fees paid for obtaining certified copy of documents/search/extract/certificate copy with the R.	

BUDHI PRAKASH DADHICH
Advocate & R.A.
U/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

K. P. Daghich
Advocate

Resident & Office
40, Vikas Nagar, Vasta
Rajal Kana (Raj.)
Mob. - 98295-57807

10	<p>a. Whether the records of register of sale or mortgage in online mode are available to the persons in question are available for verification through an online portal or computer system?</p> <p>b. If such online mortgage records are available, whether any verification or cross checking are made and the concerned findings in this regard.</p> <p>c. Whether the genuineness of the stamp paper is possible to be ascertained from any online portal and if so whether such verification was made?</p>	<p>Not available</p> <p>Not available</p>
11	<p>a. Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <p>b. Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar/office of registering authority. If so, please mention all such offices?</p> <p>c. Whether stamp has been made at all the offices named at (b) above?</p> <p>d. Whether the records in the office of registering authorities or the other records reveal registration of multiple sale documents in respect of the property in question?</p>	<p>Sub Registrar Koda Raj.</p> <p>No</p> <p>No</p> <p>No</p>
12	<p>Other than the lending the title from the dated title deed to the later title deed establishing title of the property at question time, the purchasers in this transaction in the current title deed. And wherever Minor's interest or a binding contract is involved, search should be made for a further period depending on the need for clearance of such claim on the title.</p> <p>In case of property offered as security for loans of Rs. 1.00 crore, and above, search of title encumbrances for a period of not less than 30 years is mandatory.</p>	<p>10 years 10/03/2022</p> <p>CTE Koda started a 6% DCCL. Gosham Village Kumbhal Koda Raj. to M/s Shree Developers Limited, Chennai authorized attorney Sh. Rajesh Kumar Park No 88, Rajaram Park, Koda Raj. Plot No. 1253, Kumbhal Bhalhi Shalhi Residency, P.No. 1-4, Rajaram Nagar Koda Raj. Road No. 1, DPL, Koda Raj. on dt. 20.07.22 and execute a Deed Lease Deed in favour of firm on dt. 29.07.22.</p>
13	<p>Name of title of the intended Mortgage over the property is located at north of main, recorded Rights, Occupancy, Possession, Right to Buy, Hukuk or Other, Guaranty & Indemnity.</p>	Freehold
14	<p>It is a household right</p> <p>a. Does it have any content and register?</p> <p>b. Does it pertain to mortgage the household right?</p> <p>c. Duration of the Lease (express period of lease)</p> <p>d. If a sub-lease, check the lease and duration of Lease as in whether the lease deed permits sub-lease and advance by Sub Lessee also</p> <p>e. Whether the household right permits for the creation of any sub-lease/advance?</p> <p>f. Right to get removal of the household right and return house?</p>	<p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p> <p>Not applicable</p>
15	<p>a. Govt. grant allotment / new grant / lease Agreement, whether grant agreement and proceeds for transfer rights in the mortgage with in certain conditions, the mortgage is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permissions available.</p>	Not applicable
16	<p>House property right whether</p> <p>a. Such right is heritable and is mortgagable</p> <p>b. Mortgage can be created.</p>	<p>Not applicable</p> <p>Not applicable</p>
17	<p>Name of Minor's mother, if any, and if so, whether creation of mortgage would be possible, the mortgage proceedings to be followed including any permission to be obtained from the court for creating house mortgage.</p>	Not applicable
18	<p>If the property has been transferred by way of Gift, Settlement, Deed whether</p>	Not applicable

UDHI PRAKASH DADHICH
Advocate & R.A.
H/o-40, Vikas Nagar
Nara, KOTA (Raj)

a	The Gift Settlement Deed is duly stamped and registered	Not applicable
b	The Gift Settlement Deed has been passed by a competent court	Not applicable
c	The Gift Settlement Deed transfers the property to Donee	Not applicable
d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by implication or by actions	Not applicable
e	Whether there is any reservation on the Deed or assuming the gift settlement case is pending	Not applicable
f	Whether the Donee is in possession of the gifted property	Not applicable
g	Whether the life interest is reserved by the Donor or an alien person and whether there is a need for any other person to join the execution of mortgage	Not applicable
h	Any other person affecting the validity of the time passed through the gift settlement deed	Not applicable
12 a	In case of partitionably settlement deeds, whether the original deed is available for deposit. If not the validity procedure to be followed to create a valid and enforceable mortgage	Not applicable
b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	Not applicable
c	Whether the partition made is valid in law and the mortgagor has assumed a mortgage role thereon	Not applicable
d	In respect of partition by a decree of court whether such decree has become final and all other conditions formalities are complied with	Not applicable
e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding double mortgages?	Not applicable
16	Whether the title documents include any testamentary documents wills?	Not applicable
a	In case of wills whether the will is registered will or unregistered will?	Not applicable
b	Whether will is the matter under mutation pending and if so whether the same is registered as a competent court?	Not applicable
c	Whether the property is mutated on the basis of will?	Not applicable
d	Whether the original will is available?	Not applicable
e	Whether the original death certificate of the testator is available?	Not applicable
f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Documents are in various papers such as the availability of a declaration by all the beneficiaries about the genuineness, validity of the will all parties involved upon the same date which are relevant to rely on the will availability of Mutual Oath and title deeds are to be explained.)	Not applicable
17 a	Whether the property is subject to any usufruct rights?	No
b	Whether the property belongs to state/ temple or any religious or other institutions having any restriction in alienation of charge on such properties?	Not applicable
c	Any other permissions if any in respect of the above cases for creation of mortgage?	Not applicable
18 a	Where the property is a HUF and family property, mortgage is created for family benefit legal necessity, whether the HUF Coparceners have no objection from its creation, mortgage deed if any, votes of family members etc.	Not applicable
b	Are there any circumstances or other facts which may adversely affect the validity of mortgage in such cases?	Not applicable
19 a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable

20	a	What additional provisions, provisions to be added for secured or valid mortgage?	Not applicable
	b	Requirements of any law relating to mortgage as per the central state laws applicable to the fact in the future.	Not applicable
21	a	If the property is Agricultural land, whether the land laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	In case of agricultural property what relevant records/documents or part of laws if any are to be verified to ensure the validity of the title and rights to create the mortgage?	Not applicable
	c	In the case of conversion of Agricultural land for commercial purpose or otherwise, whether requisite procedure followed/permissions obtained.	Not applicable
22		Whether the property is affected by any such laws or other regulations relating to burden on the movable security (viz. Agricultural Land – Leases, Leases, Leases, Land Laws, SPZ regulations, Canal Zone Regulations, Environmental Clearance etc.)	Not applicable
23	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search inquiry is pending with the Land Acquisition Officer and the manner of such search inquiry.	Not applicable
24	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If yes, whether such litigation would adversely affect the creation of a valid mortgage or have any implication on its future enforcement?	Not applicable
	c	Whether the title documents have any court sanctioning which prevents any litigation/attachment/creation of court in respect of the property in question? In such case please document the sanctioning.	Not applicable
	d	In case of partnership firm, whether the property belongs to the firm and the debt is properly ascertained.	Not applicable
	e	In case of partnership firm, whether the firm is insolvent? Whether proceedings for the same have been initiated as per applicable laws?	Not applicable
	f	Whether the person(s) creating mortgage are have authority to create mortgage and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a limited company which the Managing Director, Board resolution, authorisation to create mortgage execution of documents, Registration of the same charges with the Company Registrar (CRR), Articles of Association apply and for common seal etc.	Not applicable
	b	And whether the property to be mortgaged is provided by the above company from any other company in limited liability Partnership (LLP) form or not.	Not applicable
	c	If yes, whether the record of charges of the property has been carried out in the Register of Companies (ROC) in respect of such member company. All better and the vendor company (providing)?	Not applicable
	d	Whether the recent search of charges reveals any prior charges/encumbrances on the property (provided to be mortgaged) created by the vendor company (seller)?	Not applicable
	e	Yes/No.	Not applicable
	f	If the recent revenue records reveal any charges, whether such charges/encumbrances have been satisfied?	Not applicable
	g	Yes/No.	Not applicable
26		In case of Association/Association, the required documents to be submitted and whether the mortgage can be created and the security reservations, how long.	Not applicable
27	a	Whether the PTA is involved in the chain of title?	No

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Mob. 98295-87807

b	Whether the POA is duly stamped with interest tax or Development Agreement or Power of Attorney. If so, please stamp together the appropriate documents and paste it into a sealed an internet or in case of the said documents and so much in a sealed paper box.	Not applicable
c	In case the title document is executed by the POA holder, please check whether the POA is duly registered by the Sub Registrar, Currency, Finance Individual or Proprietor, Companies in favour of their Farmers/ Employees/ Authority, Representatives to their Allotment Letters, RWA, Agreement of Sale, Sale Deeds, etc. in favour of buyers of their units (Bankers POA) or (if) in the form of POA (Farmer POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/ stamped with the original POA.	Not applicable
e	In case of unknown POA (i.e. POA other than Builder's POA), please specify the following aspects in respect of POA:	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is a general one?	Not applicable
iii	Whether the POA contains a specific authority for executing title document or not?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of recording of the document in question. Please clearly mention the same has been ascertained from the office of sub-registrar or not.	Not applicable
g	Please comment on the genuineness of POA.	Not applicable
h	The undersigned opinion on the enforceability and validity of the POA.	Not applicable
24	Whether mortgage is being created by a Non resident check genuineness of the Deed of Assent, and the extent of the powers given. Over and whether the same is properly executed, stamped/registered as per the Law of the place where it is executed.	Not applicable
25	In the property is the applicant or resident/tenant/employee, check and comment on the following:	No
a	Primarily, and owner's title to the land is <u>clear</u>	Not applicable
b	Development Agreement/Deed of Assent	Not applicable
c	Extent of authority of the Builder/owner	Not applicable
d	Independent title verification of the land and a Bankable Agreement	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of paper stamp duty	Not applicable
g	Requirement of registration or sale Agreement, development Agreement, POA, etc.	Not applicable
h	Approval of revenue plan, permission of appropriate authorities, etc.	Not applicable
i	Consent from housing society/condominium association	Not applicable
j	Discharge Certificate/Intimation of possession	Not applicable
k	Membership details in the Society etc.	Not applicable
l	Society Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All other requirements under the local Municipal Law regarding ownership of the apartments, Building Regulations, Development Control Regulations, Corporation Society's LRS etc.	Not applicable
o	Requirements for noting the Unit charges of the record of the Housing Society etc.	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

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	under approval of TIEB and other provisions, if any:	
	a) Whether the purchase action of the seller fully in all documents such as general plan, agreement, etc.	Not applicable
30	Proportions, Attachments, and contents whether of Government Central or State or other local authorities or Third Party Plans have been fully complied with.	Not applicable
31	The period covered under the Survey/lease Certificate and the name of the person in whose favour the certificate is issued and the date of its issuance, if any.	03 years 2022 to 01.04.2023
32	Details regarding property tax and land revenue and other matters due and payable as on date and if not paid, when ready.	Not applicable
33	a) Subordinate title documents, whether required and if so, date of their issue.	Not applicable
	b) Whether the Objective Certificate under the Income Tax Act is required and if so.	Not applicable
34	Details of all encumbrances including mortgages and other matters pertaining to the property in question.	Not applicable
35	Whether the name of mortgagee is entered in the revenue Municipal Village records.	Not applicable
36	a) Whether the property interest is clearly demarcated?	Yes
	b) Whether the Confirmation petition of the property is readily available.	Yes
	c) Whether the property has clear access to the roadways? (The property should be legally accessible through normal carriers to transport goods or factories / houses, as the case may be).	Yes
37	Whether the property can be identified from the following documents and discrepancy does not disqualify, if any recorded or not, in the:-	Not available
	a) Document in relation to electricity connection.	Not available
	b) Document in relation to water connection.	Not available
	c) Document in relation to Sales Tax Department, if any applicable.	Not available
	d) Ownership Site Map.	Not available
38	In respect of the boundaries of the property, whether there is any discrepancy in any of the title documents or any other documents, such as valuation report, site plan, and/or the actual survey boundary. If so, please elaborate, otherwise, in the negative.	Not applicable
39	In the state of present and/or proposed survey plan, and/or other records submitted for consideration, the contents of the description and boundaries of the property in the said documents and/or the title deeds, as the case may be, and/or survey plan, are not available at the time of preparation of TIEB, please provide their contents subsequently, as records are made available to the authority.	Nothing report not available
40	Any other information for creation of mortgage under any loan or special agreement, draft or copy registration of documents, payment of proper stamp duty.	No
41	Whether the title will be able to take 2040, and if not, if required, give the primary cause of possession.	Not applicable

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CERTIFICATE OF TITLE

I have examined the Dated Title Deeds intended to be deposited relating to the schedule property(ies) now offered in accordance to Act of "Right to Mortgage" and the documents of title referred to in the aforesaid and valid evidence at my office. All and several and that if the said Right to Mortgage is created, it will satisfy the requirements of creation of Right to Mortgage and I further certify that:

1. I have examined the Documents on hand. All the same covers all the particulars in the title Right to Mortgage and the other relevant issues.
2. I have also made a search in the Land Revenue records. I have not in hand verified and checked the records in the relevant Government Offices, Sub-Registrar Office(s), Revenue Records, Mortgage/Purchase Office, Land Acquisition Office, Registrar of Companies Office, Water Board (where applicable), I do not find anything which would prevent the Title Holder from creating a valid Mortgage. I am taking upon me, if any, there is some defect which due to negligence or my error or by any reason coming to light.
3. Following creation of Land Revenue Records, Revenue Records, where Title Deeds, verified copies of schedule deeds are given to the concerned revenue office and the same are submitted (if any) for the same time requirements of the Title Deeds. Suspicious Doubt of any, has been clarified by making necessary enquiries.
4. There are no prior Mortgage Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 10 years from 2012 to 2022 pertaining to the Schedule Property, have covered by above said Title Deeds. The property is free from all legal claims.
5. In case of any subsequent change in location of the Bank, there are no other mortgage charges other than already shown in the Title Documents are agreed to by the Mortgagee and the Bank (Debtors, which however is not applicable).
6. There are no legal claims in the present matter to be aware of. (If any, specific as shown with the above said Name, with Name, State, etc., are applicable).
7. The Mortgage created, will be available to the Bank for the benefit of the mortgagee between M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel & Sh. Rajaram Patel R/o Flat No. 1273, Swastika Bhikhi Biddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Lohu, Ward No. 1, P.P.S., Kota Raj.
8. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel & Sh. Rajaram Patel R/o Flat No. 1273, Swastika Bhikhi Biddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Lohu, Ward No. 1, P.P.S., Kota Raj, has taken an absolute, valid and enforceable lien over the schedule property upon a further certificate that the schedule debt is genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
9. In case of creation of Mortgage by Deposit of title deeds, no certificate that the deposit of following title deeds documents would avoid a valid and enforceable mortgage:

Note: Below copy of Documents No. 1 to 5 to be taken for the registration of project under REFR 1/1/1

1. Certificate of Incorporation of M/s Denim Developers Limited.
2. Memorandum of Association of Sh. Rajesh Kumar Patel
3. Mortgage Deed No. 1132 dt. 10.07.22
4. Certificate No. 1/12 dt. 28.07.22
5. Title Deed Book with Map dt. 20.07.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI Compliant.

WITNESSED AT KOTA (RAJASTHAN) ON 24.07.2022 AT 01.30, 4 o'clock, Village Karamak, Kota Raj.

Em :- S.D. Kotah
Wm :- 18/07
Rm :- 10/07
Sm :- 10/07

Date :- 25.07.2022


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)



श्रीमान अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्र भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आरक्षण) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 1085

दिनांक 28-07-2022

वेस्टर्न जर्मन अलायंस लिमिटेड अधिकृत हस्ताक्षरकर्ता एमएस कुमार पाटिल पुत्र श्री एमनाथ पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पञ्जीकृत कार्यालय फ्लैट नं०-1272, सुपानका सिटी सिटी, मेमोरिअली, ब्लॉक नं०-1-4, राजीव गांधी नगर
विस्तार सेक्टर नं० 1 आई.पी.आई.ए. कोटा

साथवा

पट्टा धारक केसरी ★ शहर कार्यलय पता 2021 ★

जरिये

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

भूखण्ड सं. Shop no. I.C.-32 अक्षकन 924 वर्गमीटर

राजस्थान ग्राम पुनर्वासि खसरा सं. 46, 47, 49

गोखना गार्डनिया ने किया है

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में रकम भूखण्ड का पट्टा दिनांक को निशचित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
नगर विकास न्यास, कोटा

30 अक्टूबर, कोटा (प्रमाण)

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

- पञ्जीकृत/पुनर्वासि संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निम्नित नियमों के तहत एक मुक्त लीज शर्तें जमा करा दी है। अतः उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज शर्तें..... प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार निम्न की गई लीज शर्तें 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
2. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाये।
3. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
4. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर कंता के पक्ष में नाम परिवर्तन के लिए विक्रय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टा धारक के उत्तराधिकारी के मानते में कोई शर्त देय नहीं होगी।
5. पट्टा विलेख का सरकार/जीवा निगम/ऋणदात्री संस्थाओं के पास बंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क अनामति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
6. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
7. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपनिभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
8. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि निरस्त किया जा सकेगा अथवा पट्टा विलेख निरस्त किया जा सकता है।
9. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथा छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
10. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहायक समिति द्वारा वहन किया जायेगा।
11. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
12. अन्य.....

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल शर्त।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व IC-39 पश्चिम रास्ता
उत्तर IC-31 दक्षिण IC-33

पट्टा धारक के हस्ताक्षर

- 1.
2.

अंगूठा निशान

अंगूठा निशान

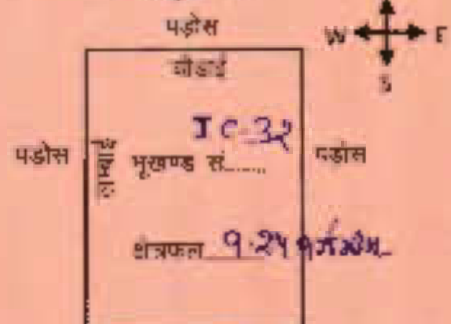
साक्षी :-

हस्ताक्षर
नाम Maya Maheshwari
पता Barakheda, Kota

अंगूठा निशान

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

साइट प्लान



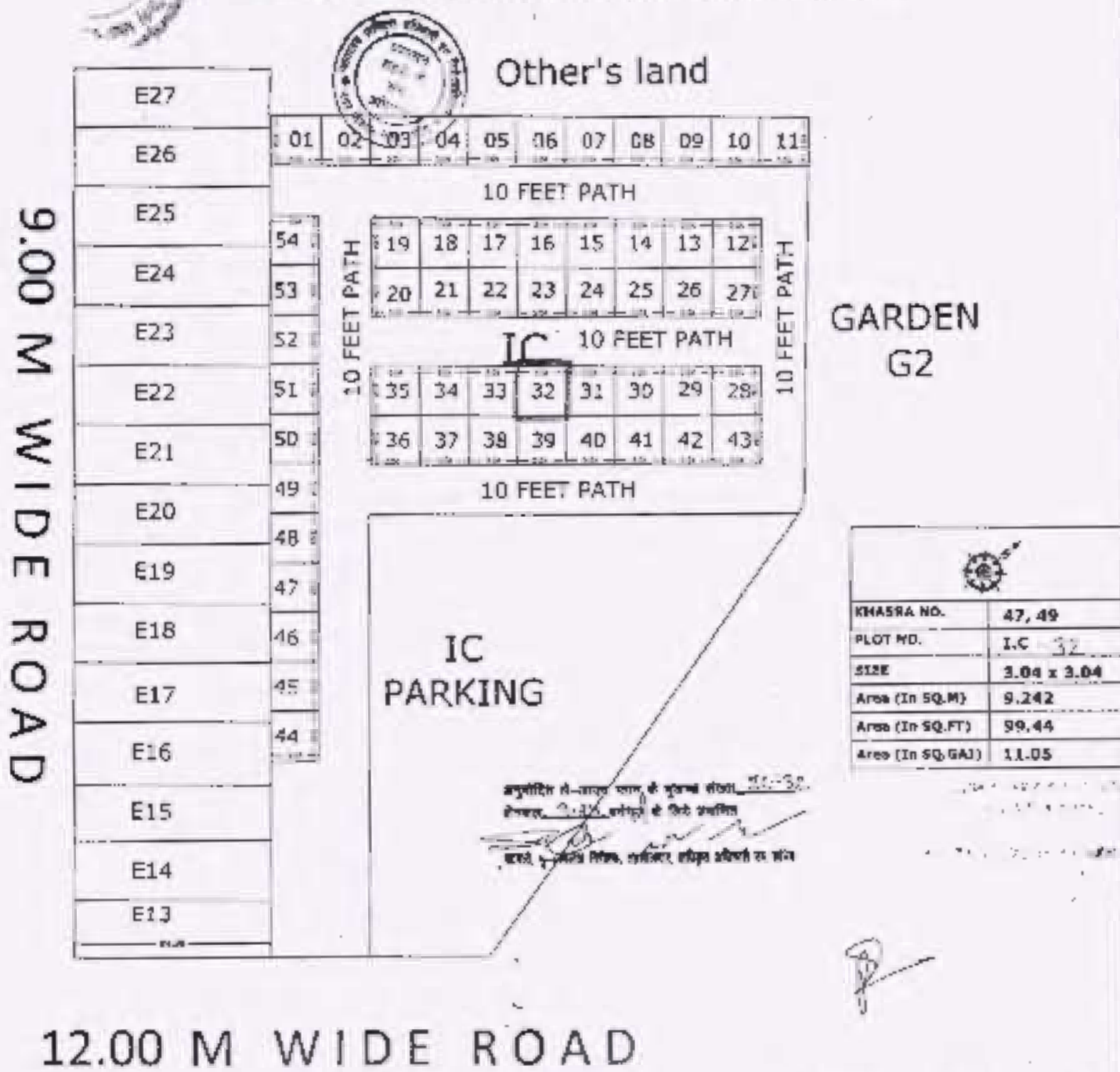
सड़क की चौड़ाई

साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी के हस्ताक्षर एवं मोहर
(अधिकारी)
नाम ...

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



SIGNATURE OF OWNER

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA

Fee Receipt
Appendix I-Form No. 2 (Rule 76 & 131) Print Date : 12-08-2022 5:48 PM

Fee Receipt No	: 202201123012301	Receipt Date	: 12-08-2022
Name	: B. P. DADHIGH ADVOCATE, M/s Datta Bhavsagar Ltd.	Document S. No.	: 202201123018705
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_87	: ₹
GR	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_26_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

e-Gov Chalan 85473471 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295-87407

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF UNKNOWN PRIORITY**

1	a	Name of the Licensed Person/ Lic. Office holding, nature	Rajasthan Real Estate Regulatory Authority, Jaipur (Raj.)		
	b	Reference No. and date of the letter under the cover of which the documents concerned for enquiry are forwarded	Nil		
	c	Name of the Borrower	M/s. Dream Developers Limited, through authorized signature Sh. Rajesh Kumar P.O. No. Sh. Rajaram P.O. No. P.O. No. 1773, New Delhi 110011 (Delhi), P.No. 1-4, Rajas Gandhi Nagar East Road No. 1, P.O. No. 1, Kota (Raj.)		
2	a	Name of the individual/ corporate person offering the property as security.	M/s. Dream Developers Limited, through authorized signature Sh. Rajesh Kumar P.O. No. Sh. Rajaram P.O. No. P.O. No. 1773, New Delhi 110011 (Delhi), P.No. 1-4, Rajas Gandhi Nagar East Road No. 1, P.O. No. 1, Kota (Raj.)		
	b	Position of the Borrower/ personally/ entity offering the property for creation of charge.	Individual Firm		
	c	State as to whether what appears is already offered (whether against application for loan or as guarantee etc.)	Consent		
3	a	Complete or full description of the immovable property be offered as security including the following details:			
	b	Survey No.	S.No. 10-10, Gokarna, Village Kumbhari, Kota (Raj.)		
	c	Dist. House no. (in case of house property)	S.No. 10-10, Gokarna, Village Kumbhari, Kota (Raj.)		
	d	Extent area including plot/ built up area in case of house property	5.21 Sq. Mtr.		
	e	Location like name of the place, where viz. signature, sub-location etc. Document	Dist. S.No. 10-10 Ward - Dist. North-S.No. 10-10 South-S.No. 10-10		
4	a	Particulars of the documents submitted/ verified and acknowledged	1. Certificate of Incorporation M/s. Dream Developers Limited 2. Shareholder Letter in favour of Sh. Rajesh Kumar P.O. 3. Shareholder Letter No. 10-10-10-10-10-10 4. Certificate No. 10-10-10-10-10-10 5. Regd. Lease Deed and Map of 10-10-10		
	b	Name of documents received and as to whether they are originals or certified copies or registration records duly certified. Note : Only originals or certified extracts from the registration/ land records office authorities be received.	Lease Deed at S.No. 1 Y.No. 10-10 P.No. 10 S.No. 10-10-10-10-10-10 dt. 01.08.22		
5	Sl. No.	Date	Name/ Nature of the Document	Original/ certified copy/ certified extract/ photocopy etc.	In case of original whether the original was submitted to the Advocate.
		01.08.22	Lease Deed	Original	Not submitted
6	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee. If there are copies of original records of tax paid for obtaining certified copy of documents/ survey/ revenue records sent with the L.R.	Nil		


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6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.	01 years 2022 to 12.08.2022 UT Kota allotted a S.No. 10-32, Gardenia, Village Kumbhari, Kota Raj to M/s Desim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sarawika Riddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn. Road No. 1, IP13, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 01.08.22.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Company/ Possession Rights or lease Holder or Govt. Granteee Allottee etc.)	Freehold
10		If leasehold, whether :	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessor is permitted to mortgage the Leasehold right	Not applicable
	c	Duration of the Lease/unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	Not applicable
11		If Govt. grant allotment Lease/lease- Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not applicable
12		If occupancy right, whether :	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modulates/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether	Not applicable

	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question.	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
15	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
16		Whether the title documents include any testamentary documents/wills ?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is prohibited by a competent court ?	: Not applicable
	c	Whether the property is mutated on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother (Original title deeds are to be explained.))	: Not applicable
17	a	Whether the property is subject to any wud rights ?	: No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Precambious permissions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share (if any), rights of female members etc.	: Not applicable
	b	Hence also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable

	c	If an additional mortgage/ encumbrance to be obtained for creation of total mortgage?	Not applicable
	d	Requirements, if any, for creation of mortgage as per the local laws applicable to the land in the state.	Not applicable
10	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation of mortgage of mortgage.	Not applicable
	b	In case of agricultural property, what relevant records/documents or local laws if any are to be verified to ascertain the nature of the title and right in respect of the mortgage?	Not applicable
	c	In the case of mortgage of Agricultural land for commercial purpose or otherwise, whether requisite sanction/ required permissions obtained.	Not applicable
11		Whether the property is affected by any local laws or other regulations relating to bearing of the encumbrance security over Agricultural land, water sources, minerals, Land Laws, M.P. regulations, Coal, Gas Regulations, Environmental Clearance, etc.	Not applicable
12	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search enquiry is made with the Land Acquisition Officer and the release of such search enquiry.	Not applicable
13	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication as to future enforceability?	Not applicable
	c	Whether the title documents have any claim and encumbrance which pertains to any disputes whatsoever, security to claim in respect of the property in question? If yes, how please correct or rectify such pending.	Not applicable
14	a	In case of partnership firm, whether the property belongs to the firm and the firm is properly registered.	Not applicable
	b	Property belonging to partners, whether known or not/known / Whether facilities for the same have been accepted as per applicable laws?	Not applicable
	c	Whether the partners creating mortgage has have authority to create mortgage for and on behalf of the firm.	Not applicable
15	a	Whether the property belongs to a Limited Company, under an Honorary power, limited resolution, authorization to create mortgage creation of documents, Registration of mortgage charge with the Company Registrar (MCA 21) Articles or Association provisions for mortgage and so.	Not applicable
	b	Whether the property (to be mortgaged) is owned by the above Company, firm or other Partnership or Limited Liability Partnership (LLP) firm? Yes/ No.	Not applicable
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such search company / LLP (India) and the results company (company)?	Not applicable
	d	Whether the above search of charges reveals any prior charges encumbrances on the property (proposed to be mortgaged) owned by the same company (firms)? Yes/ No.	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges encumbrances have been satisfied? Yes/No.	Not applicable
16		In case of Insurance Association, the relevant authorities have to approve and whether the mortgage can be created and the mortgage conditions, how laws.	Not applicable
17	a	Whether any R.O. is involved in the draft of title?	No

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	b	Whether the PDA is one coupled with interest in a Development Agreement with Govt of Andhra Pradesh, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and is not a mere sale deed as per law.	Not applicable
	c	In case the said document is executed by the PDA holder, please clarify whether the PDA involved is of one executed by the builder via Cooperative Housing Societies or Proprietary Companies in favour of their Partner/Proprietors/Authorized Representatives in lieu of the Allotment Letters, NMCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats under Builders' NMCs or (ii) other type of PDA Contract/PDA.	Not applicable
	d	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified compared with the original PDA.	Not applicable
	e	In case of common PDA i.e. PDA where two Builders' PDA are involved, the following clauses in respect of PDA:	Not applicable
	i	Whether the original PDA is verified and the title investigation is done on the basis of original PDA?	Not applicable
	ii	Whether the PDA is registered one?	Not applicable
	iii	Whether the PDA is special or general one?	Not applicable
	iv	Whether the PDA contains a specific authority for execution of sale document in question?	Not applicable
	f	Whether the PDA was in force and not revoked or not having expired on the date of execution of the document in question? Please clarify whether the same has been maintained over the office of the registrar (if any)?	Not applicable
	g	Please comment on the authenticity of PDA?	Not applicable
	h	The unexpired period in the authenticity and validity of the PDA?	Not applicable
26		Whether mortgage is being created by a PDA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly created, stamped, witnessed and in terms of the law of the place where it is executed.	Not applicable
27		If the property is a flat/apartment or residential/commercial premises, then answer in the following:	Not applicable
	a	Formers/land owners (If it is the land building)	Not applicable
	b	Development Agreement/Power of Attorney	Not applicable
	c	Board of authority of the Developer/Builder	Not applicable
	d	Independent title verification of the land and the building in question	Not applicable
	e	Agreement for sale (if any agreement)	Not applicable
	f	Form of acquisition/deed	Not applicable
	g	Registration of registration of sale agreement, development agreement, PDA, etc.	Not applicable
	h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
	i	Consent in favour of vendor/Undertaking submitted	Not applicable
	j	Cooperative Certificate/Agreement letter and of non-coop.	Not applicable
	k	Membership certificate in the Society, etc.	Not applicable
	l	Share Certificate	Not applicable
	m	No Objection Letter from the Society	Not applicable
	n	All legal requirements under the local Municipal laws, regulations, bye-laws of the apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Laws etc.	Not applicable
	o	Requirements for rectify the Blank cheques in the records of the drawing sheets, etc.	Not applicable
	p	If the property is a vacant land and construction is yet to be	Not applicable


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	check, approval of the met and other provisions there.	
	a) Whether the underlying pattern of the title has fully met all documents such as approved plan, agreement, etc.	Not applicable
3)	Encumbrances, Attachments, and encumbrances of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
4)	The actual amount under the Encumbrance Certificate and the name of the person or persons from the encumbrance is cleared and if so, on date of charge, etc.	01 pages 2022 to 12.06.2022
5)	Details regarding property tax or land revenue or other monetary dues paid payable or on demand (if any paid, when payable)?	Not applicable
6)	a) What land ceiling certificate, whether required and if so, details thereof.	Not applicable
	b) Whether the Government Certificate under the Income Tax Act is required/obtained.	Not applicable
7)	Details of R/O, encumbrance certificate, etc. if any, pertaining to the property is complete.	Not applicable
8)	Whether the name of mortgage is reflected in the records of Municipal/ Village records?	Not applicable
9)	a) Whether the property address is clearly demarcated?	Yes
	b) Whether the dimensional portion of the property is clearly marked?	Yes
	c) Whether the property has clear access to public roads? (The property should be legally accessible through normal carriers to transport goods to factories / houses, or the case may be)	Yes
10)	Whether the property can be identified from the following documents, and the copies thereof if documents are not available on each source?	Not available
	a) Encumbrance certificate or encumbrance certificate	Not available
	b) Deed of sale or other documents	Not available
	c) Documents relating to State tax, registration, if any applicable	Not available
	d) Other relevant documents	Not available
11)	In respect of the boundaries of the property, whether there is a difference therefrom in any of the title documents or any other documents such as valuation report or the title, state the actual extent boundary, etc. or other relevant documents in the same.	Not applicable
12)	If the valuation report and/or approved sanctioned plan are made available, please comment on the same, including the comments on the description and boundaries of the property in the said documents and that is the title deeds. If the valuation report and/or sanctioned plan are not available at the time of acquisition of TIF, please state the reasons, if any, for not making them available in the future.	Valuation report is available
13)	Any encumbrance for creation of mortgage under any local or special enactment, Central or State or other Local authorities, payment of property tax, etc.	No
14)	Whether the State will be able to enforce S.A.R.A. Act, if required against the property offered mortgagor?	Not applicable


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10	In case of absence of original title deeds, deeds or legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified copies duly certified and suitable attestation to be taken by the Bank in this regard.	Not applicable
11	Whether the governing Devised/Title documents of the mortgage (other than general personal power creation of mortgage and additional provisions thereof) is/are taken in such form.	Not applicable
12	Additional expenses incurred for investigation of title/property lines.	No
13	Additional negotiations if any to safeguard the interest of Bank involving the purchase of assets.	N/A
14	The specific persons who are named to create mortgage's request documents creating mortgage.	M/s. Dimple Development Limited, through authorized signatory Sh. Rajesh Kumar Pali, S/o Sh. Rajaram Pali B/o Pali No. 1273, Samalka Kishori Sukhli Residence, P/O-1-4, Rajgarh Gandhi Nagar P.O. Road No. 1, IPDA, Kota Raj
15	Whether the Real Estate Broker works under Real Estate (Regulation and Development) Act 2017? – Y/N	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration to be furnished.	Not applicable
	Whether the registered investment or sale as prescribed in the above Act/Act/Rule under is complete?	Not applicable
	Whether the details of the contract/plot in question are相符 with the list of number and types of apartments or plots booked as recorded by the promoter in the scheme of Real Estate Regulatory Authority?	Not applicable

Date: 12.08.2022


Place: Kota


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Алғысқан

HL Vilas Mangay, Mumbai

446 - PAGES - 57417


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
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R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)



श्रीमान् अष्टांग गुरुलोक
प्रसादी गुरुदेव महाराज



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषिक उपयोग के लिए उपयोग की अनुज्ञा और सापेक्ष) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विवेक

113

12-114 90-07 2022

मैत्रसें त्रिनिद, कलकत्तापरीं लिख जलिये अश्वीकुल हस्ताक्षरकर्ता गजेश कुमार पाटिल पुत्र श्री रामाराम बर्मिल

पञ्च मन्त्रः सः नमः

दुःख / पृथ्वी

०६।कुसे कर्मान्वय फलेट नं०- १२२३, मुवाकफा सिद्दी, मिद्दी रेडीडेन्सी प्रॉडि गां. १-४ राजीव गांधी नगर.....

निवासी विस्तार गेज नं० १ आर्क.पी.आई.ए. कोटा

अथवा

पदार्थ धारक नैसर्गिक **★ शहर** कार्यालय पता 2021 ★

८३

(निदानार्थ) श्री/श्रीमती/सुश्री.....पुत्र/पुत्री.....

पिपिली ११

भुवनाग्र नं. Shop no. LC-33 श्री उपकार १.24 वर्गमीटर

कुछाती

राज्य सं. ५६, ५७, ५९

योजना..... भार्गविया..... नं स्थितः ।

स्थानीय निकाय (पट्टा करी) द्वारा पट्टा चारक के जस में एक भूखण्ड का पट्टा दिनांक.....के
निष्पादित किया जाता है।

एहटा धावक के इलाक़न

1. _____

2

प्राधिकृत अधिकारी श्री सुस्तासुत मज्ज सोडर

Figure 4

संस्कृत विभाग, भा. वि. वि. सं.

१० प्रवीणक, काता (दखला)

ਜਾਂਦੇ ਹਨ। ਧੀਮੇ ਗਾਣੇ ਪੜ੍ਹਾਉਣ ਲਈ

- पंजीकृत/पुष्टीकृत गंतव्य है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोग के लिए उपयोग की अनुज्ञा और अवरण नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निर्दिष्ट दिवसों का सहित एक दस्तावेज सौंप दिया गया है। जो एक भूखण्ड (9) एंजोय लीज में जुड़ा है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष आवश्यक रूप से जमा करनी होगी। एक बार भिन्न की गई लीज राशि 9 वर्षों के अवधि और भूखण्ड के प्रत्येक विकल्प/हस्तांतरण पर 25 प्रतिशत का बूझ होगा।
2. पट्टा धारक द्वारा भूखण्ड/निर्दिष्ट क्षेत्र का उपयोग की लिए जलदायित्व जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड का प्रयोजित पान विनियम में सम्मिलित अनुसूची में उल्लिखित उपयोग अनुमति है। परन्तु धारक उपयोग हेतु निर्धारित मानदण्डों को पालन सुनिश्चित की जाए।
3. पट्टा धारक जल भूखण्ड को वैधता अथवा अन्य प्रकार से हस्तांतरित कर सकेगा तथा भूखण्ड को ला-पट्टे (एड-टैक) पर भी ले सकेगा।
4. जल भूखण्ड के विकल्प/हस्तांतरण का लेना ले फल में नाम परिवर्तन के लिए निवेदन है निर्धारित शुल्क आवेदन के साथ प्रेषित किया गया यदि प्रत्युत किया जाये। अन्य पट्टाधारक के उल्लेखिकता के मामले में कोई राशि देय नहीं होगी।
5. पट्टा विलेख का सरकार/जीवन बीमा निगम/आपाठरी कार्यालय से प्राप्त होना (गोपनीय) तथा जा सकेगा कि उसे लिए आवेदन निवेदन का अनुपलब्ध प्रमाण प्राप्त (प्रमाण) की आवश्यकता नहीं होगी।
6. भूखण्ड पर पान विनियम प्रयोजित पान विनियमों के पालन हेतु सहित जमा होगा।
7. पट्टा धारता (स्थायी/निर्यात) की डिग्री रकृति के भूखण्ड का उपयोग/प्रयोजन व भू उपयोग परीक्षण नहीं किया जा सकेगा।
8. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निवास करना होगा। निर्धारित अवधि में अंतर नहीं होने पर निर्धारित दर से संपत्ति विलेख किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
9. पट्टा धारता के निवास के पालन निगम विकल्प तथा जल दस्तावेज पट्टा विलेख जारी किया गया है जो एक भूखण्ड का पट्टा विलेख किया जा सकेगा।
10. पट्टा विलेख की धारता में सम्मिलित विनियम पर होने वाले अंतर विकल्प/भू उपयोग सहायक संपत्ति द्वारा कर दिया जायेगा।
11. जल विलेख दिनांक दिवसों, दिवसों, राशि, विनियम से सहित जारी किया गया है। इसके सभी प्रमाण व शर्तें लागू होगी विनियम पालन नहीं करने पर पट्टा विलेख किया जा सकेगा।

12. अन्य.....

नोट :- निर्दिष्ट भूखण्ड में शर्तें नं. 8 लागू नहीं होगी।

स्थान अनुसूची हेतु पट्टे की जारी फल राशि।

भूखण्ड के पट्टे की सीमाओं का विवरण:-

पूर्व IC-38 राशि..... राशि.....
उत्तर IC-32 दक्षिण IC-34.....

पट्टा धारक के हस्ताक्षर

1.

अनुमोदित

2.

अनुमोदित

सहोदर :-

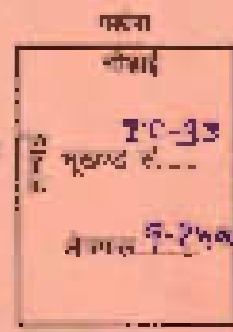
हस्ताक्षर

नाम

पता

अनुमोदित

सीट प्लान



सहोदर की सीमा

सीट प्लान अलग से भी संलग्न कर टाकने है।

प्राधिकृत अधिकारी के हस्ताक्षर एवं मोहर

पता

पता

पता

पता

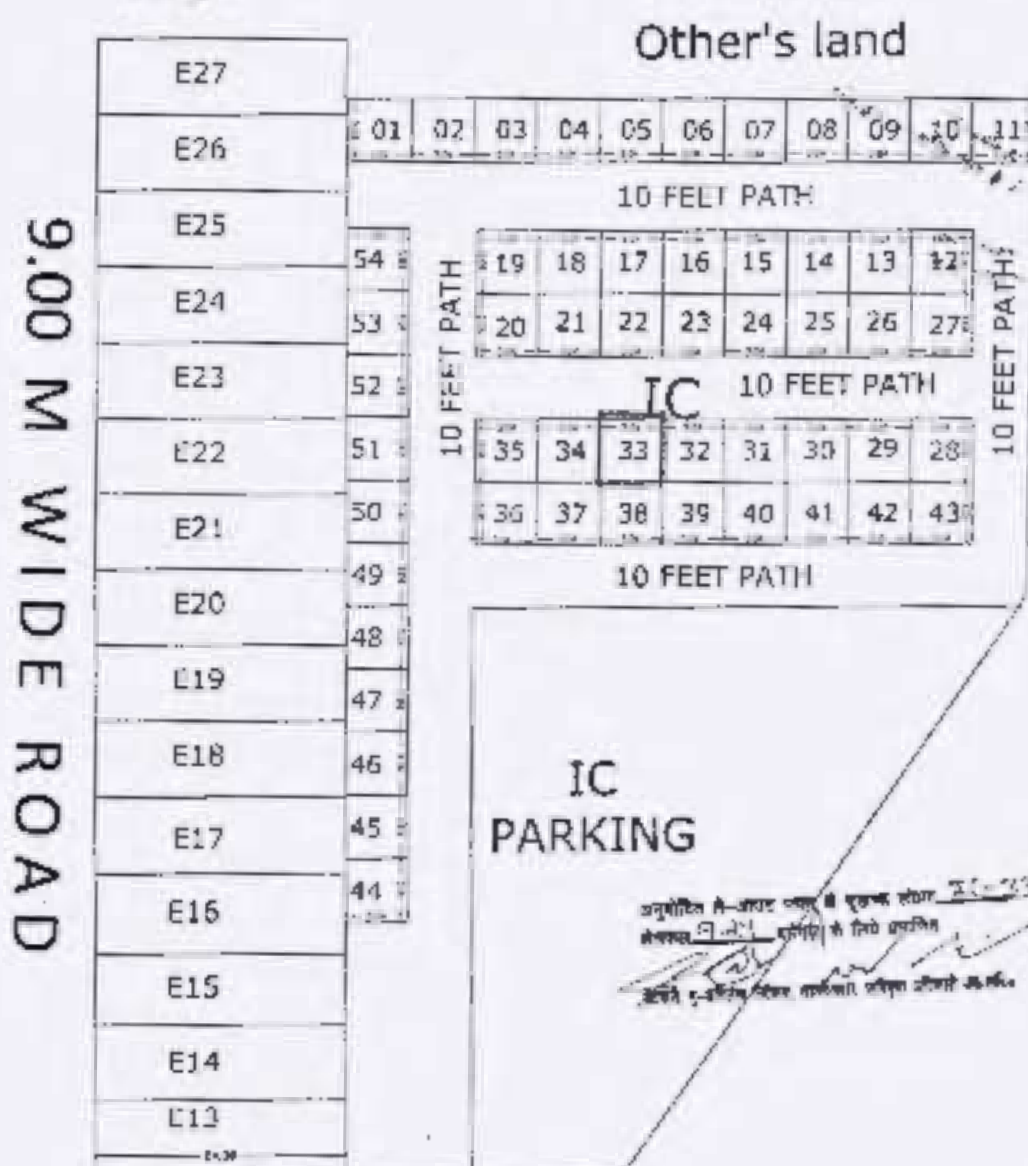
पता

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पता

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



**GARDEN
G2**

KHASRA NO.	47, 49
PLOT NO.	I.C - 31
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GA)	11.05

अनुमोदित है-आयत पत्रा में सुलभ होना
मेकसा 12.04, 2014 को दिने प्रमाणित
अधिकारी, डी.डी.ओ. लड़पुरा, जिला कोटा, राजस्थान

[Handwritten signature]

12.00 M WIDE ROAD

SIGNATURE OF OWNER

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA

Fee Receipt
Appendix A-Form No. 9 (Rule 75 & 131) Print Date 12-08-2022 5:51 PM

Fee Receipt No	: 202202123010302	Receipt Date	: 12/08/2022
Name	: D.P. DADHICH ADVOCATE, M/s Dada Dewagers Ltd.	Document S. No.	: 202202123010304
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Carried copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Stamcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_24	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 00
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (#Mode Number Amount #)

Rs-1000 (Rupee 1000) ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier


SUB REGISTRAR

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295-87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**


1	a	Name of the Branch/Finestest Unit/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil		
	c	Name of the Borrower	M/s Dandin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Simolka Riddhi Suddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPLA, Kota Raj.		
2	a	Name of the unit/concern/ company/person offering the properties as security.	M/s Dandin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Simolka Riddhi Suddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPLA, Kota Raj.		
	b	Constitution of the Unit/concern/ person/body authority offering the property for creation of charge	Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3	Complete or full description of the immovable properties offered as security including the following details				
	a	Survey No.	S.No. 10-33, Gardenia, Village Kanhadi, Kota Raj.		
	b	Door/House no. (in case of house property)	S.No. 10-33, Gardenia, Village Kanhadi, Kota Raj.		
	c	Extent area including plinth/ built up area in case of house property	9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, registration sub-district etc. Boundaries.	East - S.No. 10-36 West - Road North - S.No. 10-32 South - S.No. 10-34		
4	a	Particulars of the documents scrutinized serially and chronologically	1. Certificate of Incorporation M/s Dandin Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1131 dt. 20.07.22 4. Certificate No. 1131 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 01.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified Note : Only originals or certified extracts from the registering/ land/revenue/other authorities be examined	Regd. Lease Deed dt. R.No. 1 V.No. 1622 P.No. 185 S.No. 202205023312253 dt. 01.08.22		
	Sl. No.	Date	Name/Nature of the Document	Original/certified copy/extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	01.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search encumbrance certificate along with the FIR.		No		


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5	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar-general. If so, please name all such offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	01 years 2022 to 12.08.2022 CIT Kota allotted a S.No. IC-33, Gardenia, Village Kumbhari, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suseelika Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPLA, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 01.08.22.
9		Nature of Title of the Intended Mortgagee over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or Tenant Holder or Govt. Grantee/ Allottee etc.)	Freehold
10		If leasehold, whether :	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	Duration of the Lease/unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	Not applicable
11		If Govt. permitted/Lease-cum- Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not applicable
12		If occupancy right, whether :	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the guidelines/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether :	Not applicable


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	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	Not applicable
	c	The Gift Settlement Deed transfers the property to donee	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by conduct or by words	Not applicable
	e	Whether there is any reservation on the Deed in creating the gift/settlement deed in question	Not applicable
	f	Whether the Donee is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not applicable
	h	Any other aspect affecting the validity of the title deed through the gift/settlement deed	Not applicable
14	a	In case of partitionably settlement deed, whether the actual deed is available for deposit. If not the usual procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	b	Whether mortgage has been effected and whether the mortgage is in accordance and compliance of law	Not applicable
	c	Whether the parties made a valid will and the mortgage was executed in compliance of law	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other necessary formalities are complied with	Not applicable
	e	Whether any of the documents in question are executed in compliance or in any law viz sec. 7 If so, additional witnesses to be taken for creation of such mortgage?	Not applicable
15	a	Whether the title documents include any necessary documents viz?	Not applicable
	b	In case of will, whether the will is registered or not (or unregistered will)?	Not applicable
	c	Whether will in the matter needs a necessary probate and if so whether the same is obtained by a competent court?	Not applicable
	d	Whether the property is situated on the basis of will?	Not applicable
	e	Whether the original will is available?	Not applicable
	f	Whether the original death certificate of the testator is available?	Not applicable
	g	What are the circumstances under documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a document by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will etc., which are relevant to show the will, availability in relation to good title deeds etc to be explained)	Not applicable
16	a	Whether the property is subject to any other rights?	No
	b	Whether the property belongs to characterised or are otherwise (the character having no restriction in exercise of charges on such property)?	Not applicable
	c	Provisional permission, if any in respect of the above cases for creation of mortgage?	Not applicable
17	a	Where the property is a trust, what kind of trust, mortgage is created for family benefit legal mortgage, whether the Minor Guardians have an absolute joint or co-joint, absolute share if any, rights of beneficiaries?	Not applicable
	b	Does the document or any other aspect which may otherwise affect the validity of security in such case?	Not applicable
18	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed executed in accordance the mortgage of its property?	Not applicable


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	c	If so additional precautions/permissions to be obtained for creation of valid mortgage?	:	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the land in the matter.	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage.	:	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	:	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	:	No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search enquiry.	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	:	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/attachment security to court in respect of the property in question? In such case please comment on such seal marking.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether thrown in hatches? Whether formalities for the same have been completed as per applicable laws?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association provision for common seal etc.	:	Not applicable
	b	(i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	:	Not applicable
	ii	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	:	Not applicable
	iii	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No.	:	Not applicable
	iv	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No.	:	Not applicable
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title?	:	No

अनुसूचित जाति

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	made, approved or by and other provisions, if any.	
	Whether the numbering pattern on the railway title or all documents such as approved plan, approved plan, etc.	Not applicable
30	Endorsement, Prarambha, and in details of name of Government, Central or State or other local authorities or third party shares, I am not and details thereof.	Not applicable
31	The period covered under the Endorsement Certificate and the name of the person in whose favour the endorsement is created and the satisfaction of charge, if any.	01 years 2022 to 12.06.2023
32	Details regarding property tax and revenue or other statutory dues paid/ payable or interest if any paid, who/whom?	Not applicable
33	a) Does the existing clearance, whether received or if so, over is received.	Not applicable
	b) Whether Endorsement Certificate under the Income Tax Act is reproduced and	Not applicable
34	Details of E.D. extracts or other extracts/ E.D. extracts pertaining to the present litigation.	Not applicable
35	Whether the name of mortgagee is reflected as owner in the revenue/ Municipal/ Village records?	Not applicable
36	a) Whether the property offered as security is clearly documented?	Yes
	b) Whether the documentation pattern of the property is legally valid?	Yes
	c) Whether the property has been accessed in past documents? (The property should be legally accessible through normal routes to transport goods to factories/ houses, as the case may be).	Yes
37	Whether the property can be identified from the following documents, and I am not and details of clearance, if any received or if so, over is received?	Not available
	a) Documents in relation to electricity connection.	Not available
	b) Documents in relation to water connection.	Not available
	c) Documents in relation to Water Tax Registration, if any applicable.	Not available
	d) Other property bills, if any.	Not available
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as actual survey, title etc.) or in the actual record keeping of the property or otherwise connected to the same.	Not applicable
39	If the actual survey and an approved sanctioned plan are made available, please enclose in the form bounding the documents in the following order: boundaries of the property or the actual survey and details of the plot details. If the actual survey and an approved plan are not available in the case of property of H.P., please provide them separately, indicating the same available to the advocate.	Verification report not available
40	Are the instructions for creation of mortgage under any local or special enactment, draft of proper explanation of documents, payment of proper stamp duty etc.	No
41	Whether the title and the documents are clear and free from any other claims or encumbrances?	Not applicable


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42	In case of absence of original title deeds, drafts of legal and other documents for creation of a mortgage and information mortgage by deposit of certified copies title certificate, as documents presented to be made the bank in the report	Not applicable
43	Whether the governing loan sanctioned documents of the mortgage holder for mutual personal service creation of mortgage and additional provisions, if any to be taken in accordance.	Not applicable
44	Additional requests related to the mortgage work in particular form	No
45	Additional suggestions, if any to be taken the status of such mortgage for settlement of account	N/A
46	The specific person who is required to create mortgage deposit to mortgagee mortgage.	M/s. Boudh Developers Limited, through authorized signatory Mr. Rajesh Kumar Flat No. 20, Rajaram Park I/O, Plot No. 1273, Sarasika Raddi SMIN Haddaway, P.No. 1-4, Rajaw Gandhi Nagar, Pmt. Road No. 1, DDA, Kota Raj
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act 2016? Yes.	Not applicable
	Whether the project is registered with the Real Estate Regulation Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale is executed in the above Act Rules there under is executed.	Not applicable
	Whether the details of the investment plot in question are unified with the list of number and types of apartments in plots issued as sanctioned by the promoter to the website of Real Estate Regulatory Authority?	Not applicable

Date: 12/08/2022

Place: Kota


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Answer: **100%**

40, Vikas Nagar, Noida
Road No. 14 (Bajaj)
Phone: 98794, 87804

CERTIFICATE

I have signed and the National Film Board intend to be deposited along with the film's properties and offered in auction by way of "Markable Marriage" and the the economic of film cultural is the solution of all evidence of right, risk and economic and social for the film. The film is intended to be sold to the government of Canada, the United Kingdom and the United States.

- [illegible]

Code: Number range of Drawings of No. 2 to 5 to be taken for the application of project number: HFR 1.01

1. Corporation of Insurance Co. of America, Incorporated
2. Insurance Co. of America of St. Mary's County, Md.
3. American Insurance Co. of St. Mary's County, Md.
4. American Insurance Co. of St. Mary's County, Md.
5. American Insurance Co. of St. Mary's County, Md.

14. There are no legal impediments to creation of the Mortgage on production of traceable assets. For
 certain detailed aspects of above, please refer to under section 100(a)(1) and Rule 100(a)(2).

12 Has notified the tax agency: 54374 of Canada

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FD-530 (Rev. 4-15-64)

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מחיר: 120 ₪

BUDHI PRAKASH DADHICH
Advocate & R.A.
W/o. H. Vikas Nagn
Nagn, KOTA (Raj.)



श्रीमान् अशोक महाराज
मुख्याधी, नगरपालिका कार्यालय



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



सर्वसाधारण नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोग के लिए उपयोग की अनुमति और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 1096

दिनांक 20/2/2022

गैरार्थ कृषि उपलब्ध तिथि जहाँ जमीन हस्तांतरण राजेश कुमार शर्मा पुत्र श्री राजाराम शर्मा

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय फ्लोर नं 1273, सुभाषका, सिटी मिडो रेजिडेंसी ब्लॉक नं 1-4 खजीव गांधी नगर
विस्तार रोड नं 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक पेशा ★ शहर ★ कार्यालय पता 2021 ★

जन्म

(नवनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

Shop no. LC-34

0.24 वर्गमीटर

प्लॉट नं. क्षेत्रफल

कुवासी

राजस्व प्राप्ति राशि रा. 46,47,49

योजना में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त प्लॉट का पट्टा विनांक के निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

उप. पञ्जीकृत, कोटा (इ.एम.)

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

1.

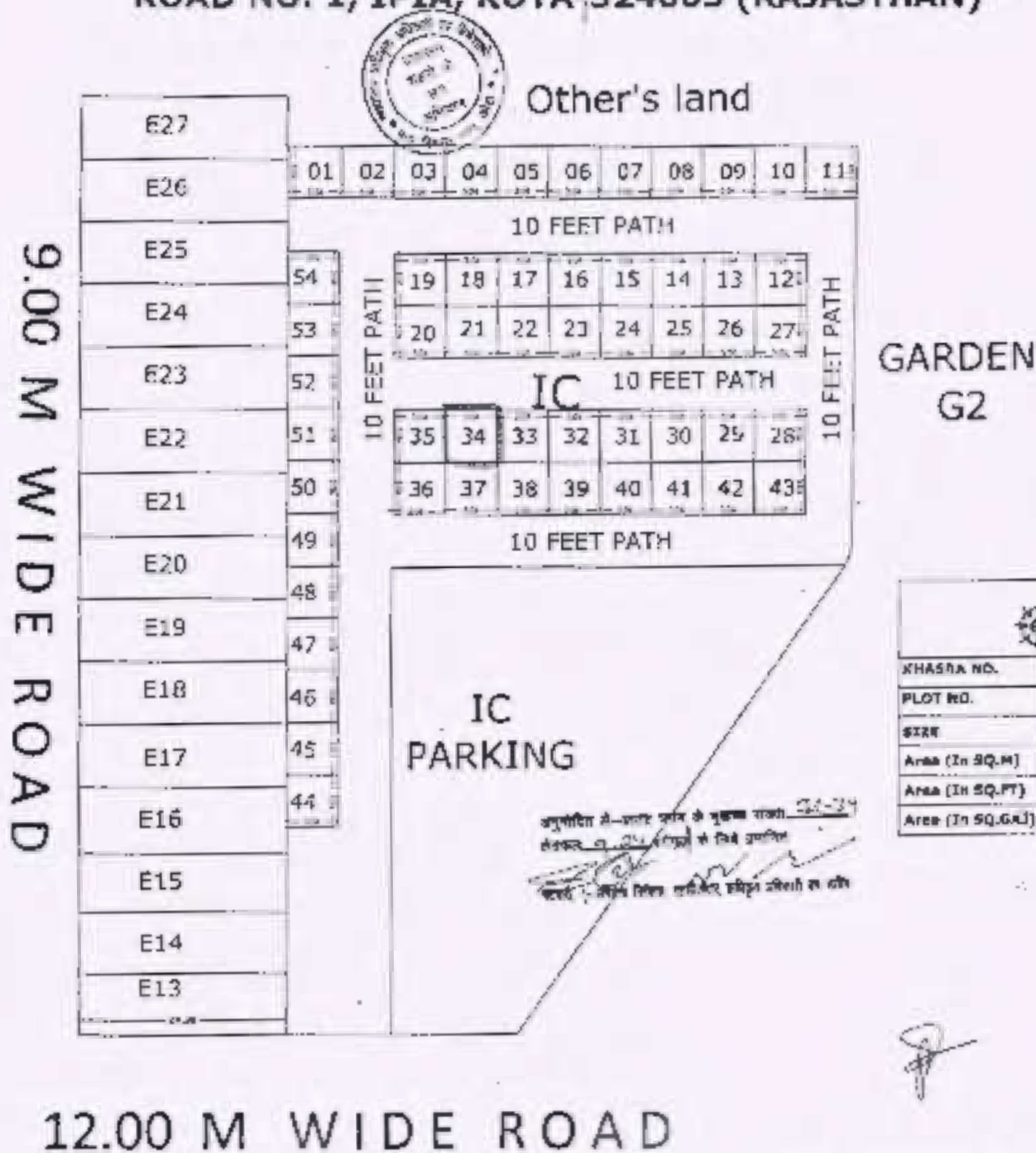
2.

नोट - शर्तें नीचे पृष्ठ पर उल्लिखित हैं।

- पंजीकृत/पुनर्जांच संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



KHASRA NO.	47, 49
PLOT NO.	I.C - 34
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, JAIPUR
SUB-REGISTRAR, KOTA**

Fee Receipt
Applicable from 1st July 2019 to 31st Dec 2019 **Period:** 15/06/2020 to 15/06/2020

Fee Description	: Stamp Duty	Receipt No.	: 15/06/2020
Name	: M. K. DASHIN ADDITIONAL CHIEF, RAJASTHAN Jaipur, India	Document No.	: 15/06/2020/0000000
Address	: KOTA		
Document Type	: Registration & Stamp		
Fee Code	: 00	Envelope Value	: 00
Govt. Registration Fee	: 00	Fee for Memorandum of Understanding	: 00
GST	: 00	Document Copying Fee (per set)	: 00
Stamp (Administrative)	: 00	Reg. processing fee	: 00
Surcharge	: 00	Stamp Duty	: 00
Penalty	: 00	Inspection Fee	: 00
Out of State	: 00	Examination	: 00
Security	: 00	Other	: 00
		Cash Advance Received	: 00
		Other Fee Paid	: 00
From Year 2020 To Year 2020		Total Amount	: 00

Mode of Payment & Mode of Receipt Amount of
Stamp Duty & Stamp Fee


Signature of Sub-Registrar (Official for
only in Stamp Duty & Stamp Fee)

Signature of Sub-Registrar
(Official for Stamp Duty & Stamp Fee)

Office


SUB-REGISTRAR

R.P. Dadhich
Advocate

Resident & Officer -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mph. - 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF INDIVIDUAL PROPERTY**


1	a	Name of the Bank/Financial Institution, etc.,	Rajasthan Land Revenue Regulatory Authority, Jaipur Raj.			
	b	Address No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	N/A			
	c	Name of the borrower	M/s Prerna Developers Limited, through authorized signatory Sh. Rajesh Kumar P.O. Sh. Rajaram P.O. Plot No. 1273, Suraksha Estate, Nanda Road, P.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, U.P.A. Kota Raj.			
2	a	Name of the intermediate company/person offering the security for the advance	M/s Prerna Developers Limited, through authorized signatory Sh. Rajesh Kumar P.O. Sh. Rajaram P.O. Plot No. 1273, Suraksha Estate, Nanda Road, P.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, U.P.A. Kota Raj.			
	b	Constitution of the Undertaking, partnership, etc., offering the security for the advance	Individual Firm			
	c	State as to under what category is security offered, viz., (i) as post-advance or (ii) as pre-advance, etc.	Post-advance			
3	a	Complete or full description of the immovable property to offer as security including the following details:				
	i	Survey No.	S.No. 17/42, Chhotaga Village Kumbhari, Kota Raj.			
	b	Dist. House no. (in case of house property)	S.No. 11/24, Chhotaga Village Kumbhari, Kota Raj.			
	c	Dimensions including front, back up area in case of house property	9.21 Sq. Mtr.			
	d	Location like name of the place, village, etc., registered and describe its boundaries	Plot - S.No. 11/17 Gate - Road North - S.No. 10/33 South - S.No. 11/35			
4	a	Particulars of the documents constituting title and chronologically	1. Certificate of Incorporation, 30/9 Prerna Developers Limited 2. Resolution letter in favour of Sh. Rajesh Kumar P.O. 3. Affidavit letter No. 1086 dt. 24/11/22 4. Certificate No. 1086 dt. 24/11/22 5. Regd. Lease Deed with Map dt. 01/09/22			
	b	Name of documents verified and as to whether they are originals or certified copies or registered extracts duly certified. Note: 1. Only originals or certified extracts from the registered land revenue office authorities to be considered.	Regd. Lease Deed dt. 01/09/22 Y.No. 1622 P.No. 187 S.No. 202200113452298 dt. 01/09/22			
		Sl. No.	Date	Name/Name of the Document	Original copy attached	In case of copies, whether the original was submitted to the Advocate
		1	01/09/22	Regd. Lease Deed	Original	Not applicable
5	a	Whether certified copy of all the documents are obtained from the relevant authorities/office and compared with the documents made available by the proposed mortgagor? If not, also enclose all original receipts of fees paid for obtaining certified copy of documents/extracts/endorsements, etc., along with the CR.	No			


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Advocate

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Mob. – 95295- 87807

6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be get verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub registrar district registrar registrar-general. If so, please name all such offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.	01 years 2022 to 12.08.2023 UT Kota allotted a S.No. 10-34, Gardenia, Village Kanhai, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suswalia Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IP1A, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 01.08.22.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or Inam Holder or Govt. Grantee Allottee etc.)	Freehold
10		If leasehold, whether :	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	Not applicable
11		If Govt. grant/allotment/lease cum Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether :	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable


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	a	The Gift Deed has been duly executed and registered	Not applicable
	b	The Gift Deed has been attested by two witnesses	Not applicable
	c	The Gift Deed has been duly stamped as required by law	Not applicable
	d	Whether the Deed has been accepted by the donee by signing the Gift Deed or by a separate writing or by implication or by conduct	Not applicable
	e	Whether there is any objection on the Deed in creating the gift Deed as per law	Not applicable
	f	Whether the Deed is a conveyance of the gifted property	Not applicable
	g	Whether any life interest is reserved for the donor or any other person and whether there is a need for any other person from the creation of mortgage	Not applicable
	h	Any other impact affecting the validity of the life interest created by the gift Deed	Not applicable
14	a	In case of partitionable co-tenancy deed, whether the original deed is available for deposit. If not the necessary procedure is to follow to create a valid and enforceable mortgage	Not applicable
	b	Whether mortgage has been obtained and whether the mortgage is in accordance and payment of its share	Not applicable
	c	Whether the parties made as per law and the mortgage is in accordance with mortgage law	Not applicable
	d	In respect of payment by a decree of court, whether such decree has become final and all other conditions/requirements completed excepted with	Not applicable
	e	Whether any of the documents or documents are executed in compliance of or in terms that are not in compliance with the provisions to be taken for creating mortgage	Not applicable
15		Whether the title documents include any necessary documents with?	Not applicable
	a	In case of will, whether the will is registered will or unregistered will?	Not applicable
	b	Whether will is the proper owner's voluntary will and if so whether the same is proved by competent court?	Not applicable
	c	Whether the property is situated in the name of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original deed certificate of the mortgage is available?	Not applicable
	f	What are the considerations made in mortgage to explain the will in relation to the will and final will of the owner?	Not applicable
	g	Whether the mortgage is in accordance with the provisions of a document by all the beneficiaries about the mortgage and the will of the owner has been explained?	Not applicable
16	a	Whether the property is situated in the name of will?	Not applicable
	b	Whether the property is situated in the name of will and if so whether the same is proved by competent court?	Not applicable
	c	Whether the original will is available?	Not applicable
	d	Whether the original deed certificate of the mortgage is available?	Not applicable
	e	What are the considerations made in mortgage to explain the will in relation to the will and final will of the owner?	Not applicable
	f	Whether the mortgage is in accordance with the provisions of a document by all the beneficiaries about the mortgage and the will of the owner has been explained?	Not applicable
17	a	Whether the property is situated in the name of will?	Not applicable
	b	Whether the property is situated in the name of will and if so whether the same is proved by competent court?	Not applicable
	c	Whether the original will is available?	Not applicable
	d	Whether the original deed certificate of the mortgage is available?	Not applicable
	e	What are the considerations made in mortgage to explain the will in relation to the will and final will of the owner?	Not applicable
	f	Whether the mortgage is in accordance with the provisions of a document by all the beneficiaries about the mortgage and the will of the owner has been explained?	Not applicable
18	a	Whether the property is situated in the name of will?	Not applicable
	b	Whether the property is situated in the name of will and if so whether the same is proved by competent court?	Not applicable
	c	Whether the original will is available?	Not applicable
	d	Whether the original deed certificate of the mortgage is available?	Not applicable
	e	What are the considerations made in mortgage to explain the will in relation to the will and final will of the owner?	Not applicable
	f	Whether the mortgage is in accordance with the provisions of a document by all the beneficiaries about the mortgage and the will of the owner has been explained?	Not applicable
19	a	Whether the property is situated in the name of will?	Not applicable
	b	Whether the property is situated in the name of will and if so whether the same is proved by competent court?	Not applicable
	c	Whether the original will is available?	Not applicable
	d	Whether the original deed certificate of the mortgage is available?	Not applicable
	e	What are the considerations made in mortgage to explain the will in relation to the will and final will of the owner?	Not applicable
	f	Whether the mortgage is in accordance with the provisions of a document by all the beneficiaries about the mortgage and the will of the owner has been explained?	Not applicable

	c	If no additional precautions/patrimonies to be obtained for creation of valid mortgage?	:	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage	:	Not applicable
	b	In case of agricultural property, other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	:	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SIZ, regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	:	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	:	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/attachment/security to court in respect of the property in question? In such case please mention on such seal marking.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether thrown on henchmen? Whether formalities for the same have been completed as per applicable laws?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association, provision for mortgage seal etc.	:	Not applicable
	b) (i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No	:	Not applicable
	(ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	:	Not applicable
	(iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	:	Not applicable
	(iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title?	:	No

U.P. Chudhri

ADVICE

Resident & Office

Dr. Vilas Naik, Naik

Hong Kong Chi

High 44205-67807

6	Whether the PMA is a complete well entered in a Development Agreement Form of Attorney. If so, please clarify whether the same is a registered document and hence it is created in interest in favor of the land developer and is such is convertible as per law.	Not applicable
7	In case the title document is retained in the PMA holder, please state whether the PMA involved is (i) one executed by the Parties viz. Competent Firm/Individual or Proprietor/Concern in favor of their Partners/employees/Affiliates/Representatives, to sign, etc. Subsequent Letters, PMA's, Agreement of Sale, Sale Deeds etc. or (ii) one in favor of the units (Owners) PMA or (iii) other type of PMA (General PMA).	Not applicable
8	In case of Builder's PMA, whether a certified copy of PMA is available and the same has been verified/compared with the original PMA.	Not applicable
9	In case of common PMA i.e. PMA other than Builder's PMA, please specify the following about the nature of PMA: a) Whether the original PMA is available and the title investigation is done on the basis of original PMA? b) Whether the PMA is registered one? c) Whether the PMA is special or general one? d) Whether the PMA contains a specific authority for execution of title document in question?	Not applicable Not applicable Not applicable Not applicable
10	Whether the PMA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been received from the office of the registrar also.)	Not applicable
11	Please comment on the genuineness of PMA's	Not applicable
12	The proposed opinion on the genuineness and validity of the PMA's	Not applicable
13	Whether mortgage is being created by a PMA holder, about genuineness of the Power of Attorney and the extent of the power given therein and whether the same is properly executed, stamped/authenticated in terms of the law of the place where it is executed.	Not applicable
14	If the property is a long leasehold or residential/commercial complex, check and comment on the following: a) Form of Lease and/or title to the land/building b) Development Agreement/Power of Attorney c) Nature of authority of the long lease holder d) Information on the conversion of the lease under building in question	Not applicable Not applicable Not applicable Not applicable
15	Agreement for sale date registered,	Not applicable
16	Execution of power of attorney	Not applicable
17	Registration of memorandum of sale agreement, Development Agreement, PMA, etc.	Not applicable
18	Agreement of building plan, possession of construction/land documents, etc.	Not applicable
19	Consentance in favour of Society/Concerns concerned	Not applicable
20	Consentance/Consent/development/Authorization of power given	Not applicable
21	Shareholding details in the Society etc.	Not applicable
22	Share Certificate	Not applicable
23	No Objection Letter from the Society	Not applicable
24	All legal documents under the local/municipal laws regarding ownership in the Apartments/Building/Residential Development/General Regulations, Cooperative Societies' Laws, etc.	Not applicable
25	Requirements for getting the Bank change in the name of the Building Society, etc.	Not applicable
26	If the property is a vacant land and construction is yet to be	Not applicable

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		made, approval of lay-out and other precautions, if any.	
	g	Whether the numbering pattern of the units flats tally in all documents such as approved plan, agreement plan etc.	Not applicable
30		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
31		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 12-06-2022
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy?	Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
34		Details of RTC extracts/mutation extracts Katha extracts pertaining to the property in question.	Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue Municipal/Village records?	Not applicable
36	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed in such scrutiny? ⁴	Not available
	a	Document in relation to electricity connection.	Not available
	b	Document in relation to water connection.	Not available
	c	Document in relation to Sales Tax Registration, if any applicable.	Not available
	d	Other utility bills, if any.	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate comment on the same.	Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of ITR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available
40		Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable


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42	In case of absence of original title deeds, deeds of legal and other documents by means of a printed and reference certificate by deposit of certified, verified title certificate, in absence of same in the title is the best in the report	Not applicable
43	Whether the property has commercial documents or the mortgage is the case, natural persons, namely, members of company and related provisions, there is to take in such cases	Not applicable
44	Submitted reports relevant for arrangements of title in period time	No
45	Additional requirements of any document for interest of title, namely, the inclusion of records	N/A.
46	The title deed, namely, the report, is to be made, namely, report documents, namely, mortgage	M/s. Datta Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel, S/o. Sh. Rajendra Patel, P/o. Plot No. 12/1, Sreebhair Purkhia, Sreebhair, B/S. No. 1-4, Rajpur Gandhi Nagar East, Road No. 1, DDA, Kota Raj.
47	Whether the Real Estate Regulator under RERA (Regulation and Development) Act, 2016? Y/N.	Not applicable
	Whether the report is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale is provided by the client and Rules there under is necessary?	Not applicable
	Whether the details of the vacant plot in question are verified with the list of number and types of apartments or plots booked or applied by the property in the website of Real Estate Regulatory Authority?	Not applicable

Ref: 12/08/2022

Page: 5/6


B.P. Dadhich, Advocate
BUDDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

Abstract

40, Village Nagar, Narain
Road Kota (Raj.)
India. - 98295-87897

1 K41.711" 1 K41.7 11 1.

- ¹ See: *Partnership of Development No. 1* 1993 to be taken for the registration of project under 1992 Act.

1. <http://www.muhimbi.com/Products/HTML-to-PDF-Converter.aspx>
2. <http://www.muhimbi.com/Products/HTML-to-PDF-Converter.aspx>
3. <http://www.muhimbi.com/Products/HTML-to-PDF-Converter.aspx>
4. <http://www.muhimbi.com/Products/HTML-to-PDF-Converter.aspx>
5. <http://www.muhimbi.com/Products/HTML-to-PDF-Converter.aspx>

It is certified that the property is SUBJECT TO Easement.

Figure 2

BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o-40, Vikas Nagar
Noida, ROYAL BLDG.



श्रीमान् अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 1087

दिनांक 20-07-2022

मैसर्स डेनिम डवलपर्स लिड जरिये अधिकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय फ्लैट नं० 1273, सुवालका सिटी सिटी रेजीडेंसी ब्लॉक नं० 1-4 राजीव गांधी नगर
निवासी विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

जरिये

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

भूखण्ड सं. Shop no. L.C.-35 क्षेत्रफल 9.24 वर्गमीटर

राजस्व ग्राम कुन्हाडी खसरा सं. 46,47,49

योजना गार्डनिया में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2. _____

39 पंजीकृत, कार्य (प्रथम)

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

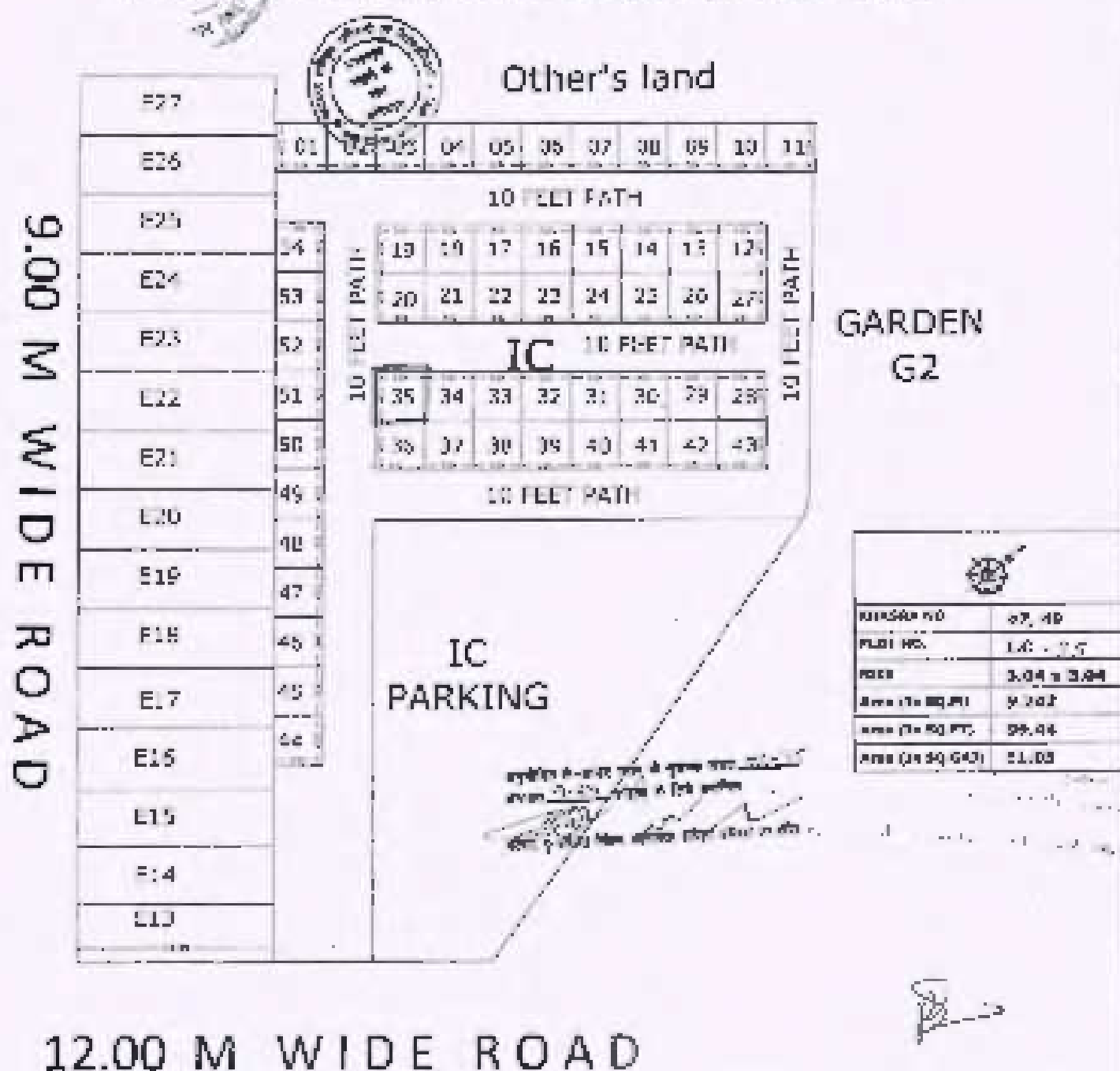
(अधिकृत)
नगर विकास न्यास, कोटा

नोट - शर्तें पीछे पृष्ठ पर अंकित है।

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)



SIGNATURE OF OWNER

Department of Registrar-
REGISTRATION & STAMPS DEPARTMENT, HANDESHAN, AJMER
R.H. REGISTRAR 87641

Ex Date

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

File Manager No	: 20200123010202	Manager Date	: 12/06/2020
Name	: H.M. HADHACH OFFICIAL, MR. Senior Developer Kuala Lumpur	Measurement No.	: 20200123010202
Website	: KOTA		
Copyright Type	: Innovation And Search		
Base Value	: P 0	Estimated Value	: P 0
Gov Registration Fee	: P 0	Fee for Manual Invention, P 0	: 0
SG	: P 0	Definitive Drawing Fee, P 0	: P 0
Reply Memorandum	: 0	Reg (International)	: 0
Surcharge	: 0 0	Search Fee	: P 0
Priority	: 0 0	Inspection fee	: P 0 0
Inv. P 0 0	: P 0	Commission	: 0 0
Quota	: 0	Others	: 0 0
		Cash Amount Required	: 0 0
		Other than Cash	: 0 0 0
From Year 2020 To Year 2022		Total Amount	: 0 0 0

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2. *Journal of Management Education* 2003, 27(1): 10-20

3451

512-231-1111

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch Business Unit/Office seeking opinion	: Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	: Nil		
	c	Name of the Borrower	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sunwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPTA, Kota Raj.		
2	a	Name of the unit/concern/ company/person offering the property/ies as security.	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sunwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPTA, Kota Raj.		
	b	Constitution of the Unit/concern/person/body/authority offering the property for creation of charge	: Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	: Borrower		
3		Complete or full description of the immovable property/ies offered as security including the following details.			
	a	Survey No.	: S.No. IC-35, Gardenia Village Kumbhadi, Kota Raj.		
	b	Door House no. (in case of house property)	: S.No. IC-35, Gardenia, Village Kumbhadi, Kota Raj.		
	c	Extent/area including plinth built up area in case of house property	: 9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	: East - S.No. IC-36 West - Road North - S.No. IC-34 South - Road		
4	a	Particulars of the documents scrutinized serially and chronologically.	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1987 dt. 20.07.22 4. Certificate No. 1187 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 01.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering authority/venue other authorities be examined.	: Regd. Lease Deed at R.No. 1 V.No. 1622 P.No. 188 S.No. 202203123112256 dt. 01.08.22		
	Sl. NO.	Date	Name/Nature of the Document	Original/certified copy/extract photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	01.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/search/encumbrance certificate along with the IIR.	: No		


BUDHI PRAKASH DADHICH
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R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	:	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	:	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	:	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	:	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices ?	:	No
	c	Whether search has been made at all the offices named at (b) above ?	:	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	:	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	:	01 years 2023 to 12.08.2022 U.T. Kota allotted a S.No. 16/35, Gardens, Village Kunbadi, Kota Raj. to M/s Derrin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil & Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, I.P.L., Kota Raj, on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 01.08.22.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession Rights or Tenant Holder or Govt. Grantee/Adverse etc.)	:	Freehold
10		If leasehold, whether :	:	Not applicable
	a	Lease Deed is duly stamped and registered	:	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	:	Not applicable
	c	duration of the Lease unexpired period of lease	:	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also	:	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	:	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	:	Not applicable
11		If Govt. grant/allotment Lease-own- Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	:	Not applicable
12		If occupancy right, whether :	:	Not applicable
	a	Such right is heritable and transferable	:	
	b	Mortgage can be created	:	Not applicable
13		Minor's interest, if any and if so, whether creation of mortgage could be possible, the modality/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	:	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether :	:	Not applicable

B.P. Dadhich

Advocate

Resident & Office –

40, Vikas Nagar, Nanda

Road Kirti (Raj.)

Mob. – 93295- 87897

	a	Has the Gift Settlement Deed been duly stamped and registered?	Not applicable
	b	Has the Settlement Deed been signed by two witnesses?	Not applicable
	c	Has the Gift Settlement Deed been duly property in Deed?	Not applicable
	d	Whether the Deed has accepted the gift by stamping the Settlement Deed or by a separate writing or by registration or by action?	Not applicable
	e	Whether there is any restriction on the Deed in executing the settlement deed as per law?	Not applicable
	f	Whether the Deed is in possession of the gift of property?	Not applicable
	g	Whether any law enforcement agency for the Deed is any other person and whether there is a need for any other person to join the matter of mortgage?	Not applicable
	h	Any other issue affecting the validity of the title deed through the gift settlement deed?	Not applicable
12	a	In case of purchase from a settlement deed, whether the original deed is available for deposit in and the procedure prescribed to be followed to create a valid and enforceable mortgage?	Not applicable
	b	Whether mortgage has been obtained and whether the mortgage is in possession and enjoyment of the deed?	Not applicable
	c	Whether the mortgage deed is valid in law and the mortgage is assigned a mortgageable title thereon?	Not applicable
	d	In respect of mortgage by a deed of deed, whether such deed has been filed and all other conditions/requirements are complied/complied with?	Not applicable
	e	Whether any of the documents in question are executed in conformity or in more than one set? If so, additional documents to be taken for creating multiple mortgages?	Not applicable
13		Whether the title documents include any testamentary documents will?	Not applicable
	a	In case of will, whether the will is registered with a government notary?	Not applicable
	b	Whether will is the maker needs a mandatory probate and if so, whether the probate is granted by a competent court?	Not applicable
	c	Whether the property is acquired on the basis of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original deed certificate of the maker is available?	Not applicable
	f	What are the circumstances and requirements to establish the will in question is the last and only will of the maker? Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties were asked upon the will, etc., which are relevant to rely on the will, availability of Witness/Copies and deeds are to be explained.	Not applicable
14	a	Whether the property is subject to any third party?	No
	b	Whether the property belongs to a third party or any other person or whether any restriction is made in charge or such restriction?	Not applicable
	c	Whether the property is subject to any third party or any other person or whether any restriction is made in charge or such restriction?	Not applicable
15	a	Whether the property is a Hindu (joint family property) mortgage created for purely benevolent reasons, whether the Mortgagee/creditor have no objection for the creation, lender's share/loan, rights of third parties etc.	Not applicable
	b	Whether the property is a Hindu (joint family property) mortgage created for purely benevolent reasons, whether the Mortgagee/creditor have no objection for the creation, lender's share/loan, rights of third parties etc.	Not applicable
16	a	Whether the property is a Hindu (joint family property) mortgage created for purely benevolent reasons, whether the Mortgagee/creditor have no objection for the creation, lender's share/loan, rights of third parties etc.	No
	b	Whether the property is a Hindu (joint family property) mortgage created for purely benevolent reasons, whether the Mortgagee/creditor have no objection for the creation, lender's share/loan, rights of third parties etc.	Not applicable

	c	If no additional productions/pertinence to be obtained for execution of said mortgage?	: Not applicable
	d	Requirements if any for creation of mortgage as per the central rules now applying to the mortgagor in the matter?	: Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	: Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	: Not applicable
	c	In the case of conversion of Agricultural land for conversion purposes or otherwise, whether requisite procedure followed/pending obtained?	: Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security and Agricultural Laws, revenue matters, tributaries, local laws, 507 regulations, Green Zone regulations, Environmental Clearance, etc.)	: Not applicable
22	a	Whether the property is subject to any pending or executed land acquisition proceedings?	: No
	b	Whether any search enquiry is made with the Land Acquisition Officer for the purpose of such search enquiry?	: Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	: No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any interference of its future enforcement?	: Not applicable
	c	Whether the title documents have any court and court's order which points out any litigation attachment order in and in respect of the property in question? In such case, when created on said mortgage?	: Not applicable
24	a	In case of partnership firm whether the mortgage belongs to the firm and the assets properly considered?	: Not applicable
	b	Property belonging to partners, whether known or disclosed? Whether boundaries for the same have been demarcated as per applicable laws?	: Not applicable
	c	Whether the persons, creating mortgage have authority to create mortgage on and on behalf of the firm?	: Not applicable
25	a)	Whether the property belongs to a Limited Company, check the following points: Board resolution, authorization to create mortgage/execution of documents, Registration of mortgage charge with the Company Registrar (ROC), Articles of Association provision for creation and so	: Not applicable
	b)	Whether the property to be mortgaged is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No	: Not applicable
	c)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP entity and the vendor company (company)?	: Not applicable
	d)	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (vendor)? Yes/No	: Not applicable
	e)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	: Not applicable
26		In case of Housing Association, the request authority given to discover and whether the mortgage can be created and the requisite conditions, if any.	: Not applicable
27	a	Whether any R.O. is involved in the charge of sale?	: No

b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is irrevocable as per law.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is a registered one?	Not applicable
iii	Whether the POA is a special or general one?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
g	Please comment on the genuineness of POA.	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment or residential commercial complex, check and comment on the following.	No
a	Promoter's/Land owner's title to the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/builder	
d	Independent title verification of the Land and/or building in question	Not applicable
e	Agreement for sale (only registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of registration of sale agreement, development agreement, POA etc.	Not applicable
h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
i	Conveyance in favour of Society/ Condominium concerned	Not applicable
j	Occupancy Certificate/allotment letter/letter of possession	Not applicable
k	Membership details in the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

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		made, approval of lay-out and other precautions, if any.	
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	Not applicable
30		Encumbrances, Attachments and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
31		The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 12.05.2023
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy?	Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereon	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required obtained	Not applicable
34		Details of RTC extracts mutation extracts Kachra extracts pertaining to the property in question	Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue Municipal Village records?	Not applicable
36	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not available
	a	Document in relation to electricity connection	Not available
	b	Document in relation to water connection	Not available
	c	Document in relation to Sales Tax Registration, if any applicable	Not available
	d	Other utility bills, if any	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate comment on the same.	Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide those comments subsequently, on making the same available to the advocate.)	Valuation report not available
40		Any bar/exception for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable


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Nanta, KOTA (Raj.)

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42	In case of absence of original title deeds, copies of loan and other documents for creation of a paper, sale and sub-sale mortgage by deposit of certified extracts duly certified, or otherwise preservation to be taken as the Bank is informed.	Not applicable.
43	Whether the governing law constitutional documents of the mortgagee (other than national financial institute creation of mortgage and additional provisions, if any to be taken as evidence).	Not applicable.
44	Additional support evidence for recognition of title as per law/loan.	No.
45	Additional suggestions, if any to enhance the interest of bank covering the perfection of security.	N/A.
46	The mortgage security value as required to create mortgage to deposit documents creating mortgage.	M/s. Doshi Developers Limited, through authorized signatory Sh. Rajesh Kumar, Post Box No. Rajaram Park, Old Plot No. 1271, Sewalka BHUBH BHUBH Bhubhwar, P.O. 14, Rajpur Gaudhi/Naga Kota Road No. 1, BPA, Kota (Raj).
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act 2016? Yes.	Not applicable.
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable.
	Whether the registered agreement for sale is provided in the above and Rules there under is observed?	Not applicable.
	Whether the details of the apartment plot is accurate and verified with the list of number and names of apartments or flats booked or uploaded in the project in the website of Real Estate Regulatory Authority?	Not applicable.

Date: 12/04/2022

Place: Kota


B.P. Dadhich, Advocate

BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanda, KOTA (Raj.)

Abstract:

HL Vikas Nagar, Noida

WUJ - 9A195-87817

has been the fact that the role of the government in the development of the health sector has been reduced and of the financing by way of "liquidating the gap" and the third is the fact that the health system is now being organized around the individual and not around the community and that government is well subject to the requirements of a system of Aquatic Monitoring and Control, which is that:

- [illegible]

Note: Please report all Disasters by June 15th in the table for the registration of project under RPS 4.1.4

1. [C++ Static Initialization Order: A Developer's Checklist](#)
2. [Apple Developer Documentation: Static Initialization Order](#)
3. [Apple Developer: Static Initialization Order](#)
4. [C++ Static Initialization Order: A Checklist](#)
5. [C++ Static Initialization Order: A Checklist](#)

11. There are no legal impediments for creation of the Mustangs on production of above the 1000 ft. to 1200 ft. Mustangs source of water. There are no known mineral deposits in the area of the Mustangs.

7. In compliance with the company's 54152 of Compliance

407-111, KSH 1981, 111-112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926

11. **Answer: D** — The correct answer is D. The correct answer is D.

47th 45th 43rd

54th. Ksib

2012.12.24


E.P. Dadhich, Advocate
EUDHI PRAKASH DADHICH
Advocate & R.A.
B-10, Vikas Nagar
Noida, KOTA (Rd.)



श्रीमान अणोफ नानोन
प्रधानमंत्री, नगरपालिका कार्यालय



नगर विकास न्यास, काठमाडौं

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग के लिए अनुज्ञा और अनुमति) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1130

दिनांक 20 07 2022

हेमन्त केविन खलसकं लिए जारिओ अधीकृत इस्तेमालकर्ता कलेस कुमार पादिल गुज श्री नमोराय पादिल

पट्टा धारक का नाम गुज / पुत्री

पञ्जीकृत कार्यालय फर्कत नं० 1273, सुवासका-सिद्धी सिद्धी तेजीदेखी और नं० 1274, राजीव गांधी नगर
निवासी विस्तार रोड नं० 1 कोर्ह पी.आई.ए. कोटा

अथवा

नगर धारक मैसल शहर राजनीय पता 2021

जारीये

(पदनाम) श्री / श्रीमती / सुश्री गुज / पुत्री

निवासी

पूजापत्र नं० Shop no. LC-36 224 वर्गमीटर

राजस्थान ग्राम कुन्हाडी खसरा नं० 46, 47, 49

योजना गार्डनिया से स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

जय प्रजापति, 2073/2074

प्राधिकृत अधिकारी के हस्ताक्षर यय मोहन
नगर विकास न्यास, काठमाडौं

नोट - शर्तों पीछे पृष्ठ पर अंकित है।

- पञ्जीकृत/पुनर्निर्माण संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(जुमि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुमति और आवंटन विधायक, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निहित विधायी के तहत एक पट्टा लीज शर्तें बनाए रखने की हैं। कम से कम पूरापूर का पर्यवेक्षण लेख के तहत है।
अथवा
पट्टा धारक का पर्यवेक्षण शर्तें लीज शर्तें जति शर्तें आवश्यक रूप से लागू करनी होगी। एक बार नियत की गई सीमा वाले 15 वर्षों के अवधि और पूरापूर के पर्यवेक्षण लेख/समाचार पर 25 प्रतिशत की वृद्धि होगी।
2. पट्टा धारक द्वारा कृषाट/निर्मित क्षेत्र का उपयोग नहीं किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। कृषाट पर प्रयोजित सभी विनियम के सम्बन्धित अनुमति के सम्बन्धित उपयोग अनुमति होगी, परन्तु पर्यवेक्षण उपयोग हेतु निर्धारित मानक के तहत कृषि/विकास की शर्तें।
3. पट्टा धारक द्वारा कृषाट को निम्न अवधि बनाए रखने की आवश्यकता है ताकि वह पट्टा धारक को लगे पट्टे (ताब-सीमा) पर भी ले सकें।
4. एक कृषाट को विकसित/समाचार पर उठाते हैं वह भी इन परिधानों के लिए विचार में निर्धारित शुल्क उपयोग की लागू करीबन विचार पर शर्तें लागू किए जायेंगे, परन्तु पर्यवेक्षण के सम्बन्धित शर्तों के तहत वे उन्हें लागू कर नहीं सकते।
5. पट्टा धारक का पर्यवेक्षण/लीज क्षेत्र विभाग/समाचारिक सहायता के द्वारा कृषाट (गैर-कृषि) तथा उन शर्तों, विचारों और स्थानीय विचारों के सम्बन्धित जमाने पर (MOC) की आवश्यकता नहीं होगी।
6. कृषाट पर बना निर्माण प्रयोजित नहीं किया जायेगा या बनाया जायेगा।
7. पट्टा धारक (स्थानीय विभाग) की विनियमों के पूरापूर को सम्बन्धित/पुनर्गठन पर नूतन शर्तें नहीं किए जा सकें।
8. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करने के लिए निर्धारित क्षेत्र में निर्माण नहीं करने पर निर्धारित कर या अन्य विचार विचार का सजाया अवधि लागू किया जाएगा किन्तु निर्धारित क्षेत्रों का सजाया है।
9. पट्टा विलेख के निर्माण के सम्बन्धित विचार विचार तथा अन्य सम्बन्धित पट्टा विलेख लागू किया गया है तो एक कृषाट का पट्टा विचार किया जा सके।
10. पट्टा विलेख की अवधि में सम्बन्धित विचार पर इन शर्तें निर्धारित/पुनर्गठन सम्बन्धित शर्तों द्वारा पट्टा विचार किया जाएगा।
11. पट्टा विलेख का उपयोग किया जा सके, निर्धारित के तहत जारी किया गया है। इसके तहत प्रयोजन व शर्तें लागू होगी निर्माण लागू नहीं करने पर पट्टा विचार किया जा सके।
12. अन्य.....

नोट :- निर्मित कृषाट में शर्तें नं. 8 लागू नहीं होगी।

स्थापक कृषि हेतु पट्टे की शर्तें फल शर्तें।

पूरापूर के पर्यवेक्षण की शर्तों के विचार।

गुंते..... रास्ता..... परियोजना..... 16-35.....
वर्ष..... 16-37..... दिनांक..... रास्ता.....

पट्टा धारक के हस्ताक्षर

अक्षर विचार

अक्षर विचार

2.....

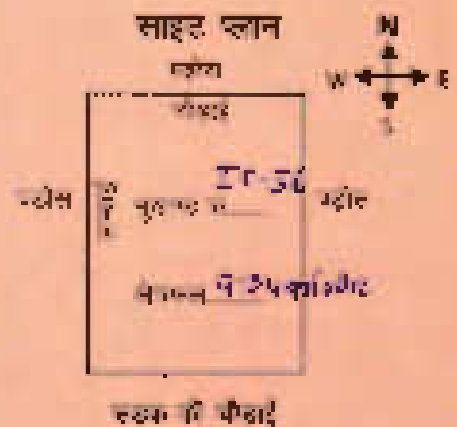
भागी :-

हस्ताक्षर.....

नाम..... Mohan Lal
पता..... Borthan, Kothi

अक्षर विचार

- कीर्ति/पुनर्गठन संलग्न है।
- Registered and Endorsement Attached

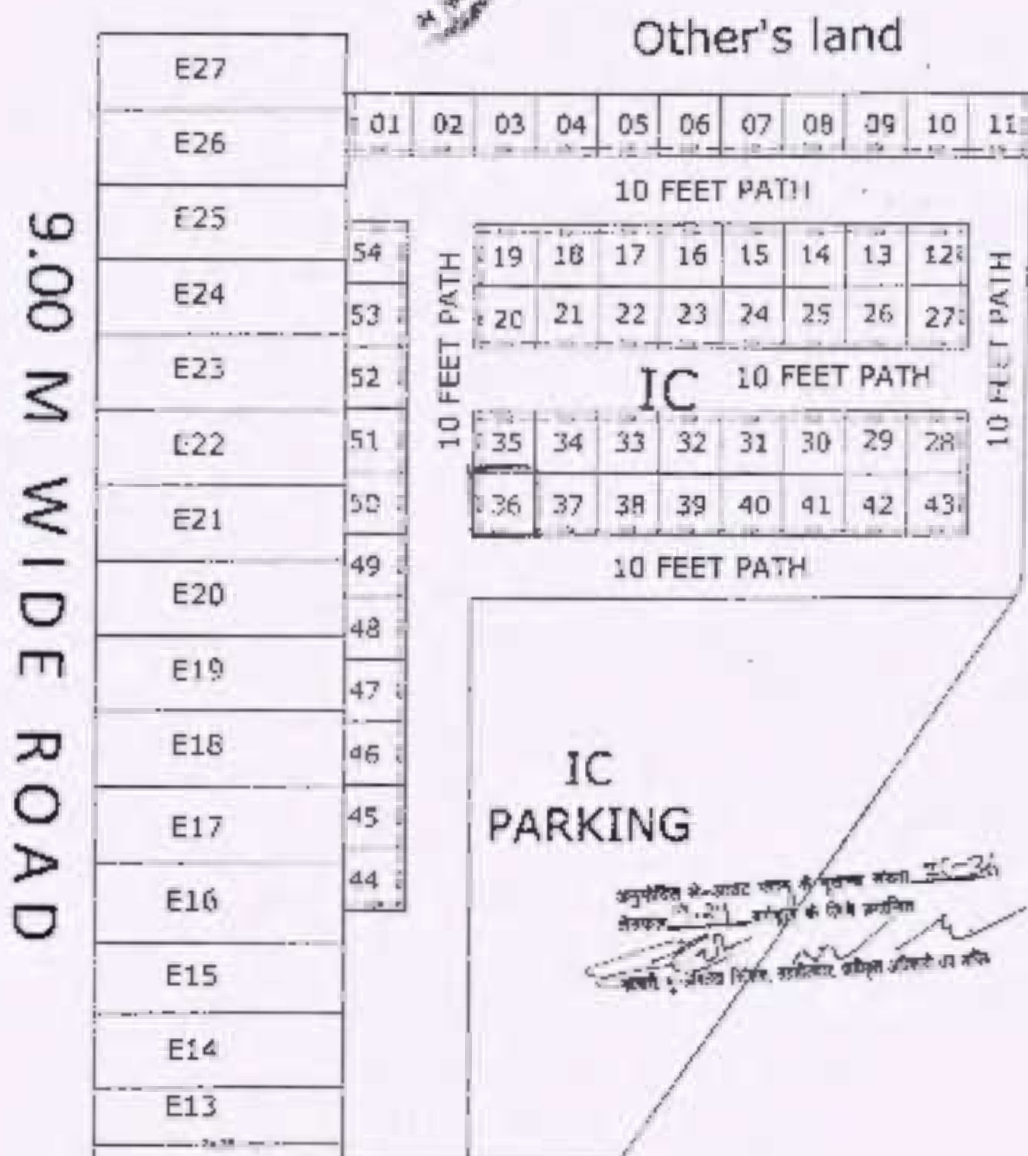


साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्रारिक्त अधिकारी के हस्ताक्षर एवं मोहर
(निर्माण)
अक्षर विचार.....

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



**GARDEN
G2**

KHASRA NO.	47, 49
PLOT NO.	I.C - 36
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

12.00 M WIDE ROAD

SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-I**

Fee Receipt
Appendix - Form No. 9 (Rule 76 & 131) Print Date : 12-08-2022 8:01 PM

Fee Receipt No	: 202202123019301	Receipt Date	: 12/08/2022
Name	: B.P. JADHICH ADVOCATE, Mrs Dinhm Developers Ltd	Document S. No.	: 202201123015706
Address	: KOTA		
Document Type	: inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord. Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 0
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (#Mode Number Amount #)

e-Drop Credit 05470537 ₹ 50

Signature of presenter or applicant for
copy of Search certificate

Signature of recipient,
and date of return receipt

Cashier


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents required for scrutiny are forwarded	Nil		
	c	Name of the Borrower	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Survalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
2	a	Name of the unit/concern/ company/person offering the property/ies as security.	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Survalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
	b	Constitution of the Unit/concern/ person/body/authority offering the property for creation of charge	Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3		Complete or full description of the immovable property/ies offered as security including the following details			
	a	Survey No.	S.No. 1C/36, Gardenia, Village Kunhadi, Kota Raj.		
	b	Door/House no. (in case of house property)	S.No. 1C/36, Gardenia, Village Kunhadi, Kota Raj.		
	c	Extent/area including plinth/ built up area in case of house property	9.24 Sq. Mtr.		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	East - Road West - S.No. 1C/35 North - S.No. 1C/37 South - Road		
4	a	Particulars of the documents scrutinized serially and chronologically	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1130 dt. 20.07.22 4. Certificate No. 1130 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 01.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified Note : Only originals or certified extracts from the registering/ land/revenue/other authorities be examined.	Regd. Lease Deed at R.No. 1 V.No. 1622 P.No. 189 S.No. 202201123112257 dt. 01.08.22		
	SL. No.	Date	Name/Nature of the Document	Original/certified copy/certified extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	01.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search/examination certificate along with the FIR.	No		



BUDHI PRAKASH DADHICH
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1	a	Whether the records of revenue office or revenue authorities pertain to the property in question are maintained or maintained through any online portal or computer system?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the outcome/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be guaranteed from any online portal and if so, whether such verification was made?	Not available
2	a	Property offered is already held within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in record of the property in question, at least than one office of sub-registrar/other registering authority? If so, please state all such offices?	No
	c	Whether search has been made of all the offices stated in (b) above?	Yes
	d	Whether the existence in the office of registering authorities or any other records reveal registration of similar title distribution in respect of the property in question?	No
3		<p>Chain of title tracing the title from the title deed to the title and deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever third party interest or other claim on title is involved, same should be made for a further period, depending on the need for clearance or such claim on the title.</p> <p>In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory.</p>	<p>15 years 2012 to 12.08.2022</p> <p>OT: Loan offered to S.No. 10/04, Girdana, Village Kankota, Kota Raj. to M/s Hemic Developers Limited, through authorized guarantor, Sh. Rajesh Kumar Puro So Sh. Rajaram Puro R/o Flat No. 1275, Newalka Kishori Saheli Residency, P.No. 1-4, Rajgarh Gaudin Nagar, Kota Road No. 1, IPDA, Kota Raj. on dt. 20.07.22 and executed a Regd. Lease Deed in favour of Bhu on dt. 01.08.22.</p>
4		Name of Title of the intended Mortgage over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Amenity Rights or leasehold or Govt. Granted/Alms etc.)	Leasehold
10		Leasehold, whether	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lease is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease is equal period of lease	Not applicable
	d	If a sublease, then the lease deed is in favor of Lessee as to whether lease deed permits sub-letting, and mortgage by Sub Lessee also	Not applicable
	e	Whether the leasehold rights permits for the creation of any superstructure if applicable?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	No, applicable
11		If Govt. guaranteed leasehold/ Title Agreement, section grant agreement etc. provides for alienable rights to the mortgage with or without conditions. The mortgage is permitted in each clause of such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so, whether such valid permission is available.	No, applicable
12		Occupancy right, whether	Not applicable
	a	Such right is heritable and transferable	Not applicable
	b	Mortgage can be created	Not applicable
13		Name of bank/ authority, if any and if so, whether creation of mortgage could be possible. The guidelines procedure to be followed and many other particulars to be observed and the reasons for mortgage to get approved.	Not applicable
14		If the property has been transferred by way of Gift/ Sale/ loan/ Deed, whether	Not applicable

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	a	The Gift Deed under Deed is duly stamped and registered	Not applicable
	b	The Gift Deed under Deed has been attested by two witnesses	Not applicable
	c	The Gift Deed under Deed mentions the property as follows	Not applicable
	d	Whether the Deed has accepted the gift by signing the Gift Deed under Deed or by a witnessed writing or by authentication by witness	Not applicable
	e	Whether there is any indication on the Deed as to whether the gift Deed under Deed is genuine	Not applicable
	f	Whether the Deed is in possession of the gifted property	Not applicable
	g	Whether any one person is receiving the Deed or any other person and whether there is a need for any other person to put the execution of Deed	Not applicable
	h	Any other aspect affecting the validity of the gift Deed through the gift Deed under Deed	Not applicable
15	a	In case of multiple Deeds under Deed, whether the original Deed is available for deposit. If not the model/ procedure to be followed to make a valid and enforceable mortgage	Not applicable
	b	Whether mortgage has been effected and whether the mortgage is in possession and payment of its dues	Not applicable
	c	Whether the mortgage is valid in law and the mortgage has acquired a mortgageable interest	Not applicable
	d	In respect of mortgage by a deed or deed, whether such Deed has become final and all other conditions/requirements are completed/fulfilled	Not applicable
	e	Whether any of the documents in question are executed in contemplation of or in more than one set of no. witnessed provisions to be kept for making multiple use pages	Not applicable
16	a	Whether the Deed documents under are instrument documents only?	Not applicable
	b	In case of will, whether the will is registered will or unregistered will?	Not applicable
	c	Whether will is the matter which mentions parties and if so whether the same is proved by a competent court?	Not applicable
	d	Whether the property is situated on the basis of will?	Not applicable
	e	Whether the will is available?	Not applicable
	f	Whether the original Deed certificate of the Deed is available?	Not applicable
	g	What are the documents and/or documents to establish the will in question is the last and final will of the testator? documents on the contract/contract such as the validity of a document by all the beneficiaries when the provisions/conditions of the will, all parties have acted upon the will, etc. which are relevant to the will, availability of proper original Deed are to be obtained	Not applicable
17	a	Whether the property is subject to any mortgage?	No
	b	Whether the property belongs to charity/trust or any religious/other institutions having the character of devotion or charges on any property?	Not applicable
	c	Whether the property is in respect of the same cases for execution of mortgage?	Not applicable
18	a	Where the property is a Hindu joint family property, mortgage is created for family benefit/legal purposes, whether the Major Coparceners have no objection for the execution, minor's consent/any right of appeal/objection	Not applicable
	b	Where the property is any other property which may already affect the validity of mortgage or such cases?	Not applicable
19	a	Whether the property belongs to any trust or is subject to the name of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically mentions the mortgage of the property?	Not applicable


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	c	It so additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Officer and the outcome of such search/enquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/attachment security to court in respect of the property in question? In such case please comment on such seal marking.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the borrowing powers, Board resolution, authorisation to create mortgage execution of documents, Registration of any prior charges with the Company Registrar (RCC), Articles of Association provision for common seal etc.	Not applicable
	b) (i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	Not applicable
26		In case of Societies, Association, the required authority power to borrower and whether the mortgage can be created, and the requisite resolutions, bye laws.	Not applicable
27	a	Whether any POA is involved in the chain of title?	No

	a	Whether the PDA is duly signed with respect to a Development Agreement and Power of Attorney. It is requested clearly whether the same is a registered document and hence it has created an interest in favour of the buyer/developer and as such is enforceable or not.	Not applicable
	b	In case the title document is executed by the PDA, please specify whether the PDA executed is duly executed by the Builders or Companies/ firms/ Individual or Proprietor/ Concerns in favour of their Partners/Impresarios/Authorized Representatives to sign this Agreement/ Deeds, PDA, Agreement of Sale, Sale Deeds etc. in favour of buyers of this estate (Builder's PDA) or (if) under time of PDA (Company PDA).	Not applicable
	c	In case of Builders' PDA, whether a certified copy of PDA is available and the same has been verified/compared with the original PDA.	Not applicable
	d	In case of company PDA (i.e. PDA other than Builders' PDA), please clarify the following clauses in respect of PDA: Whether the original PDA is verified and the title investigation is done on the basis of original PDA?	Not applicable
	e	Whether the PDA is registered one?	Not applicable
	f	Whether the PDA is special or general one?	Not applicable
	g	Whether the PDA contains a specific authority for execution of this agreement or purchase?	Not applicable
	h	Whether the PDA was in force and not revoked or had become void on the date of execution of the document in question? Please clarify whether the same has been ascertained from the office of sub-registrar (u/s 5).	Not applicable
	i	Power contained in the permission of PDA?	Not applicable
	j	The unencumbered status on the intervenient and validity of the PDA?	Not applicable
28		Whether mortgage is being created by a PDA holder, which permission of the Power of Attorney and the deed of the mortgage is valid therein and whether the same is properly executed, stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
29		If the property is a the question of residential commercial complex, check and comment on the following:	No
	a	Owner's Land owner's title to the land/building.	Not applicable
	b	Development Agreement/Power of Attorney	Not applicable
	c	Extent of authority of the Developer/Builder	Not applicable
	d	Independent title verification of the Land and its boundary is question.	Not applicable
	e	Agreement for sale/draft registered.	Not applicable
	f	Payment of price duly verified.	Not applicable
	g	Registration of registration of sale agreement, development agreement PDA, etc.	Not applicable
	h	Receipt of building plan, verification of registered/real authority, etc.	Not applicable
	i	Consent in favour of Society/ Corporation/ Government	Not applicable
	j	Occupancy Certificate/Boarder/owner/tenant's permission	Not applicable
	k	Ministry's sanction in the Society, etc.	Not applicable
	l	Share Certificate	Not applicable
	m	Participated/Consent from the Society	Not applicable
	n	All legal requirements under the local/Municipal laws, regarding ownership of land/buildings/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
	o	Registrations, including the bank charges on the records of the Housing Society, etc.	Not applicable
	p	If the property is a vacant land and construction is yet to be	Not applicable

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	name, approval or by-law and other restrictions, if any.		
	a) Whether the ownership pattern of the land has truly or all documents such as approved plan, agreement etc. etc.		Not applicable
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other local authorities or Third Party claims, liens etc. and details thereof.		Not applicable
31	The agreed service under the Encumbrance Certificate and the name of the person to whom the same has been created and if so, satisfaction of same, if any.		01 march 2022 to 31.06.2022
32	Details regarding properties or land covered in other revenue data post purchase on date and if not paid, to be returned?		Not applicable
33	a) Urban land within clearance whether required and if so, details thereof.		Not applicable
	b) Whether the Objective Certificate under the scheme has been registered/obtained.		Not applicable
34	Details of EDC, encumbrance certificate, rights, easements pertaining to the property in question.		Not applicable
35	Whether the name of the property is reflected as owner in the revenue Municipal/Local records?		Not applicable
36	a) Whether the property offered as security is courtly decreed?		Yes
	b) Whether the documentation pattern of the property is legally valid?		Yes
	c) Whether the property has been covered as per documents? (The property should be legally accessible through several avenues to transport goods to industries / houses, as the case may be).		Yes
37	Whether the property can be obtained from the following documents, and encumbrance certificate, duly recorded in court registry?		Not available
	a) Document is valid as per court documents.		Not available
	b) Document is valid as per court documents.		Not available
	c) Document is valid as per court documents, if any applicable.		Not available
	d) Other title, if any.		Not available
38	In respect of the transaction of the property, whether there is a difference discrepancy in any of the title documents or any other documents such as valuation report, title, etc. or the same is correct?		Not applicable
39	If the valuation report and/or approved map are not available, please mention in the same including the reasons for the discrepancy, the boundaries of the property on the title documents, and also in the title deed. (If the valuation report and/or approved plan are not available at the time of completion of Title, please provide these documents subsequently, as and when become available to the client).		Valuation report not available
40	Has the property been mortgaged under any loan or secured by any bank, details of proper verification of documents, payment of proper stamp duty etc.		No
41	Whether the property is liable to mortgage under any loan or secured by any bank, details of proper verification of documents, payment of proper stamp duty etc.		Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sitawalka Riddhi Siddhi Residency, P.No. 3-4, Rajgarh Canal/Nagar Kotn Road No. 1, HPIA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the agreement/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 12.08.2022

Place : Kota

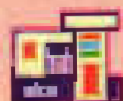

B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

Resident & Office—
40, Vikas Nagar, North
Road Kalyan (Dist.)
Mumbai. 401305-87807

BUDHI PRakash DADNICHI
Advocate & R.A.
R/o 40, Vikas Nagar
Nanda, KOTA (Raj.)



श्रीमान् श्रीमान् महाराज
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्र भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम 2012 के विभाग 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 1034

दिनांक 20-07-2022

भारतीय रेलवे क्वार्टरर्स लि. जयपुर जमीन हस्तांतरण चरण 1 कुम्हार पट्टा भी राजस्थान पट्टा

पट्टा धारक का नाम पुन/पुत्री

पंजीकृत कार्यालय प्लॉट नं० 1272, सुबहलगा, बिड़ो सिटी, राजीव गांधी नगर
विलेख सं० 1 आई.पी.आई.ए कोटा

निवासी

अथवा

पट्टा धारक निवासी ★ शहर कार्यालय पता 2021 ★

जयपुर

(पदनाम) श्री/श्रीमती/शुद्धी पुन/पुत्री

निवासी

पुन/पुत्री Shop no. LC-37 204 वर्गमीटर

सं. कुम्हार

राजस्थान राज्य राजस्थान सं. 44, 47, 49

योजना राजस्थान सं. 44, 47, 49

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में सारा भूखण्ड का पट्टा विनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

श्री. कुम्हार, कोटा (पुन)

पंजीकृत अधिकारी के हस्ताक्षर सह मोहर
नगर विकास न्यास, कोटा

नोट - शर्त पीछे पृष्ठ पर अंकित है।

- पंजीकृत/पुनर्वास संलग्न है।
- Registered and Endorsement Attached

OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)




SIGNATURE OF OWNER


**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT RAJASTHAN, JAYPUR
SUS-REGISTRAR : KOTA**

Fee Receipt
Appendix I Form No. 1 (Para 75.6.1.1) **File No.** **Doc. No.**

File Number No.	: 335221210-648	Serial No.	: 1000900
Name	: S.T. DAD KOTI AD-000000, 0000000 Banswara (M)	Document No.	: 702201-2201000
Category	: KOTA		
Document Type	: Inspection and Search		
Page No.	: 00	Calculator Value	: 00
Doc. Registration Fee	: 00	Fee for Miscellaneous Reg. No. 57	: 0
CD	: 00	Self-Registration Fee No. 57	: 00
Stamp (Miscellaneous)	: 0	Reg. (Miscellaneous)	: 0
Registration	: 00	Stamp Duty	: 00
Fee for	: 00	Registration Fee	: 00
Ja. 57. 54	: 00	Compliment	: 00
Category	: 0	Other	: 00
		Gift Amount Received	: 00
		Other than Cash	: 00
From Year 2000 To year 2000		Total Amount	: 00

Mode of Payment (Please Mark Amount If)
By Cash/Check/Debit Card/...


Signature of Registrar or Assistant
Registrar of Search and Seizure


Signature of Officer
SUS-REGISTRAR

Office


SUS-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Rural Kota (Raj.)
Mob. - 98295- 37807

**REPORT OF INVESTIGATION DO FILED IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the branch/branch Unit Office where reported	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents referred for scrutiny are forwarded	Nil		
	c	Name of the landlord	M/s Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri No. Sh. Rajaram Puri Old Flat No. 1171, Newalla Road, Nanta, Jaipur, P.No. 1 & Rajgarh Gaudhi Nagar Estate Road No. 1, P.O. Kota Raj.		
2	a	Name of the individual company/person offering the property for security	M/s Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri No. Sh. Rajaram Puri Old Flat No. 1171, Newalla Road, Nanta, Jaipur, P.No. 1 & Rajgarh Gaudhi Nagar Estate Road No. 1, P.O. Kota Raj.		
	b	Continuation of the Unit/branch (separately) offering the property for creation of charge	Indefinite Term		
	c	State as to what what property is security offered (whether as joint or joint or otherwise or in guarantee etc.)	Jointly		
3	Give brief detail description of the immovable properties offered as security including the following details				
	a	Survey No.	S.No. H-25, Gaudhi, Village Nanta, Kota Raj.		
	b	Plot/Block as per case or lease document	S.No. H-25, Gaudhi, Village Nanta, Kota Raj.		
	c	Extensive including plot/plot or area in case of large property	324 Sq. M.		
	d	Location like name of the place, village, city, registration, sub-division or jurisdiction	Plot - Road West - S.No. H-24 North - S.No. H-25 South - S.No. P-16		
4	a	Particulars of the documents submitted/validity and observations	1. Certificate of Incorporation M/s Dharma Developers Limited 2. Resolution letter in favor of Sh. Rajesh Kumar Puri 3. Affirmation Letter No. 1004 & 1007/21 4. Certificate No. 1004 & 1007/21 5. Sale Deed dated 21/05/21 in 100/21		
	b	Notes of documents verified and as to whether they are original or certified copies or registration extracts they certified Note : Only original or certified copies from the registering authority should be submitted for examination	Deed, Lease Deed of H.No. 1 S.No. 1022 P.No. 100 S.No. 100/101/102/103/104/105 in 100/21		
5	Sl. No.	Date	Name Nature of the Document	Original copy retained	In case of copies, whether the original was submitted by the Applicant
		01.06.21	Regd. Lease Deed	Original	No. 100/101/102/103/104/105
6	Whether similar copy of all the documents are obtained from the relevant authorities/office and compared with the documents made available by the proposed mortgagee? Have also copies of original copies of documents for charges created over the documents with you in hand been submitted along with the FIR		No		


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R/o 40, Vikas Nagar
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1	a	Whether the records of registration office is online authentic platform or the property or document are available for verification through any online portal or computer system	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments findings if any regard	Not available
	c	Whether the genuineness of the stamp paper is possible to be get verified from any online portal and if so whether such verification was made?	Not available
2	a	Property offered as security R/R within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, or more than one office of sub-registrar district registrar/sub-registrar, if so, please name of such offices?	No
	c	Whether search has been made at all the offices named in (b), above?	No
	d	Whether the searches in the office of respective offices has or any other records reveal equivalence of multiple title documents in respect of the property in question?	No
3		Chain of title starting from the ancestor who died in the year 1962 establishing title of the property as devolved from the predecessor to the current title holder. And wherever Minors interest or other claim on title is involved, search should be made for a further period depending on the need to determine of such claim on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 40 years is mandatory.	6, year 1962 to 12.08.2021 UTT Kota allotted a S.No. 10/61, Gadhwa Village Kumbhari, Kota Raj. to M/s. Devika Developers Limited, through unilateral signature Mr. Rajesh Kumar Patel. Sr. St. Rajaram Patel S/o Patel Na. 1273, Sewalia Kuthia Biddhi Dombary, P.O. No. 1-4, Rajpur Gadhwa Dager Kota Road No. 1, 1914, Kota Raj. up to 01.08.22 and cancel a Regl. Lease Deed in favour of firm on 01.08.22.
4		Nature of Title of the intended Mortgage over the Property whether full ownership rights, Leasedhold Rights, Occupancy, Transfer Rights or leasehold, or Govt. Quoted/Adverse etc.	Leasehold
5		If Leasedhold, whether:	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lease is permitted to mortgage the Leasedhold right	Not applicable
	c	Duration of the Lease covered period of loan	Not applicable
	d	If a sub lease, check the lease deed is having of Lease as to whether lease deed permits sub leasing and mortgage by sub lessee also.	
	e	Whether the leasedhold rights permits for the creation of any sub mortgage if applicable?	Not applicable
	f	Right to get release of the leasedhold rights and restore leased	Not applicable
6		If Govt. quoted/lease/occupancy/ Sale Agreement, whether govt. agreement or, provides for alternative rights to the mortgage with all without conditions, the mortgage is subject to some change on such matters. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such title permission is available	Not applicable
7		If occupancy right, whether:	Not applicable
	a	Such right is transferable and transferee	
	b	Mortgage can be created	Not applicable
8		Nature of lessee's interest, if any and if so, whether creation of mortgage could be possible, the conditions provisions to be followed including loan permission to be obtained and the manner for raising to such condition	Not applicable
9		If the property has been transferred by way of Gift Settlement Deed, whether:	Not applicable

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	a	Whether the Gift Settlement Deed is duly stamped and registered	Not applicable
	b	Whether the Gift Settlement Deed has been attested by two witnesses	Not applicable
	c	Whether the Gift Settlement Deed contains the property to Devise	Not applicable
	d	Whether the Donor has accepted the gift by signing the Gift Settlement Deed in his a separate notice or by explanation or by action	Not applicable
	e	Whether there is any condition on the Deed constituting the gift settlement deed in question	Not applicable
	f	Whether the Donor is in possession of the gifted property	Not applicable
	g	Whether the life interest is reserved in the house or any other immovable and whether there is a deed for any other person to join the mortgage or mortgage	Not applicable
	h	Any other matter affecting the validity of the title deed through the gift settlement deed	Not applicable
11	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the custody procedure to be followed to ensure a safe and effective arrangement.	Not applicable
	b	Whether matters are clear and whether the mortgagee is in possession and enjoyment of the deed	Not applicable
	c	Whether the purchase made is valid in law and the mortgagee has acquired a mortgageable title therein	Not applicable
	d	In respect of partition by a decree of court, whether said decree has become final and all other conditions/requirements are complied/complied with	Not applicable
	e	Whether any of the documents in question are executed in compliance of in force law and not in violation of any ordinance/provisions to be taken for avoiding multiple mortgages	Not applicable
12		Whether the said documents include any non-essential documents with it	Not applicable
	a	In case of will, whether the will is registered with or unregistered will	Not applicable
	b	Whether will in the matter contains a complete picture and if so whether the same is unbroken in a complete form	Not applicable
	c	Whether the program is intended by the testator	Not applicable
	d	Whether the original will is available	Not applicable
	e	Whether the original death certificate of the testator is available	Not applicable
	f	Whether the circumstances and/or documents in relation to will in question is the best and final will of the testator	Not applicable
	g	Documents in the circumstances such as the availability of a document by all the beneficiaries, then, the genuineness and date of the will, all parties have signed upon the will, etc., which are relevant to rely on the will, availability of Medical Opinion may need to be obtained	Not applicable
13	a	Whether the property is subject to any valid claim	No
	b	Whether the property belongs to church/temple or any religious or other institutions having any restriction or condition of usage on such properties	Not applicable
	c	Procedural requirements, if any, in respect of the above cases for creation of mortgage	Not applicable
14	a	Where the property is a PUC (pure family property) subject to control for family benefit, legal reasons, whether the Major Coparceners have no personal use in exclusive manner (even if any rights of female members etc)	Not applicable
	b	Whether the mortgage or any other deed which may adversely affect the validity of security in such cases	Not applicable
15	a	Whether the property belongs to any trust or is subject to the rights of any trust	No
	b	Whether the trust is a private or public trust and whether trust deed specifies clearly and fully the mortgage of the property	Not applicable


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	c	It no additional precautions/ permissions to be obtained for creation of valid mortgage ?	: Not applicable
	d	Requirements if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	: Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	: Not applicable
	b	In case of agricultural property other relevant records/ documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	: Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	: Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	: Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	: No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	: Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	: No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	: Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/ attachment security to court in respect of the property in question ? In such case please comment on such seal marking.	: Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	: Not applicable
	b	Property belonging to partners, whether thrown on hitchpins ? Whether formalities for the same have been completed as per applicable laws ?	: Not applicable
	c	Whether the person(s) creating mortgage has have authority to create mortgage for and on behalf of the firm.	: Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association provision for common seal etc.	: Not applicable
	b(i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	: Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	: Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No	: Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	: Not applicable
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	: Not applicable
27	a	Whether any POA is involved in the chain of title ?	: No

b	Whether the POA is now coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	Not applicable
ii	Whether the POA is a registered one ?	Not applicable
iii	Whether the POA is a special or general one ?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question ?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?)	Not applicable
g	Please comment on the genuineness of POA ?	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA ?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	No
a	Promoter's/Land owner's title to the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/Builder	
d	Independent title verification of the Land and/or building in question	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
h	Approval of building plan, permission or appropriate local authority, etc.	Not applicable
i	Conveyance in favour of Society/ Condominium concerned	Not applicable
j	Company's Certificate/allotment letter/letter of possession	Not applicable
k	Membership details in the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

	made, approval of by not and other provisions, if any.	
	a) Whether the membership nature of the association with its all documents and approved plan, approved plan etc.	Not available
30	Existence of Agreements and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Easements and debts thereon.	Not available
31	The period covered under the Encumbrance Certificate and the more of the period in which favour the encumbrance is created and 3 yrs. satisfaction of charge, if any.	41 years 1802 to 12 Feb 2021
32	Deeds regarding property tax or land revenue or other statutory dues and payable or not paid and if not paid, what reasons?	Not available
33	a) Whether pending documents, whether required and if so, same between.	Not available
	b) Whether No Objection Certificate from the owner has been required or not.	Not available
34	Details of PCC records regarding encumbrance within certain parameters to the property in question.	Not available
35	Whether the name of mortgage is reflected as owner in the revenue Municipal Village records?	Not available
36	a) Whether the property offered as security is clearly demarcated?	Yes
	b) Whether the encumbrance particulars of the property is clearly said?	Yes
	c) Whether the property has claim access to public area or not? (The property should be legally accessible through normal routes to transport goods to factories / houses, as the case may be).	Yes
37	Whether the property can be situated from the following documents, and the same should be maintained, if not recorded in such category?	Not available
	a) Document in relation to location, boundaries.	Not available
	b) Document in relation to other encumbrances.	Not available
	c) Document in relation to fulfil the legislation, if any applicable.	Not available
	d) Other entry info, if any.	Not available
38	In respect of the boundaries of the property, whether there is a difference-discrepancy between the title documents, survey plan documents, location, boundaries map, survey info, etc. or the actual survey boundary? If so please describe, comment on the same.	Not applicable
39	If the valuation map and the approved sanctioned plan are available, the plan submitted in the case included the documents as the development and boundaries of the property on the said documents, map then the title deeds. If the valuation map and the approved plan are not available at the time of preparation of DR, please provide these documents subsequently, as and as the same available to the subject.	Valuation map not available
40	Any intervention for creation of mortgage under any local or special provisions, death of owner registration of documents, payment of proper stamp duty etc.	No
41	Whether the land will be taken under Section 17(2) and is required against the property offered as security?	Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard	Not applicable
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases	Not applicable
44	Additional aspects relevant for investigation of title as per local laws	No
45	Additional suggestions, if any to safeguard the interest of Bank, ensuring the perfection of security	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/s Derrim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Survalka Radhik Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, H.P.A. Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 12.08.2022

Place : Kota


B.P. Dadbhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhich

Advocate.

Resident & Office

40, Vilas Nagar, Nanda

Head Kota (Haj.)

Math. - 98295-47907

STATEMENT OF TITLE

It is submitted for the said title deeds intended to be deposited relating to the said property (enclosed affidavit) as under:-

1. Original title deeds and the development of title references in the said area should with me of Regn. No. and intended title of the said title deeds (page no. 1) and the title deeds intended to be deposited (page no. 2) of the said title deeds.
2. The said title deeds are the same as the title deeds intended to be deposited (page no. 1) and the title deeds intended to be deposited (page no. 2) of the said title deeds.
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And the said title deeds are the same as the title deeds intended to be deposited (page no. 1) and the title deeds intended to be deposited (page no. 2) of the said title deeds.

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It is submitted for the said title deeds intended to be deposited (page no. 1) and the title deeds intended to be deposited (page no. 2) of the said title deeds.

It is submitted that the property is **WARRANTED** (page no. 1)

And the said title deeds are the same as the title deeds intended to be deposited (page no. 1) and the title deeds intended to be deposited (page no. 2) of the said title deeds.

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B.P. Dadhich, Advocate
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Nanda, KOTA (Raj.)



श्रीमान् अशोक महानो
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्रीय) का गैर-कृषिक प्रयोजन के लिए उपयोग के
अनुसार और आदेशों) निम्न 2012 के नियम 22 के अनुसार क्षेत्रीय का पट्टा विलेख

क्रमांक/1435

दिनांक 20/12/2022

मैसर्स केमिक्स प्रोपर्टीज लिमिटेड जयपुर अधीनस्थ हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

जयपुर कार्यालय फ्लोड नं 1273, सुवासनिका सिटी निम्नी रेजीडेंसी एपार्ट नं 1-4 अशोक सांघी नगर
विस्तार सेक्टर नं 1 आई.पी.आई.ए कोटा

निवासी

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय फ्लोड 2021 ★

जयपुर

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

Shop no. I.C.-38

824 वर्गमीटर

मुख्यण्ड सं. धंधा

कुन्हाडी

राजस्थान राज्य गार्डेनिया खपरा सं. 46, 47, 49

योजना से निगाह है।

स्थानीय निकाय (पट्टा धारता) द्वारा पट्टा धारक के पत्र में उक्त मुख्यण्ड का पट्टा विभाजित को
निश्चित किया जाता है।

पट्टा धारक के हस्ताक्षर

18 फरवरी, कोटा (राजस्थान)

राजस्थान नगर विकास न्यास
पट्टा विलेख अधिकारी के हस्ताक्षर मंग मोहन
नगर विकास न्यास, कोटा

1

2

नोट - शर्तें नीचे पृष्ठ पर अंकित हैं।

- पंजीकृत/पुणर्वसन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

- पट्टा धारक ने विहित नियमों के तहत एक मुक्त लीज राशि जमा करनी है। अतः उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार निवृत्त की गई लीज राशि 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
- पट्टा धारक द्वारा भूखण्ड/निर्मित ढाँचा का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रस्तावित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होगा, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जावे।
- पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकता तथा भूखण्ड को उक्त-पट्टे (सब-लीज) पर भी दे सकता।
- उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकास में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देग नहीं होगी।
- पट्टा विलेख का सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मॉर्गेंज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय का अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
- भूखण्ड पर भवन निर्माण प्रस्तावित भवन विनियमों के मानदण्डों तहत करना होगा।
- पट्टा कता (स्थानीय निकाय) बिना स्वीकृति के भूखण्ड का उपयोग/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
- पट्टा विलेख जारी करने की तिथि से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
- पट्टा विलेख के निष्काशन के पश्चात् नियम दिवस तथा लघु छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
- पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
- पट्टा विलेख जिन अधिनियमों, नियमों, शर्तों, विनियमों के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।

12. अन्य

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व रास्ता पश्चिम IC-33
उत्तर IC-39 दक्षिण IC-37

पट्टा धारक के हस्ताक्षर

1. [Signature]
2. _____

अंगूठा निशान

अंगूठा निशान

साक्षी :-

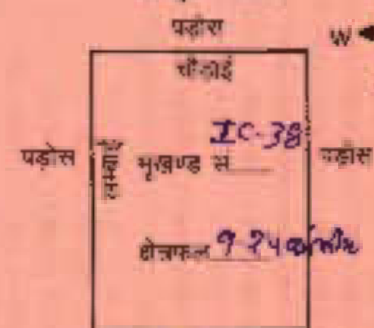
हस्ताक्षर [Signature]

नाम Haji Mohamud

पता Barkhadai kaly

अंगूठा निशान

साइट प्लान



सड़क की चौड़ाई

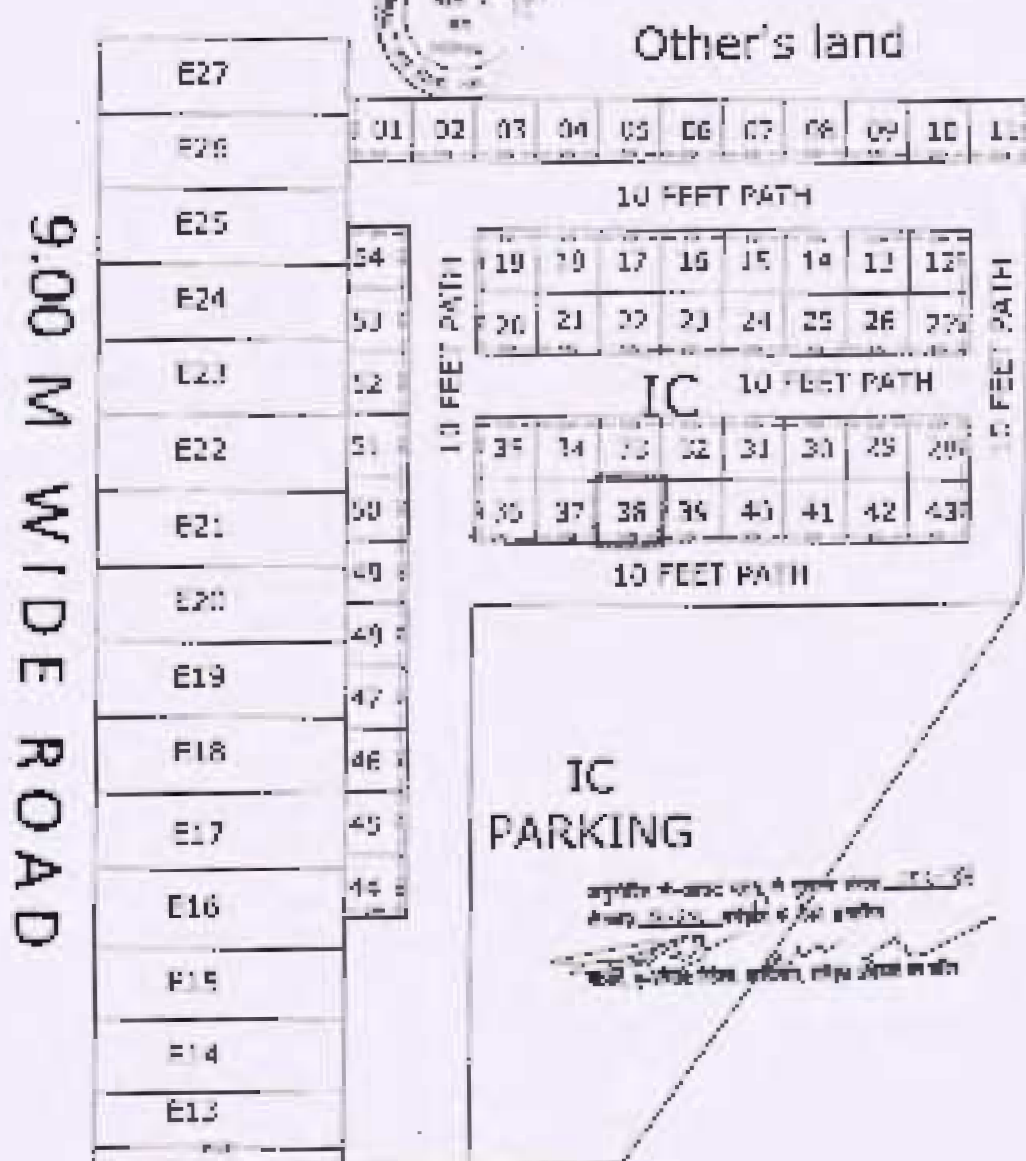
साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी
[Signature]
[Signature]
[Signature]

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPJA, KOTA-324005 (RAJASTHAN)**



**GARDEN
G2**

KHASRA NO.	47, 48
PLOT NO.	IC - 38
SIZE	9.04 x 3.04
Area (In Sq.M)	2.742
Area (In Sq.Ft)	29.44
Area (In Sq.Yd)	1.105

SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA**

Fee Receipt
Appendix I-Form No. 9 (Rule 16 & 134) Print Date: 12-08-2022 5:43 PM

Fee Receipt No	: 202202123018297	Receipt Date	: 12/08/2022
Name	: S.P. DADHICH ADVOCATE, M/o Dentel Development Limited	Document S. No.	: 202201123018699
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us 26 34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount #)

₹ 0 Gros (Chalan #202202123018297) ₹ 50

Signature of presenter or applicant for
copy of Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

B.P. Dadhich

Advocate

Resident & Office -


40, Vikas Nagar, Nanta

Road Kota (Raj.)

Mob. - 98295-87907

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Immovable Property/Office seeking report	: Rajasthan Road Board Regulatory Authority, Jaipur Raj		
	b	Reference No. and date of the letter under the cover of which the document is tendered for scrutiny are forwarded.	: Nil		
	c	Name of the Receiver	: Mr. Devraj Developers Limited, through authorized signatory Mr. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Swastika Kishori Shiksha Residency, P.No. 1-4, Rajeev Gandhi Nagar, Kota Road No. 1, IPDA, Kota Raj.		
2	a	Name of the immovable company/person offering the property/office/tenure	: Mr. Devraj Developers Limited, through authorized signatory Mr. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Swastika Kishori Shiksha Residency, P.No. 1-4, Rajeev Gandhi Nagar, Kota Road No. 1, IPDA, Kota Raj.		
	b	Consent of the Government/competent authority offering the property for creation of charge	: Individual - Nil		
	c	State as to whether any deposit or security offered (relevant to joint application for mortgage or its payment, etc.)	: Nil		
3	a	Complete or full description of the immovable property/office offered as security including the following details			
	b	Survey No.	: S.No. 20-08, Gurdaha, Village Kankah, Kota Raj.		
	c	Dist. House No. (in case of house property)	: S.No. 10-08, Gurdaha, Village Kankah, Kota Raj.		
	d	Extensive area including plot/land/area in case of house property	: 9.24 Sq. M		
	e	Location (the name of the place, village, city, taluqa, sub-division etc. boundaries)	: Kot - Road West S.No. 10-01 North S.No. 10-08 South S.No. 20-07		
4	a	Particulars of the documents submitted/ready and chronologized	<ol style="list-style-type: none"> 1. Certificate of Incorporation Mr. Devraj Developers Limited 2. Memorandum Letter to Board of Sh. Rajesh Kumar Patel 3. Allotment Letter No. 1997 dt. 24.07.22 4. Certificate No. 1998 dt. 24.07.22 5. Dept. Letter Dated 24.07.22 dt. 24.07.22 		
	b	Number of documents verified and as to whether they are originals or certified copies or specimens wherein they are certified. Note : Only originals or certified extracts from the registered and revenue office documents.	: Regd. House Dated dt. S.No. 1 S.No. 1522 P.No. 197 S.No. 202205/23012305 dt. 01.08.22		
5	Sl. No.	Date	Name/Name of the Document	Original copy extract photocopy etc.	In case of copies, whether the original was submitted to the Advocate
		dt. dd/mm/yy	Regd. House No.	Original	Not submitted
6	a	Whether certified copy of all title documents are obtained from the relevant administrative office and compared with the documents made available by the proposed mortgagee? Please also indicate all original receipts of fees paid for obtaining certified copy of documents submitted with the certificate along with the Title.	: No		


BUDHI PRAKASH DADHICH
 Advocate & R.A.
 R/o 40, Vikas Nagar
 Nanta, KOTA (Raj.)

6	a	Whether the records of municipal office or revenue authorities related to the property in question are available for verification through any online portal or computer system?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the verification features in this regard?	Not available
	c	Whether the genuineness of the source paper is possible to be not verified from any online portal and if so whether any verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office or sub-registrar district registrar/ sub-registrar. If so, please state all such offices?	No
	c	Whether search has been made of all the offices served in this above?	No
	d	Whether the searches in the offices of registering authorities in any other nearby revenue jurisdiction of multiple sub-registrars in respect of the property in question?	No
8	<p>Character of title covering the title deed in question title deed in the name of late deceased including title of the property in question. From an examination in this respect to the executed title holder. And wherever where's interest in other also in title is involved, search should be made for a further period depending on the need for clearance of such claim on the title.</p> <p>In case of property offered as security for loan of Rs. 1.00 crore and above, search of title encumbrance for a period of not less than 30 years is mandatory.</p>		<p>On para 2812 to 12.06.2021</p> <p>UT title attached is S.No. 11/04, Gachamp, Village Kaphori, Kota Raj. is Mr. Dushin Deshpande. Limited. Through authorized signature Sh. Rajesh Kumar Patel s/o Sh. Rajendra Patel R/o Hst No. 1271, Kewada Baidhi Baidhi Residency, P.No. 1-4, Begun Gandhi Nagar, Kota, Road No. 1, H.P.1, Kota Raj. on 01.04.2022 and execute a Regd. Lease Deed in favour of him on dt. 01.04.22.</p>
9	Nature of Title of the intended Mortgage over the property whether full ownership rights, leasehold rights, Occupancy, Succession Rights or any Rights or Good, Granted otherwise etc.		Freehold
10	If leasehold, whether:		Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lease is permitted to mortgage the leasehold right	Not applicable
	c	duration of the lease term/period of lease	Not applicable
	d	In a submission about the lease deed in favour of Lease holder to whether lease deed contains self-binding and mortgage by both Leaseholder	
	e	Whether the leasehold rights process for the creation of any superstructure is applicable?	Not applicable
	f	How is an interest in the leasehold rights will mortgage created.	Not applicable
11	If Govt. or semi-Government/Local Govt. Agreement, whether any agreement etc. provides for alienable rights in the mortgage with or without conditions, the mortgagee is requested to make change in said property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such said permission is available		Not applicable
12	If occupancy right, whether:		Not applicable
	a	Lease right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13	Nature of Interest interest, if any not L.R., whether creation of mortgage could be possible, the standard procedure to be followed including over mortgage, in its amount and the reasons for coming to such conclusion		Not applicable
14	If the property has been transferred by way of Gift Settlement Deed, whether:		Not applicable

	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question.	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
12	a	In case of partition family settlement deeds whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	: Not applicable
13		Whether the title documents include any testamentary documents/wills?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	: Not applicable
	c	Whether the property is mutated on the basis of will?	: Not applicable
	d	Whether the original will is available?	: Not applicable
	e	Whether the original death certificate of the testator is available?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother Original title deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any waqf rights?	: No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	: Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	: Not applicable
18	a	Where the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	: Not applicable

	c	If an additional residential permissions to be obtained for creation of valid mortgage?	Not applicable
	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the town in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any requirements for creation/ enforcement of mortgage.	Not applicable
	c	In case of agricultural property other personal property documents as per local laws, if not are to be verified to ensure the validity of the title and right to create the mortgage?	Not applicable
	c	In the case of mortgage of Agricultural land for commercial purposes or otherwise, whether requisite sanction/tilth/consent permissions obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations relating to housing in the respective locality (viz. Agricultural laws, worker settlements, cooperatives, Land Laws, RTI regulations, Coastal Area Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed and prospective re-acquiring?	No
	a	Whether any court/tribunal is seized with the Land Acquisition Officer and the matters of such court/tribunal.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have not been well checking which points out any irregularities/irregularity to ensure the validity of the property in question? In such case please comment on such irregularities.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belongs to partners, whether there is any quit? whether formalities for the same have been carried out as per applicable laws?	Not applicable
	c	Whether the borrowing creating mortgage mortgage authority is made mortgage for and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, check the following records, Board resolution, authorisation to create mortgage, presentation of documents, Deposition of any prior charges with the Companies Registrar (Raj.), Articles of Association, provisions for mortgage and etc.	Not applicable
	b	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No	Not applicable
	c	If yes, whether the records of changes of the property (to be mortgaged) has been carried out with Registrar of Companies (Raj.) in respect of such transfer company? LLP (either) and the transfer company (previous)?	Not applicable
	d	Whether the above search of charges reveals any prior charges/subordination, on the property (proposed to be mortgaged) created by the transfer company (either)? Yes/No	Not applicable
	e	If the search reveals subordination / charges transfer such charges/subordination has been satisfied? Yes/No	Not applicable
26		In case of Resident Association, the required authority power to borrow and whether the mortgage can be created, and the required resolutions, etc laws.	Not applicable
27	a	Whether any PUA is involved in the chain of title?	No

	1. Whether the POA is one executed with interest in a Development Agreement with Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and is such it is enforceable as per law.	Not applicable
	2. In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Commercial/Industrial/Residential or Proprietary Company in favour of him. Proprietor/Proprietor/Authorized Representative to sign. (ii) Flat Allotment Letters, NOCs, Agreements or Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (iii) other type of POA (Commercial POA).	Not applicable
	3. In case of Builder's POA, whether a certified copy of POA is available and the same has been produced/compared with the original POA.	Not applicable
	4. In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	(i) Whether the original POA is verified and the due investigation is done on the basis of original POA?	Not applicable
	(ii) Whether the POA is registered one?	Not applicable
	(iii) Whether the POA is special or general one?	Not applicable
	(iv) Whether the POA contains a specific authority for execution of this document in question?	Not applicable
	(v) Whether the POA was in force and not revoked or had become invalid on the date of execution of this document in question? (Please clarify whether the same has been made legal from the office of sub-registrar or not?)	Not applicable
	5. Please comment on the genuineness of POA?	Not applicable
	6. The respondent opinion on the enforceability and validity of the POA?	Not applicable
18.	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed, stamped and witnessed in terms of the Law of the place, where it is executed.	Not applicable
19.	If the property is a flat/apartment or residential commercial complex, check and comment on the following:	No
	a. Possession, land records, etc. in the land/building.	Not applicable
	b. Development Agreement/Power of Attorney.	Not applicable
	c. Extent of authority of the Developer/Builder.	Not applicable
	d. Independent title verification of the land and/or building in question.	Not applicable
	e. Agreement for sale/lease/tenancy.	Not applicable
	f. Payment of proper stamp duty.	Not applicable
	g. Compliance of resolution of the competent Development authority, POA, etc.	Not applicable
	h. Approval of building plan, permission of appropriate local authority, etc.	Not applicable
	i. Compliance in favour of Society/Co-operative housing society.	Not applicable
	j. Company's Certificate/Declaration letter/joint of possession.	Not applicable
	k. Membership form in the Society, etc.	Not applicable
	l. Sales Certificate.	Not applicable
	m. No Objection Letter from the Society.	Not applicable
	n. All legal requirements under the local/Municipal laws, regarding ownership of flat/apartment/Builder's Regulations, Development Control Regulations, Co-operative Societies' Laws, etc.	Not applicable
	o. Requirements for making the final change in the records of the Planning Society, if any.	Not applicable
	p. If the property is a vacant land and construction is yet to be	Not applicable

	check, approval of layout and other documents, if any	
	a. Whether the numbering number of the certificate title in all documents and approved plan, agreement plan etc.	Not applicable
31	Encumbrance Certificate, which states whether of Government, Central or State or other Local authorities or Third Party claims, Liens on and debts thereof.	Not applicable
32	The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and also satisfaction of charge, if any.	41 years 1003 to 12.06.2023
33	Details regarding property tax or land revenue or other taxes, dues and payments made and if not paid, what remains?	Not applicable
34	a. Draw and selling documents, whether required and if so, means forms.	Not applicable
	b. Whether the Original Certificate under the Income Tax Act is required, if any.	Not applicable
35	Details of ETC, especially in relation to the property in question.	Not applicable
36	Whether the name of the property is reflected in the revenue / Mookidol Village records?	Not applicable
37	a. Whether the property is used as a factory or factory premises?	Yes
	b. Whether the demarcation partition of the property is legally valid?	Yes
	c. Whether the property has character as per documents? (The property should be legally accessible through normal routes to transport goods to factories / houses, as the case may be).	Yes
38	Whether the property can be identified from the following documents and discharge doubtful documents, if any, in relation to the property?	Not available
	a. Document in relation to construction.	Not available
	b. Document in relation to water connection.	Not available
	c. Document in relation to State Tax Department, if any, applicable.	Not available
	d. Other relevant documents.	Not available
39	In respect of the boundaries of the property, whether there is a difference between the boundaries of the documents and the actual boundaries (such as valuation report, title deeds, etc.) or the actual extent boundary? If so, what is the extent of the difference?	Not applicable
40	If the valuation report and the approved plan are available, please comment on the same including the accuracy of the description and boundaries of the property as per the documents and the actual boundaries (If the valuation report and the approved plan are not available, the date of preparation of the plan/valuation documents, subsequently, so making the same available to the authorities).	Valuation report not available
41	Are there any other documents or records or maps or other documents, which are not proper reproduction of documents, payment of water charges etc.	No
42	Whether the property is situated in a notified area or a notified area? Or property is situated in a notified area?	Not applicable


R.P. Dadhich
Advocate

Resident & Office—
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mobile – 98295-87607

42	In case of absence of original title deeds, details of land and other encumbrances for creation of a mortgage, shall not be ascertainable through by deposit of certified extracts duly certified etc., unless any provision is to be made by the bank in this regard.	Not applicable
43	Whether the governing law is national law documents of the mortgagee rather than national process means creation of mortgage and all other provisions, if any, in relation to such cases.	Not applicable
44	Adopted reports relevant for ascertainment of title in such cases.	No
45	Additional encumbrances if not disclosed upon interest of Bank ensuring the sufficiency of security.	No
46	Are specific persons who are required to create mortgage covered documents creating mortgage.	M/s Dumas Developers Limited, through authorized signatory Mr. Rajesh Kumar Patel S/o Sh. Rajendra Patel B/o. Flat No. 117A, Sewada, Indraprastha Sushra Colony, P.O. J.A. Rajput, Gwalior Nagar Kota, Road No. 1, DDA, Kota Raj.
47	Whether the Real Estate (Regulation and Development) Act, 2016? Yes	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If yes, the details of such registration are to be provided.	Not applicable
	Whether the registered interest in the title as provided in the above Act/Kota law under a contract?	Not applicable
	Whether the details of the documents put in question are verified with the list of number and type of documents or plans booked as approved by the promoter in the scheme of Real Estate Regulation Authority?	Not applicable

Date: 12/04/2022

Place: Kota


SUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

Abstract

49, Vikas Nagar, Vardola
Road Kirti (Haj.)
Vard. - 28195-87807

LEH 18 2011 1611 1111

have measured their progress" and that a great deal of his "report of working progress" which he periodically submitted, was usually for more or less "positive" things, and that the "negative" and "corrective" aspects of his report were almost always, he claims, negative and that this could be made "obvious" and "self-evident" by any person in a position of authority. He also said that he was not a "bureaucratic" person and that he was not a "bureaucratic" person.

- [illegible]

Yuh. Photographs of Damaged Kim 1 to 2 are taken by the original photographer and provided under K&K's request.

1. Creditworthiness opinion on NYU Holding Company, Limited
2. Resolution Letter in favour of NYU Holding Company Ltd
3. Share certificate No. 1988 dt. 16.07.21
4. Form FSC No. 1985 dt. 20.07.21
5. Board Minute Book entry No. 1982 dt. 16.07.21

11. There are no legal impediments to the inclusion of the Mortgage on production of the same like items, to which additional copies of which I have also turned under any applicable laws of the relevant state.

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2014-2015

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2000 年 12 月 10 日

114- 171357A

BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nand, KOTA (Raj.)



श्रीमान अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्रीय भूमि का नगर-क्षेत्रीय प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 1129

दिनांक 20-07-2022

मैसर्स जेम्स डबलपर्स लिमिटेड जिनके अधीनस्थ हरनाथनका राजेश कुमार पाटिल पुत्र भी राजानन पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं. 1273, कुशावकागिरि श्री.डी.रेजिडेंसी प्लॉट नं. 1-4 राजीव गांधी नगर
विस्तार प्लॉट नं. 1 अर्थ.पी.आई.ए. प्लॉट

निवासी

अथवा

पट्टा धारक पेशा ★ शहर कार्यालय पता 2021 ★

जन्म

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

चूखण्ड स Shop no. 1C-39 क्षेत्रफल 9.24 वर्गमीटर

राजस्थान ग्राम कुन्हाडी खन्तरा रु 46,42,49

योजना गार्डनिया रु स्थित है।

स्थानीय निवास (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में एक चूखण्ड का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक को हस्ताक्षर

1
2

34 एकोयक, कोटा (एक)

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

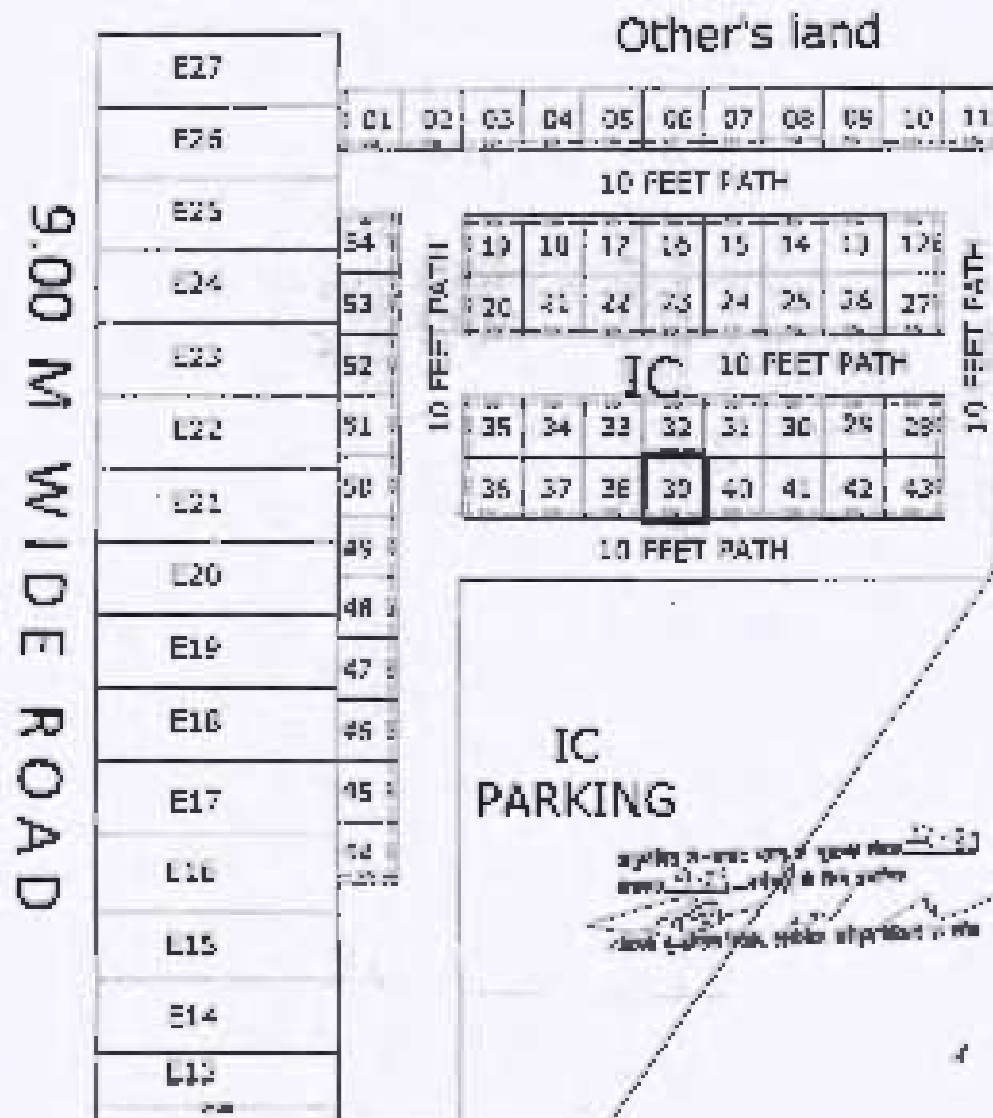
नाम विनय मास कोटा

नोट - यदि नीचे गुप्त पर अधिकतम है।

- पंजीकृत/पूराकरण संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



Plot No.	47, 48
Plot No.	I.C. - 1, 2
Area (1st 100 Sq. M)	9.04 x 3.04
Area (1st 100 Sq. M)	27.48
Area (1st 100 Sq. M)	21.05

SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-I**

Fee Receipt
Appendix I-Form No. 8 (Rule 75 & 131) Print Date : 12-06-2022 5:48 PM

Fee Receipt No	: 202202123019299	Receipt Date	: 12/06/2022
Name	: R.P. DADHICH ADVOCATE, M/s Datta Developers Ltd.	Document G. No.	: 202201123015701
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Lg_84_87	: ₹
CSI	: ₹ 0	Certified copying fees Lg_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Lg_25_34	: ₹ 0	Consultation	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

A/c-Debit Chalan RSM/5374 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of notary
and date of return receipt

Declarer


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**


	a	Name of the filer of the case & last Office seeking opinion	Rajasthan Rent Estate Regulatory Authority, Jaipur Raj		
	b	Reference No. and date of the letter under the cover of which the documents tendered for verification were received	N7		
	c	Name of the filer/s	M/s. Dendra Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri No. 86, Rajaram Puri Rd Plot No. 1272, Surajika Kidoli Kidoli Residency, P.No. 1-4, Rajaw Gandhi Nagar Kots Road No. 1, UPIA, Kota Raj.		
2	a	Name of the mortgagee company/person offering the property as security	M/s. Dendra Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri No. 86, Rajaram Puri Rd Plot No. 1272, Surajika Kidoli Kidoli Residency, P.No. 1-4, Rajaw Gandhi Nagar Kots Road No. 1, UPIA, Kota Raj.		
	b	Consent of the Unit owner (person/authority offering the property for creation of charge)	Individual Unit		
	c	Time as in order when deposit of security offered (whether as joint applicant or borrower or as mortgagee, etc.)	never		
3	a	Complete or full description of the immovable property offered as security including the following details			
	b	Survey No.	S.No. 10, Gaudana Village, Kumbhari, Kota Raj.		
	c	Plot/Block no. (in case of house property)	S.No. 10-28 Gaudana Village Kumbhari, Kota Raj.		
	d	Extent area including plot/ building area in case of house property	9.24 Sq. M.		
	e	Location like name of the place, village, city, region etc. sub-division or boundaries.	East - Road West - S.No. 10-28 North - S.No. 10-28 South - S.No. 10-28		
4	a	Particulars of the documents submitted/accepted and acknowledged	1. Certificate of Development (M/s. Dendra Developers Limited) 2. Registered Deed in favour of Sh. Rajesh Kumar Puri 3. Allotment Letter No. 1125 dt. 20.07.22 4. Certificate No. 1125 dt. 20.07.22 5. Registered Deed with May at 11.06.22		
	b	Notar of documents verified and as to whether they are genuine or certified copies or registered documents duly certified	Registered Deed at U.No. 1 V.No. 1622 P.No. 155 S.No. 201301101112263 dt. 01.08.22		
	c	How - Only originals or certified copies from the registering and revenue office authorities be examined.			
	SL. NO.	Date	Name/Name of the Document	Original verified copy received or not (photocopy etc.)	In case of copies whether the original was submitted by the Advocate
		01.08.22	Registered Deed	Original	Not acceptable
4	a	Whether certified copy of all title documents are obtained from the relevant concerned office and compared with the documents made available by the proposed mortgagee? Please also indicate all original receipts of fees paid for obtaining certified copy of documents with search number and certificate along with the TTP	No		


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6	a	Whether the records of municipal office or revenue authorities relevant to the property in concern are available for verification through any online portal or computer system?	No
	b	If such online computer records are available, whether any verification or cross checking has been made and the concerned findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Kota (Raj.)
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar (distinct registration for general & in charge of each office)?	No
	c	Whether search has been made of all the offices named at the above?	Yes
	d	Whether the signature in the office of registration either in or any other records reveal registration of multiple life documents in respect of the property in question?	No
8		Chain of title tracking the title from the oldest life deed to the present date establishing title of the property in question from the predecessors in title offered to the current life holder. And whenever Master's interest or other claim on title is involved, search should be made for a further period, depending on the age and the character of vesting on the title. In case of property offered as security for loan of Rs. 1.00 crore and above, search of title documents for a period of not less than 30 years is mandatory.	On 08.08.21 to 01.08.2022 111 Kirti Street, 2 N.S. 1078, Guleria, Village Kankari, Kota, Raj. to M/s Dandia Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri Sr. Sh. Rajendra Puri Sr. Plot No. 125A, Guleria, Paldi Kirti Residential, P.No. 14, Rajee Gandhi Nagar Extra, Road No. 1, (P1), Kota, Raj. on dt. 28.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 01.08.22.
9		Nature of Title of the intended Mortgage over the Property (whether All ownership rights, Limited Right, Company, Partnership, Right in Trust, Undivided Part, Limited, Master and)	Freehold
10		1. Freehold, whether: a. Lease Deed is duly registered and registered b. Lease is permitted to mortgage the Freehold right c. Duration of the Lease unexpired period of lease d. If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-letting and mortgage by Sub-Lessee also e. Whether the leasehold rights entitles for the creation of any super mortgage / application? f. Right to get removal of the leasehold rights and action thereof.	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
11		If there is "joint abatement"/ "assentment"/ Sale Agreement, whether joint agreement etc. provides for duration rights in the mortgage form or without conditions, the mortgage is completed to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable Not applicable
12		1. Mortgage right, whether: a. Such right is heritable and transferrable b. Mortgage can be created	Not applicable Not applicable
13		Nature of Master's interest, if any and if so, whether creation of mortgage could be possible, the conditions/ provisions to be followed involving such permission to be obtained and the nature for creating in such mortgage.	Not applicable
14		If the property has been transferred by way of Leasehold/leasehold, whether	Not applicable


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Nanda, KOTA (Raj.)

	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlements Deed or by a separated writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
13	a	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the requisite procedure to be followed to create a valid and enforceable mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalities are completed/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If an additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
16		Whether the title documents include any testamentary documents/wills ?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is granted by a competent court ?	: Not applicable
	c	Whether the property is mutated on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc. which are relevant to rely on the will, availability of Mother Original title deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any waqf rights ?	: No
	b	Whether the property belongs to church/temple or any religious/ other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a 50:50 joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable

	a	if no additional precautionary permissions to be obtained for creation of said mortgage?	Not applicable
	a	Requirements, if any, for creation of mortgage as per the current laws applicable to the firm is the owner	Not applicable
21	a	If the property is Agricultural land, whether the land has some mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	In case of agricultural property, other relevant records/documents in public domain if any has to be verified to ensure the validity of title and right to create the mortgage?	Not applicable
	c	In the case of ownership of Agricultural land for commercial purposes or otherwise, whether specific provisions followed/governed/enforced?	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation/enforcement, Agricultural Laws, worker welfare, education, Land Laws, etc. regulations, Control Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed local/national proceedings?	No
	b	Whether any work/corporation is made with the Land Acquisition Officer and the nature of such work/corporation	Not applicable
22	a	Whether the property is involved in any subject matter of any litigation which is pending or concluded?	No
	b	If no, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any court suit pending which prohibits any litigation attached thereto in regard to the property in question? In such case please statement on such suit pending	Not applicable
23	a	In case of membership firm, whether the property belongs to the firm and the deed is properly registered?	Not applicable
	b	Whether belonging to partners, whether those are individuals? Whether the matter for the same has been completed as per applicable laws?	Not applicable
	c	Whether the members creating mortgage has/have authority to create mortgage for and on behalf of the firm	Not applicable
23	a)	Whether the property belongs to a Limited Company, check the Memoranda articles, Board resolution, authorization to create mortgage/creation of documents. Reasonable if any other charges with the Company Register (GIC), Address of Association, (present/future address and etc)	Not applicable
	b, c)	Whether the property to be mortgaged is provided by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No	Not applicable
	d)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such venture concerns / LLP (partner) and the vendor company (partner)?	Not applicable
	e)	Whether the search reveals circumstances, any prior charges encumbrances on the property (purposed to be mortgaged) created by the venture concerns (partner)? Yes/No	Not applicable
	f)	If the search reveals circumstances / charges whether such charges encumbrances have been satisfied? Yes/No	Not applicable
24		In case of Scientific Association, the required authority power is borrower and whether the mortgage can be created, and the specific regulations, Govt Law	Not applicable
25	a	Whether any PDA is involved in the chain of title?	No

1	Whether the PDA is now coupled with consent for a Development Agreement/consent/Power of Attorney. If so, please clarify whether the same is a registered document and where it has created an interest in favour of the buyer/developer and is not irrevocable or partial.	Not applicable
2	In case the title document is executed by the PDA holder, please clarify whether the PDA involved in it was executed by the Builders via 'Company', 'Trust', 'Individual' or 'Power of Attorney' Consent in favour of their Partners/Employees/Authorized Representatives in sign. The Affidavit Letter, MOA, Agreement of Sale, Sale Deed, etc. in favour of buyers of their units (Builder's PDA) or (i) other type of PDA (Company PDA).	Not applicable
3	In case of Builder's MOA, whether a certified copy of PDA is available and the same has been verified/compared with the original PDA.	Not applicable
4	In case of Developer PDA (i.e. PDA given to the builder's PDA), please clarify the following clauses in respect of PDA.	Not applicable
	a) Whether the original PDA is verified and the title encumbrance is free on the basis of original PDA?	Not applicable
	b) Whether the PDA was registered and?	Not applicable
	c) Whether the PDA is a special or general one?	Not applicable
	d) Whether the PDA contains a specific authority for execution of the document in question?	Not applicable
5	Whether the PDA was in force and not revoked or had become invalid on the date of execution of the document in question? Please clarify whether the same has been ascertained from the office of sub-registrar's?	Not applicable
6	Please comment on the genuineness of PDA?	Not applicable
7	The unopposed opinion on the irrevocability and validity of the PDA?	Not applicable
18	Whether mortgage is being created by a PDA, where, check genuineness of the Power of Attorney and the extent of the power given therein and whether the same is properly executed, stamped/authenticated in terms of the law of the place where it is executed.	Not applicable
20	Is the property is a flat/apartment or residential/commercial complex, check and comment on the following:	NA
	a) Home/land property title to the land/building	Not applicable
	b) Development Agreement/Power of Attorney	Not applicable
	c) Extent of authority of the 'Developer'/Builder	Not applicable
	d) Independent title verification of the land and/or building in question	Not applicable
	e) Agreement for sale (able registered)	Not applicable
	f) Payment of stamp duty	Not applicable
	g) Requirement of explanation of sale agreement, development agreement, PDA, etc.	Not applicable
	h) Approval of building plan, permission of municipal/local authority, etc.	Not applicable
	i) Certificate/consent of Society/Co-owners/Association	Not applicable
	j) Company Certificate/consent after sale of possession	Not applicable
	k) Membership cards in the Society, etc.	Not applicable
	l) Sales Certificate	Not applicable
	m) No Objection Letter from the owner	Not applicable
	n) All legal requirements under the local/Municipal laws regarding execution of the documents, Building Regulations, Development Control Regulations, Cooperative Societies Laws, etc.	Not applicable
	o) Requirements for noting the title document on the records of the District Board, etc.	Not applicable
	p) If the property is a vacant land and construction is yet to be	Not applicable

	made, approval of lay-out and other precautions, if any.	
	a. Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	Not applicable
30	Encumbrances, Anachronisms, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 12.06.2022
32	Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy?	Not applicable
33	a. Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b. Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
34	Details of ETC, extract/mutation extracts Katha extracts pertaining to the property in question.	Not applicable
35	Whether the name of mortgagor is reflected as owner in the revenue/Municipal Village records?	Not applicable
36	a. Whether the property offered as security is clearly demarcated?	Yes
	b. Whether the demarcation/ partition of the property is legally valid?	Yes
	c. Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not available
	a. Document in relation to electricity connection	Not available
	b. Document in relation to water connection	Not available
	c. Document in relation to Sales Tax Registration, if any applicable	Not available
	d. Other utility bills, if any	Not available
38	In respect of the boundaries of the property whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate comments on the same.	Not applicable
39	If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TUC, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available
40	Any limitation for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41	Whether the Bank will be able to enforce S.A.R.F.A.I.S.I. Act, if required against the property offered as security?	Not applicable


B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295- 87807

42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank ensuring the perfection of security.	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/s Denon Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil So Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Extn. Road No. 1, JPIA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 12.08.2022

Place : Kota


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o-40, Vikas Nagar
Nanta, KOTA (Raj.)


Resident & Office
40, Wilkes Nagar, Monte
Head Kota (Raj.)
Mob. - 95295-87807

1. I have examined the letter of 11.11.2020, submitted by the applicant, along with the proposed, but not yet approved, National Heritage Map of Karnataka and the letter does not contain information that appears to be in derogation of the National Heritage Map of Karnataka. I have also examined the letter of 11.11.2020, submitted by the applicant, along with the proposed, but not yet approved, National Heritage Map of Karnataka and the letter does not contain information that appears to be in derogation of the National Heritage Map of Karnataka.
2. I have examined the documents of 10.11.2020, submitted by the applicant, along with the proposed, but not yet approved, National Heritage Map of Karnataka and the letter does not contain information that appears to be in derogation of the National Heritage Map of Karnataka.
3. I have also examined the letter of 11.11.2020, submitted by the applicant, along with the proposed, but not yet approved, National Heritage Map of Karnataka and the letter does not contain information that appears to be in derogation of the National Heritage Map of Karnataka.
4. I have also examined the letter of 11.11.2020, submitted by the applicant, along with the proposed, but not yet approved, National Heritage Map of Karnataka and the letter does not contain information that appears to be in derogation of the National Heritage Map of Karnataka.
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1. For Kanchi Corporation, 400/20000, Haridwar, India
2. For Kanchi Corporation, 400/20000, Haridwar, India
3. For Kanchi Corporation, 400/20000, Haridwar, India
4. For Kanchi Corporation, 400/20000, Haridwar, India
5. For Kanchi Corporation, 400/20000, Haridwar, India

It is noted that the property is "EFC/E81 Co., Inc."

2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408</
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BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vilas Nagar
Nagda, KOTA (Raj.)



श्रीमान् अशोक गजलाल
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का पैर-दृष्टिक प्रयोजन के लिए उपयोग के
अनुज्ञा और आपत्त) नियम 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

संख्या/ 1093

दिनांक 28/07/2022

मैमर्स ऑपिन उपलब्ध लिखित अभिलेखीकृत हस्ताक्षरकर्ता सज्जन कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लेट नं. 1278, सुवासणी रोड, सिटी स्कीम, कोटा नगर, राजस्थान
प्लॉट नं. 1 आई.पी.आर.ए. कोटा

निवासी

अथवा

पट्टा धारक नैसर्गिक शहर कार्यालय पत्ता 2021

जन्म

(पदनाम) श्री/श्रीमती/श्रीमान पुत्र/पुत्री

निवासी

मुख्यपक्ष सं. Shop no. LC-40 क्षेत्र सं. 924 वर्गमीटर

राजस्थान प्रान्त कुम्हारवाडी तहसील सं. 46, 47, 49

योजना नम्बर 100/नियम 2012 के अन्तर्गत

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त मुख्यपक्ष का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

श्री प्रदीप, कोटा (प्रमाण)

प्राधिकृत अधिकारी के हस्ताक्षर एवं मोहर
विभागीय
नगर विकास न्यास, कोटा

1. 2.

नोट - शर्त पीछे पृष्ठ पर शर्तित है।

- पंजीकृत/पुष्टीकृत संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(शुवि सुवि का गैर-शुवि प्रयोजन के लिए उपयोग की अनुमति और अवलोकन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निर्दिष्ट दिनों से बहुत कम शुल्क लेना शुरू करना है। यह शुल्क मुख्यतः 90 वर्षों में से शुरू है।
उपरोक्त
2. पट्टा धारक को प्रत्येक वर्ष लेन शर्तें..... जिन पर आधारित रूप से जमा करनी होगी। एक बार निम्न की गई शर्तें रही। 15 वर्ष के पट्टा और मुख्य के पट्टे के विवरण / हस्ताक्षर पर 25 प्रयोजन की शुरू होगी।
3. पट्टा धारक द्वारा मुख्य / निर्दिष्ट क्षेत्र का उपयोग नहीं किया जाएगा किता उपयोग शुरू पट्टा विलेख जारी किया गया है। हस्ताक्षर पर प्रयोजन अन्य विनियम में उल्लिखित उपयोग अनुमति है, परन्तु हस्ताक्षर उपयोग हेतु निर्दिष्ट व्यवस्था का पट्टा निर्दिष्ट की गई।
4. पट्टा धारक को मुख्य की विशेष अवस्था अन्य प्रकार से व्यवहारित कर सकेगा तथा मुख्य को इन-स्ट्रेट (सब-सीट) पर भी दूँगे।
5. पट्टा धारक को मुख्य / हस्ताक्षर पर लेन के बाद से नए परिवर्तन के लिए निम्न में निर्दिष्ट शुल्क आवेदन में साथ पेशी है। विलेख पर कोई अनुरोध नहीं जायेगा, परन्तु पट्टाधारक के विलेखिकारी से समझे से कोई सौतेला नहीं होगी।
6. पट्टा विलेख का हस्ताक्षर / जीवन बीमा निम्न / अपवाद की संख्याओं से नया शुल्क (प्रीमियम) एक का लूकेगा, किन्तु केर अधीन निम्न के अनुपयोग जमा पर (NOC) की आवश्यकता नहीं होगी।
7. मुख्य पर पट्टा निम्न पर निर्दिष्ट पट्टा विनियमों के अनुसार बहुत करना होगा।
8. पट्टा धारक (आवर्त निवास) की दिनांक निर्धारित के मुख्य का उपयोग / प्रयोजन के अनुसार परिवर्तन नहीं किया जा सकेगा।
9. पट्टा विलेख जारी करने की दिनांक से निर्दिष्ट अवधि में निम्न करना होगा। निर्दिष्ट अवधि में निवास नहीं होने पर निर्धारित दर से ऊपर विलेख किए जा सकेंगा। अथवा पट्टा विलेख निम्न किया जा सकता है।
10. पट्टा विलेख के निम्न के अनुसार मुख्य विलेख पर एक नया पट्टा विलेख जारी किया गया है तो एक मुख्य का पट्टा विलेख जारी जा सकेगा।
11. पट्टा विलेख के निम्न के अनुसार निर्धारित मुख्य विलेख पर एक नया पट्टा विलेख जारी किया गया है तो एक मुख्य का पट्टा विलेख जारी जा सकेगा।
12. अन्य.....

नोट :- निर्दिष्ट मुख्य में शर्तें न. 8 लागू नहीं होगी।

मुख्य अनुमति हेतु पट्टे की शर्तें यहाँ दर्शाई।

मुख्य के पट्टे की शर्तों का निम्न:

श. 1. 2011 परियोजना 10-31
अवधि 10-41 अवधि 10-39

पट्टा धारक के हस्ताक्षर

1.  
2. 

साक्षी :-

हस्ताक्षर.....
नाम H. H. Maheshwari
पता B. K. Maheshwari

• पंजीकृत / प्रमाणित संलग्न है।
• Registered and Endorsement Attached

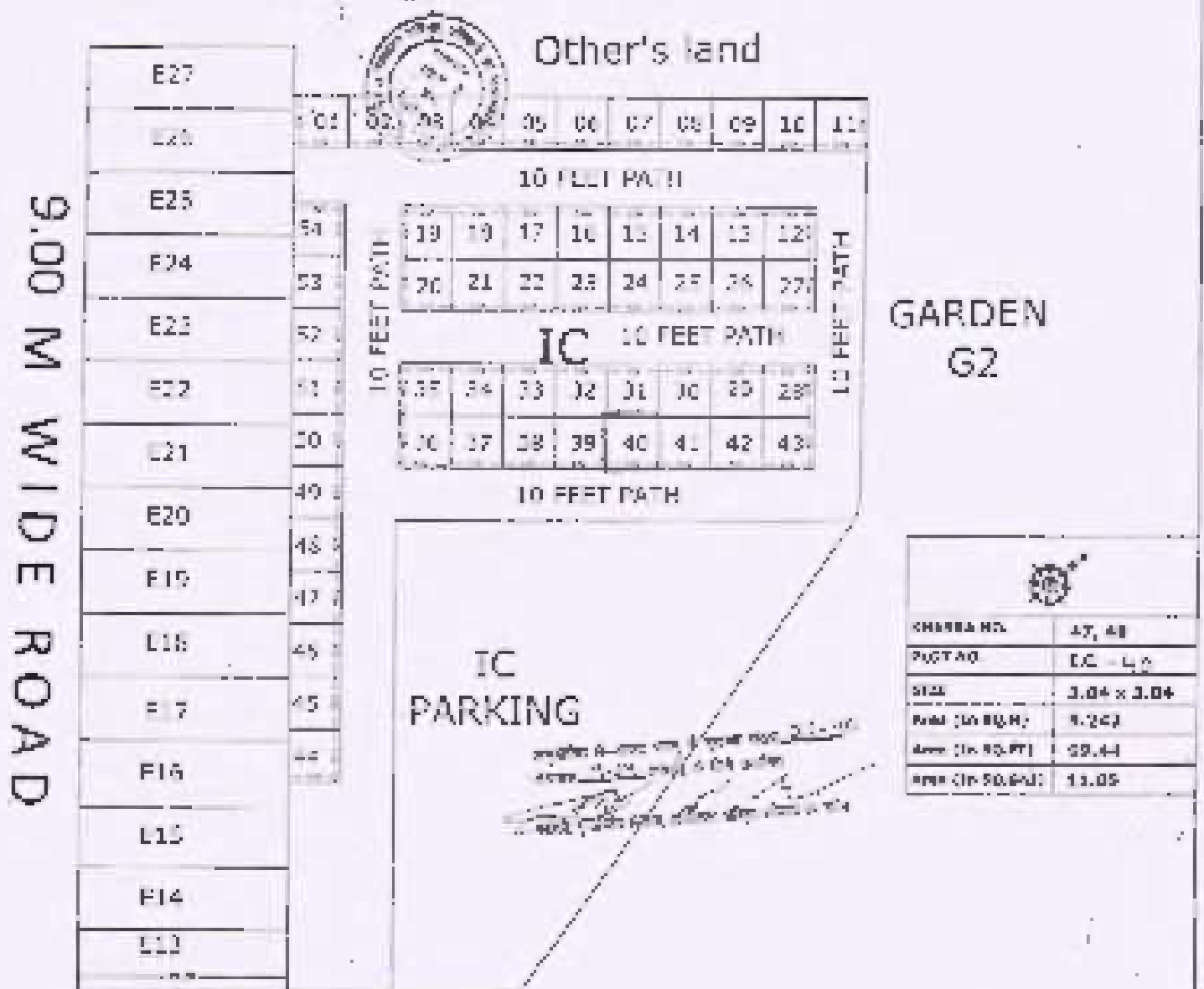


साक्षी नाम और से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी के हस्ताक्षर का संलग्न
क्या किया गया है।

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



12.00 M WIDE ROAD


SIGNATURE OF OWNER

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-I

Fee Receipt
Appendix I-Form No. 2 (Rule 75 & 131) Print Date : 12-06-2022 6:08 PM

Fee Receipt No	: 202202123015308	Receipt Date	: 12/06/2022
Name	: B.P. DADHICH ADVOCATE, M/s Danks Developers Ltd.	Document S. No.	: 202202123015310
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum U/s_84_87	: ₹
OSI	: ₹ 0	Certified copying fees U/s_87	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
U/s_25_84	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 80

Mode of Payment (If Mode Number Amount #)

e-Gov Chalan: 5648002 ₹ 80

Signature of presenter or applicant for
Inspection and Search certificate

Signature of recipient
and date of return receipt

Cashier


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295-87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF INDISPENSIBLE PROPERTY**


1	a	Name of the Transfer/Deedee (his/their/their opinion)	: Rajasthan Board Estate Regulatory Authority, Jaipur Raj.			
	b	Reference No. and date of the order under the cover of which the documents required for scrutiny are forwarded	: Nil			
	c	Name of the Deedee	: M/s Datta Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel Rm Flat No. 1273, Anandika Estate Shakti Residency, P.No. 1-4 Rajeev Gandhi Nagar Extra Road No. 1, I.P.I.A. Kota Raj.			
2	a	Name of the transferee company/person offering the property for scrutiny	: M/s Datta Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel Rm Flat No. 1273, Anandika Estate Shakti Residency, P.No. 1-4 Rajeev Gandhi Nagar Extra Road No. 1, I.P.I.A. Kota Raj.			
	b	Consent of the transferee (person/body) offering the property for scrutiny of charge	: Information Furn.			
	c	State as to what other security is security offered (together as per agreement or otherwise or in particular etc.)	: None			
3	Complete or full description of the disposable property as offered to scrutiny including the following details					
	a	Survey No.	: S.No. 10-28, Gadhawa, Village Kumbhak, Dist. Raj.			
	b	Chowk/Block or Division of house/property	: S.No. 10-28, Gadhawa, Village Kumbhak, Kota Raj.			
	c	Dimensions including width front up area in case of house property	: 9.21 Sq. M.			
	d	Locations like name of the place, village, etc. mentioned in Residency	: Plot - Road Width - S.No. 10-28 North & No. 10-41 South - S.No. 9-29			
4	a	Particulars of the documents identified serially and chronologically	1. Certificate of Incorporation M/s Datta Developers Limited 2. Resolution letter in favour of Sh. Rajesh Kumar Patel 3. Affidavit Letter No. 1003 of 28.07.22 4. Certificate No. 109546 dated 22 5. Regd. Lease Deed with Area 41, 02.08.22			
	b	Reason of documents verified and as to whether they are originals or certified copies or registration records has verified. Note : Only originals or certified copies from the Registrar/ and relevant other authorities be submitted.	: Regd. Lease Deed at R.No. 1 & V.No. 1633 P.No. 194 S.No. 280280123012302 dt. 01.08.22			
	Sl. No.	Date	Name/Nature of the Document	Original copy submitted	Certified copy submitted	In case of copies, whether the original was submitted by the Deedee
	1	01.08.22	Regd. Lease Deed	Original		Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the originals made available by the proposed transferee? Please also enclose all original records of fees paid for obtaining certified copy of documents and corresponding certificate along with the HR			No		


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5	a	Whether the records of registered office or revenue authorities relating to the property in question are available for verification through any online portal or common source ?	No
	b	If such online computer records are available, whether any verification or cross checking has been and the comments/ findings in this regard.	Not available
	c	Whether the maintenance of the stamp paper is possible to be got verified from any online portal and if so, whether any verification was made?	Not available
6	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Kota Registrar, Kota Raj
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar/other registration/other-general. If so, please specify all such offices ?	No
	c	Whether search has been made at all the offices named in the above ?	Yes
	d	Whether any variation in the officers of registering authorities or any other records reveal registration of mortgage sale documents in respect of the property in question ?	No
8		<p>1. Date of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title holder to the current title holder. And whenever Minor's interest or other thing in title is involved, which should be made for a further period depending on the need. In absence of such step on the Title.</p> <p>In case of property offered as security, the issue of Rs. 100 crore and above, search of title documents since for a period of not less than 40 years is mandatory.</p>	<p>41 years 2022 to 12/06/2002</p> <p>PTT Kora shared a 3/4th Part of Kachhri Village Kachhri, Kota Raj to M/s. Dinesh Developers Limited through authorized signature Sh. Rajesh Kumar Pahl Sh. Sh. Hapuram Pahl H/o Sh. No. 3272, Sewaka Hishahi Nandi Residency, P.No. 1-4, Hapuram Gandhi Nagar Dams Road No. 1, 119A, Kota Raj on dt. 20/7/22 and secure a Regd. Lease Deed in favour of firm on dt. 11/06/22</p>
9		Name or title of the intended Mortgage with the Property policies (M) ownership India, Government Bank, Government Property Rights in India (State/Government, Chancel/Admission etc.)	Freehold
10	a	Is landhold, whether	Not applicable
	a	Lease Deed is duly executed and registered	Not applicable
	b	Lease is permitted to mortgage by Freehold right.	Not applicable
	c	Duration of the Lease/ownership period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-lease and mortgage by Sub-Lessee also	
	e	Whether the leasehold rights permit for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get released by the leasehold name and name of tenant	Not applicable
11		1. Post grant document/Lease/other Sale Agreement, whether joint agreement etc. provides for transferable rights to the mortgage with or without condition. The mortgage is restricted to lease charge on such property. Whether any permission (eg. Govt. or any other authority concerned) in creation of mortgage and if so, when, in such case permission is available	Not applicable
12		1. Co-ownership right, whether	Not applicable
	a	Such right is heritable and transferrable	
	b	Mortgage can be created	Not applicable
13		Source of Minor's interest, if any and if so, whether creation of mortgage can be possible, the proper legal procedure to be followed including court permission to be obtained and the steps for getting in such situation	Not applicable
14		1. The property has been mortgaged by some of the Settlement Deed, whether	Not applicable


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Nanda, KOTA (Raj.)

B.P. Dandridge

405/5916

Resident & Officer

40. Vikas Vardar, Noida

Read this in Hindi

Moib. - 08205-87807

	1	The Gift Deed/Deed is duly stamped and registered.	Not applicable
	2	The Gift Deed/Deed has been executed by two witnesses.	Not applicable
	3	The Gift Deed/Deed transfers the property to Donee.	Not applicable
	4	Whether the Donee has accepted the gift by signing the acknowledgment Deed or by a registered writing or by implication or by conduct.	Not applicable
	5	Whether there is any restriction on the Donee in exercising the gift/Deed/deed in question.	Not applicable
	6	Whether the Donee is a person of legal age.	Not applicable
	7	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join for creation of mortgage.	Not applicable
	8	Any other aspect relating to the validity of the title passed through the gift/Deed/deed.	Not applicable
15	9	In case of particularly mortgaged deeds, whether the original deed is available for deposit. If not, the working procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	10	Whether mortgage has been effected and whether the mortgage is a provision and consent of his share.	Not applicable
	11	Whether the mortgage made is valid in law and the mortgage has complied with applicable law (Form).	Not applicable
	12	In respect of parties, if a donor of land, whether such donor has become free and all other legal formalities are completed/complied with.	Not applicable
	13	Whether any of the documents in question are covered by court orders or in terms that are set out in an additional provision or before for creating mortgage mortgage.	Not applicable
16	14	Whether the title documents include any preliminary documents.	Not applicable
	15	In case of sale, whether the bill is registered and is complete.	Not applicable
	16	Whether title to the matter involves regulatory authority, if so whether the same is provided by a competent authority.	Not applicable
	17	Whether the property is subject to the law of sale.	Not applicable
	18	Whether the original bill is available.	Not applicable
	19	Whether the original deed, certificate of the owner is available.	Not applicable
	20	What are the circumstances and the documents to establish the sale in question is the law of sale, not by the mortgage.	Not applicable
	21	Whether the deed is subject to any condition, if so whether the same is provided by a competent authority.	Not applicable
	22	Whether the property is subject to any condition, if so whether the same is provided by a competent authority.	Not applicable
17	23	Whether the property is subject to any condition, if so whether the same is provided by a competent authority.	Not applicable
	24	Whether the property is subject to any condition, if so whether the same is provided by a competent authority.	Not applicable
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18	26	Whether the property is subject to any condition, if so whether the same is provided by a competent authority.	Not applicable
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	85	Whether the property is subject to any condition, if so whether the same is provided by a competent authority.	Not applicable

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	c	If no additional precautions/permissions to be obtained for creation of valid mortgage ?	: Not applicable
	d	Regulations, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	: Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	: Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	: Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	: Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	: Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	: No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search enquiry.	: Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	: No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	: Not applicable
	c	Whether the title documents have any court seal/marketing which points out any litigation/ attachment security to court in respect of the property in question ? In such case please comment on such seal/marketing.	: Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	: Not applicable
	b	Property belonging to partners, whether thrown on hotchposts ? Whether formalities for the same have been completed as per applicable laws ?	: Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	: Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (RCC), Articles of Association provision for common seal etc.	: Not applicable
	b) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/ No.	: Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	: Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/ No.	: Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied ? Yes/No.	: Not applicable
26		In case of Societies/ Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	: Not applicable
27	a.	Whether any POA is involved in the chain of title ?	: No

1	Whether the POA is duly stamped with correct fee as Development Agreement with Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the bank/developer and as such is enforceable in law.	Not applicable
2	In case the title document is provided by the POA holder, please clarify whether the POA executed in favour created by the Banker via Corporate/ Firm/ Individual or Partnership Concerns in favour of their Partner/ employees/ Authorized Representative to sign the Allotment Letter, NOC, Agreement of Sale, Sale Deeds etc. in favour of buyers or Dual units (Housing POA) or for other type of POA (Commercial POA).	Not applicable
3	In case of Banker's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	Not applicable
4	In case of owner's POA, whether the Banker's POA, please clarify the following queries in respect of POA.	Not applicable
	a) Whether the original POA is verified and the title investigation done on the basis of original POA?	Not applicable
	b) Whether the POA is a registered one?	Not applicable
	c) Whether the POA is a general or special one?	Not applicable
	d) Whether the POA contains a specific authority for execution of this document in question?	Not applicable
5	Whether the POA was in force and not voided or had become voided on the date of execution of the document in question? If so, please clarify whether the same has been assumed from the office of the registering authority.	Not applicable
6	Have you received the performance of POA?	Not applicable
7	Are there any dispute or the enforceability and validity of the POA?	Not applicable
28	Whether the person is being referred to a POA holder, class, possession of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed, stamped and witnessed in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a part of plot in residential commercial complex, check and comment on the following:	No
	a) Developer's and owner's title to the land/building	Not applicable
	b) Development Agreement/ Power of Attorney	Not applicable
	c) Consent of authority of the Developer/ Banker	Not applicable
	d) Independent and verification of the title/ status/ building is existing	Not applicable
	e) Agreement or sale deed registered.	Not applicable
	f) Payment of registration duty	Not applicable
	g) Requirement of registration of sale agreement/ Development Agreement/ POA, etc.	Not applicable
	h) Approval of building plan/ permission of appropriate authorities, etc.	Not applicable
	i) Completion of work of Society/ Corporation/ Government	Not applicable
	j) Occupancy Certificate/ Allotment letter/ NOC/ documents	Not applicable
	k) Membership records in the Society/ etc.	Not applicable
	l) Share Certificate	Not applicable
	m) No Objection Certificate from the Society	Not applicable
	n) All legal requirements under the local Municipal laws regarding permission of Auto/ Rickshaws, Driving, Roadblocks, Development Control Regulations, Co-operative Societies/ etc.	Not applicable
30	Comments, for using the Bank charges for the month of the Housing Society/ etc.	Not applicable
31	If the property is a vacant land and registration is not to be	Not applicable

	note, approval of land and other procedures, if any.	
	a. Whether the numbering system of the surveying rate in all documents such as approved plan, agreement plan etc.	Not applicable
31	Encumbrance Certificate, whether issued, and if so, whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
32	The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and / or satisfaction of charge, if any.	11 years 2023 to 12.08.2023
33	Details regarding property tax or local revenue or other statutory dues paid payable or to be paid and if not paid, when payable?	Not applicable
34	a. Urban land ceiling existence, whether required and if so, details thereof.	Not applicable
	b. Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
35	Existence of A/C column mutation records/Katha records pertaining to the property in question.	Not applicable
36	Whether the name of village/pur is reflected in entry in the revenue Municipal Village records?	Not applicable
37	a. Whether the property offered is security is clearly demarcated?	Yes
	b. Whether the demarcation system of the property is legally valid?	Yes
	c. Whether the property is clear access to the demarcation? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be)	Yes
38	Whether the property can be provided with the following documents, not otherwise doubtful documents, if not provided in such form?	Not available
	a. Document in relation to title/ownership	Not available
	b. Document in relation to zone/conservation	Not available
	c. Document in relation to Sales Tax Registration, if any applicable	Not available
	d. Other entry like, e.g.,	Not available
39	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, utility bills, etc. for the actual current boundary? If so, please elaborate the same in the reply.	Not available
40	If the valuation report and/or agreement/sale deed are made correctly, please compare the same including the dimensions for the description and boundaries of the property in the said documents and that in the title deeds. If the valuation report and/or agreement/sale deed are not available at the time of preparation of R.R., please provide these documents subsequently, as and when the same are made to the relevant.	Valuation report not available
41	Are the documents for creation of mortgage made and filed as required respectively, details of proper registration of documents, payment of stamp duty etc.	No
42	Whether the title will be clear to owner's R.R. (R.R. Act), if required upon the property offered as security?	Not applicable




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42	In case of absence of original title deeds, entries of lease and other encumbrances for creation of a proper, valid and enforceable mortgage by deposit of certified copies shall comply w/c, in the case provision to be made by the bank in the report.	Not applicable
43	Whether the necessary legal/official documents of the mortgagor (if the bank retains possession) comply creation of mortgage and sufficient provisions, if any, for its enforcement etc.	Not applicable
44	Additional copies relevant for investigation of title as per bank law.	No
45	Additional signatures, if any to be signed the interest of bank covering the entire term of security.	N/A.
46	The specific names who are required to come personally to sign documents creating mortgage.	M/s Datta Developers Limited, through authorized signatory Sh. Rajesh Kumar Paul Son Sh. Rajaratan Paul Son Sh. Na 1279, Sawarka Bhaba Society, B.No. 44, Rajpur Gramdi Nagar Kota, Road No. 1, B.P.A. Kota Raj.
47	Whether the Real Estate Project comes under Real Estate Regulation and Development Act 2016? Yes.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the required agreement for sale as prescribed in Regulatory Act Rules there under is executed?	Not applicable
	Whether the details of the proposed plot or question are similar with the list of number and types of apartments or plots booked as provided by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 21/6/2022

Place: Kota


R.P. Dadhich, Advocate
SUJHI PRAKASH DADHICH
Advocate & R.A.
B/o 40, Vikas Nagar
Nanda, R.P.A. (Raj.)

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дн. Вильяма Мейстера. Москва

WLB-98295-87807

These names, including Fish Creek, may not be dependent on the fishable program, but listed in memory as any of "Fishable Mapping" and the the names of the stream are the same as the stream name, and the stream name of the stream is the same as the stream name. The stream name of the stream is the same as the stream name.

1. The undersigned the Government of Canada, taking into account all the guidelines in the above listed documents, has the honor to state:
2. To confirm that it is its intention that the Land Rights in the subject lands be transferred to the Indian and Inuit governments of the Yukon, as of January 1, 1993, and that the provisions of the Yukon Indian and Inuit Land Agreements of the Yukon, as of January 1, 1993, and the Yukon Indian and Inuit Land Agreements of the Yukon, as of January 1, 1993, shall be applied to the subject lands.
3. To confirm that it is its intention that the subject lands be transferred to the Indian and Inuit governments of the Yukon, as of January 1, 1993, and that the provisions of the Yukon Indian and Inuit Land Agreements of the Yukon, as of January 1, 1993, shall be applied to the subject lands.
4. To confirm that it is its intention that the subject lands be transferred to the Indian and Inuit governments of the Yukon, as of January 1, 1993, and that the provisions of the Yukon Indian and Inuit Land Agreements of the Yukon, as of January 1, 1993, shall be applied to the subject lands.
5. To confirm that it is its intention that the subject lands be transferred to the Indian and Inuit governments of the Yukon, as of January 1, 1993, and that the provisions of the Yukon Indian and Inuit Land Agreements of the Yukon, as of January 1, 1993, shall be applied to the subject lands.
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7. To confirm that it is its intention that the subject lands be transferred to the Indian and Inuit governments of the Yukon, as of January 1, 1993, and that the provisions of the Yukon Indian and Inuit Land Agreements of the Yukon, as of January 1, 1993, shall be applied to the subject lands.
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*Note: Please copy of Document No. 1 is for reference for the registration of project under AIRA 4.0.

1. [Classification of Deep learning and FDL Developer's Handbook](#)
2. [Introduction to TensorFlow and Keras](#) (Google Developers)
3. [TensorFlow Tutorials](#) (Google)
4. [Deep learning](#) (MIT)
5. [What is Deep Learning?](#) (IBM)

12. I hereby certify that this document is BARRACLOUGH Compliant.

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2022


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6/111, PATEL NAGAR
ANANDNAGAR, A-12
P.O. 110, PATEL NAGAR
ANANDNAGAR, DIST. BHARUCH



श्रीमान अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आर्दटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1098

दिनांक 20-07-2022

मैसर्स डेविड डवलपर्स लिमिटेड जरिये अधीकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं० 1273, सुवालकृष्णसिन्हा सिन्हा रेजीडेन्सी प्लॉट नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

जरिये

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

भूखण्ड सं. Shop no. I.C.-41 क्षेत्रफल 9.24 वर्गमीटर

राजस्व ग्राम कुन्हाडी खसरा सं. 46, 47, 49

योजना गार्डनिया में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

प्राधिकृत अधिकारी

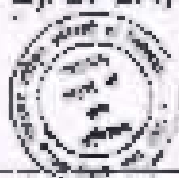
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
नगर विकास न्यास, कोटा

34 पंजीकृत, कोटा (7/7/22)

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



9.00 M WIDE ROAD

Other's land

10 FEET PATH

10 FEET PATH

IC 10 FEET PATH

10 FEET PATH

IC PARKING

GARDEN
G2

ENGINE NO.	47.40
PLAT NO.	1.C - 1
TYPE	9.00 x 9.04
Area (in sq.in)	9.142
Area (in sq.ft)	00.44
Area (in sq.yard)	01.05

12.00 M WIDE ROAD

SIGNATURE OF OWNER


IC-41

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-**

Fee Receipt
Appendix I-Form No. 8 (Rule 75 & 131) Print Date : 12-08-2022 8:47 PM

Fee Receipt No	: 202202123019300	Receipt Date	: 12/08/2022
Name	: R.P. DADHICH ADVOCATE, M/s Denim Developers Ltd	Document S. No.	: 202001123016702
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord Registration Fee	: ₹ 0	Fee for Memorandum Us 84_87	: ₹
CS	: ₹ 0	Certified copying fees Us 57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us 25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Ghana	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount \$)
0-Cash Credit 85474022 ₹ 50


Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Career


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295-87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Financial Institution/Notary Office seeking opinion	Hajasthan Real Estate Regulatory Authority, Jaipur Raj		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are received	Nil		
	c	Name of the Donor(s)	M/s. Daman Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri Sh. Sh. Rajaram Puri Res. Flat No. 127A, Surakarta Bhabha Sakshi Residency, P.No. 1-4, Rajaw Gandhi Nagar Kota Road No. 1, IPDA, Kota Raj		
2	a	Name of the immovable property/sector offering the property for security	M/s. Daman Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri Sh. Sh. Rajaram Puri Res. Flat No. 127A, Surakarta Bhabha Sakshi Residency, P.No. 1-4, Rajaw Gandhi Nagar Kota Road No. 1, IPDA, Kota Raj.		
	b	Constitution of the Undertaker (person/body/entity offering the property for creation of charge)	Individual Firm		
	c	Name as in order what capacity is security offered (debtor or joint applicant or borrower or co-borrower, etc.)	Borrower		
3	Complete or full description of the immovable property is offered as security including the following details				
	a	Survey No.	S.No. 20-41, Gurenda, Village Kumbhari, Kota Raj.		
	b	Plot/Block no. (in case of house property)	S.No. 10-41, Gurenda, Village Kumbhari, Kota Raj.		
	c	Location including plinth built up area in case of house property	9.24 Sq. M.		
	d	Locality like name of the place, village, area, registration sub-division etc. Block/Area	East – East West – S.No. 10-41 North – S.No. 10-41 South – S.No. 10-41		
4	e	Particulars of the documents submitted-serially and chronologically.	1. Certificate of Incorporation M/s. Daman Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Puri 3. Minutes Letter No. 188th dt. 24.07.22 4. Certificate No. 1088th dt. 20.07.22 5. Regd. Loan Deed with Sh. Sh. dt. 01.08.22		
	f	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering authorities are to be examined.	Regd. Loan Deed at D.No. 1 V.No. 1622 P.No. 112 S.No. 20716123112361 dt. 01.08.22		
SL. NO.	Type	Name/Name of the Document	Original copy received/photocopy, etc.	Certified/verified	In case of copies whether the original are certified by the Authority.
1	PL-08-22	Regd. Loan Deed	Original		Not applicable
5	Whether certified copies of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? If yes also enclose all original copies of fees paid for obtaining verified copy of documents search documents and certificate along with the T2.		No		


BUDHI PRAKASH DADHICH
 Advocate & R.A.
 R/o 40, Vikas Nagar
 Nanta, KOTA (Raj.)

6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And whenever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.	01 years 2022 to 02.08.2022 UTI Kota allotted a S.No. 10-41, Gardenia, Village Kunhad, Kota Raj to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Paril S/o Sh. Rajaram Paril R/o Flat No. 1273, Srusalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 01.08.22.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy Possession Rights or Farm Holder or Govt. Granted Alishree etc.)	Freehold
10		If leasehold, whether	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	Not applicable
11		If Govt. grant/allotment Lease-lease- Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not applicable
12		If occupancy right, whether	Not applicable
	a	Soil right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether	Not applicable

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Advocate

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Road Kota (Raj.)
Mob. – 98295, 978007

	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	Not applicable
	c	The Gift Settlement Deed mentions the property as Donor	Not applicable
	d	Whether the Donor has accepted the gift by signing the Gift Settlement Deed, or by a repeated writing or by implication or by action	Not applicable
	e	Whether there is any indication as to Donor in executing the gift settlement deed in question	Not applicable
	f	Whether the Donor is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person, and whether there is a need for any other person to join the execution of mortgage	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	Not applicable
17	a	In case of purchase from a certificate holder, whether the original deed is available for deposit, if not the procedure to be followed to create a valid and enforceable mortgage	Not applicable
	b	Whether auction has been effected and whether the mortgagee is in possession and enjoyment of his share	Not applicable
	c	Whether the purchase deed is valid in law and the mortgage is a valid mortgageable title thereon	Not applicable
	d	In respect of purchase by a donor or co-trustee, whether such donor has become final and all other conditions formalities are completed/complied with	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional considerations to be taken for creating multiple mortgages?	Not applicable
18		Whether the title documents mention any testamentary dispositions with?	Not applicable
	a	In case of will, whether the will is registered will or unregistered will?	Not applicable
	b	Whether will is duly attested by necessary persons and if so, whether the same is produced by a competent court?	Not applicable
	c	Whether the property is mentioned in the body of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original death certificate of the testator is available?	Not applicable
	f	What are the circumstances under documents to establish the will in question is the correct final will of the testator? (Comments on the circumstances such as the reliability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted freely on the will, etc., which are relevant to rely on the will, authenticity of relevant original title deeds, etc. to be explained.)	Not applicable
19	a	Whether the property is subject to any valid rights?	No
	b	Whether the property belongs to a charitable or non-religious other institution during any restriction or creation of charge on such properties?	Not applicable
	c	Preserving provisions, if any in respect of the above cases for creation of mortgage?	Not applicable
20	a	When the property is a Self joint, such property, mortgage is created for family benefit/legal necessity, whether the State Department have no objection prior to execution, relative about their rights of family members etc.	Not applicable
	b	Please also comment on the other aspect which are adversely affect the validity of security in such cases?	Not applicable
21	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed validly authenticates the existence of the property?	Not applicable

2024-01-25 10:00
 2024-01-25 10:00
 2024-01-25 10:00
 2024-01-25 10:00

	a	If an additional person(s) necessary to be obliged for creation of valid mortgage?	Not applicable
	f	Representative of any for creation of mortgage as per the central state law applicable to the law is, the power	Not applicable
19	a	If the property is Agricultural land, whether the local area permit mortgage of Agricultural land and whether there are any restrictions for creation of mortgage of mortgage?	Not applicable
	b	In case of agricultural property other relevant records/documents for such land, if any are to be verified to ensure the validity of the title and right to mortgage the mortgage?	Not applicable
	c	In the case of mortgage of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed permission obtained	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security like Agricultural Laws, water sources, minerals, Land Laws, SFC regulations, Forest Laws, Acquisition, Environmental Clearance, etc.	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any dispute requires to arise with the Land Acquisition Office and the outcome of such dispute requires.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If yes, whether such litigation would adversely affect the creation of a valid mortgage or have any implication or no future enforcement?	Not applicable
	c	Whether the title documents have any court non-judicial which points out any irregular attachment security to create in favour of the property in question? In such case, please ascertain the such and so long.	Not applicable
24	a	In case of person(s) firm, whether the property mortgage to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether firm, or otherwise? Whether Securities for the same have been contracted as per applicable law?	Not applicable
	c	Whether the person creating mortgage, has been authorized to create mortgage for and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Memorandum, Articles, resolutions, authorizations to create mortgage mortgage or documents, Registration of any prior charges with the Company Registrar (CCR), Articles of Association, provisions for creation and etc.	Not applicable
	b	Whether the property (to be mortgaged) is produced by the above Company, firm, any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	c	If yes, whether the search or charges of the property the mortgage has been carried out with Registrar of Companies (ROC) in respect of such various companies / LLP (firms) and the vendor company / partners?	Not applicable
	d	Whether the above search or charges records are properly stamped and registered, on the property (proposed to be mortgage), created by the vendor company (seller)? Yes/No.	Not applicable
	e	If the search records mortgages / charges, whether such charges and mortgages have been satisfied? Yes/No.	Not applicable
26		In case of Securities Association, the required authority power to borrow and whether the mortgage can be created and the required resolutions, laws, etc.	Not applicable
27	a	Whether any PUA is involved in the matter or not?	No

b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA) please clarify the following clauses in respect of POA.	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is a registered one?	Not applicable
iii	Whether the POA is a special or general one?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub registrar also?)	Not applicable
g	Please comment on the genuineness of POA?	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment in residential/commercial complex, check and comment on the following.	No
a	Promoter's/Land owner's title to the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/builder	
d	Independent title verification of the Land and/or building in question	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of registration of sale agreement, Development agreement, POA, etc.	Not applicable
h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
i	Conveyance in favour of Society/ Condominium concerned	Not applicable
j	Deputy Certificate/allotment letter/letter of possession	Not applicable
k	Membership deeds in the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
o	Requirements for noting the Bank charges on the records of the Housing Society, if any	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable


	made, approval of lay out and other permissions, if any.	
q	Whether the numbering pattern of the units/fats tally in all documents such as approved plan, agreement plan etc.	Not applicable
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, liens etc. and details thereof.	Not applicable
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 12.08.2022
32	Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy?	Not applicable
33	a Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b Whether No Objection Certificate under the Income Tax Act is required/obtained	Not applicable
34	Details of RTC, extracts/mutation extracts Katha extracts pertaining to the property in question.	Not applicable
35	Whether the name of mortgagor is reflected as owner in the revenue Municipal Village records?	Not applicable
36	a Whether the property offered as security is clearly demarcated?	Yes
	b Whether the demarcation/ partition of the property is legally valid?	Yes
	c Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any, revealed on such scrutiny?	Not available
	a Document in relation to electricity connection	Not available
	b Document in relation to water connection	Not available
	c Document in relation to Sales Tax Registration, if any applicable	Not available
	d Other utility bills, if any	Not available
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so, please elaborate/ comment on the same.	Not applicable
39	If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TOR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available
40	Any restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable

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Road Kota (Raj.)
Mob. - 96295- 87807

Q2	In case of absence of subject title deeds, copies of legal and other requirements for creation of a proper valid and enforceable mortgage for deposit of mortgage money state consent etc., in the way proposed to be given by the bank in this regard	Not applicable
Q3	Whether the guarantee for constitutional documents of the mortgagee in the due return proposed money creation of mortgage and related documents, if any to include in such case.	Not applicable
Q4	Additional request relevant for investigation of title as per local laws.	No
Q5	Additional requirement, if any developed in terms of title creating the confidence in mortgage.	N/A
Q6	The specific person who are required to create mortgage document documents creating mortgage	M/s. Devika Developers Private, through authorized signatory Sh. Rajesh Kumar Puri Sh. Rajaram Puri Sh. Har Na. 1273, Saradha Bhatti Sahni Residency, P/Nr. 14, Rajee Gandhi Nagar Bypass Road No. 1, MPDA, Kota Raj
Q7	Whether the Real Estate Regulator under Joint Venture Corporation and Development Act, 2016 - Y/N	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be provided.	Not applicable
	Whether the registered agreement for sale as provided in the above Act/Rule thereunder is required?	Not applicable
	Whether the details of the agreement put in question are verified with the list of models and types of agreements or parts thereof as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 12-04-2022
Place: Kota


R.P. Dadhich, Advocate
BUDHI PRARASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanda, KOTA (Raj.)

Raymond & Gifford -
4th, Village Nagar, Nanda
Road Kota (Raj.)
Mob. 98293-87807

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- Note: Please use of Department 30.11.2 to be taken for the registration of private motor MTR 1.0.

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B.P. Dumbek, Advocate
SUDH PRASAD DADHICH
Advocate & F.A.
H/o. 40, Vikas Nagar
Noida, E.O.P.A. (U.N.I.)



श्रीमान् अशोक महाराज
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (शुद्ध भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

तमांक / 1162

दिनांक 25-07-2021

पैगर्स डेविड इन्वेलपर्स लिमिटेड कबीरपुरा इन्स्टाट्रस्टर्स राजेश कुमार पाटेल पुत्र श्री राजाराम पाटेल

पट्टा धारक का नाम पुत्र / पुत्री

पञ्जीकृत जलमापन प्लॉट नं. 1273, सुवाकला विन्ही, सिन्धी डेजीवेल्स प्लॉट नं. 1-4 राजीव गांधी चण्ड
विस्तार रोड नं. 1 अर्थ पी.आई.ए. कोटा

नियंत्री

अथवा

पट्टा धारक पत्तार **★ शहर** कार्यालय पट्टा **2021**

(पदनाम) श्री / श्रीमती / सुश्री पुत्र / पुत्री

निवासी

मुखण्ड नं. **Shop no. LC-42** क्षेत्रफल **8.24 वर्गमीटर**

राजस्थान गाम **कुन्हाडी** खसरा नं. **41/47, 49**

योजना **गर्डीनिया** स्थित है।

स्थानीय निकाय (पट्टा काली) द्वारा पट्टा धारक के नाम में उक्त मुखण्ड का पट्टा दिनांक को
निश्चित किया जाता है।

पट्टा धारक के हस्ताक्षर

1

2

श्री अशोक महाराज, कोटा (मुख्यमंत्री)

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर मग मोडर
मग दिनांक मग कोटा

नोट - शर्तें पत्र पर अंकित हैं।

- पञ्जीकृत/पुष्पकन सलगन है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निहित नियमों के तहत एक मुक्त लीज राशि जमा करा दी है। अतः उक्त भूखण्ड 99 वर्षों की लीज से मुक्त है।
अर्थात्
- पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार नियत की गई लीज राशि 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
2. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग दही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुमति होगी, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाएगी।
3. पट्टा धारक उक्त भूखण्ड को विप्राय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप पट्टे (सब-लीज) पर भी दे सकेगा।
4. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर कंटा के पक्ष में गोप्य परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
5. पट्टा विलेख का सरकार/जीवन बीमा निगम/खण्डीय संस्थाओं के पास बचक (गोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निवास के अनापति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
6. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
7. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
8. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा; अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
9. पट्टा विलेख के निष्पादन के पश्चात् निगम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
10. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
11. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
12. अन्य.....

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प इगूटी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व.....रास्ता..... पश्चिम.....FC-29
उत्तर.....FC-43..... दक्षिण.....FC-41

पट्टा धारक के हस्ताक्षर

1. [Signature]

अंगूठा निशान

2. _____

अंगूठा निशान

साक्षी :-

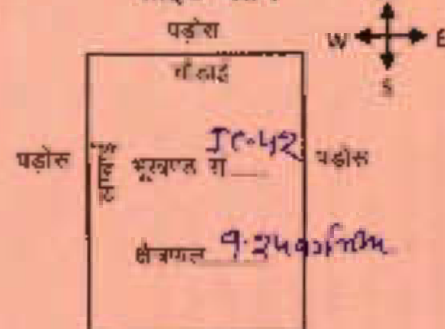
हस्ताक्षर.....[Signature]

नाम Haji Mohamud

पता Barkhad, Bazar

अंगूठा निशान

साइट प्लान



सड़क की चौड़ाई

साइट प्लान अलग से भी संलग्न कर सकते हैं।

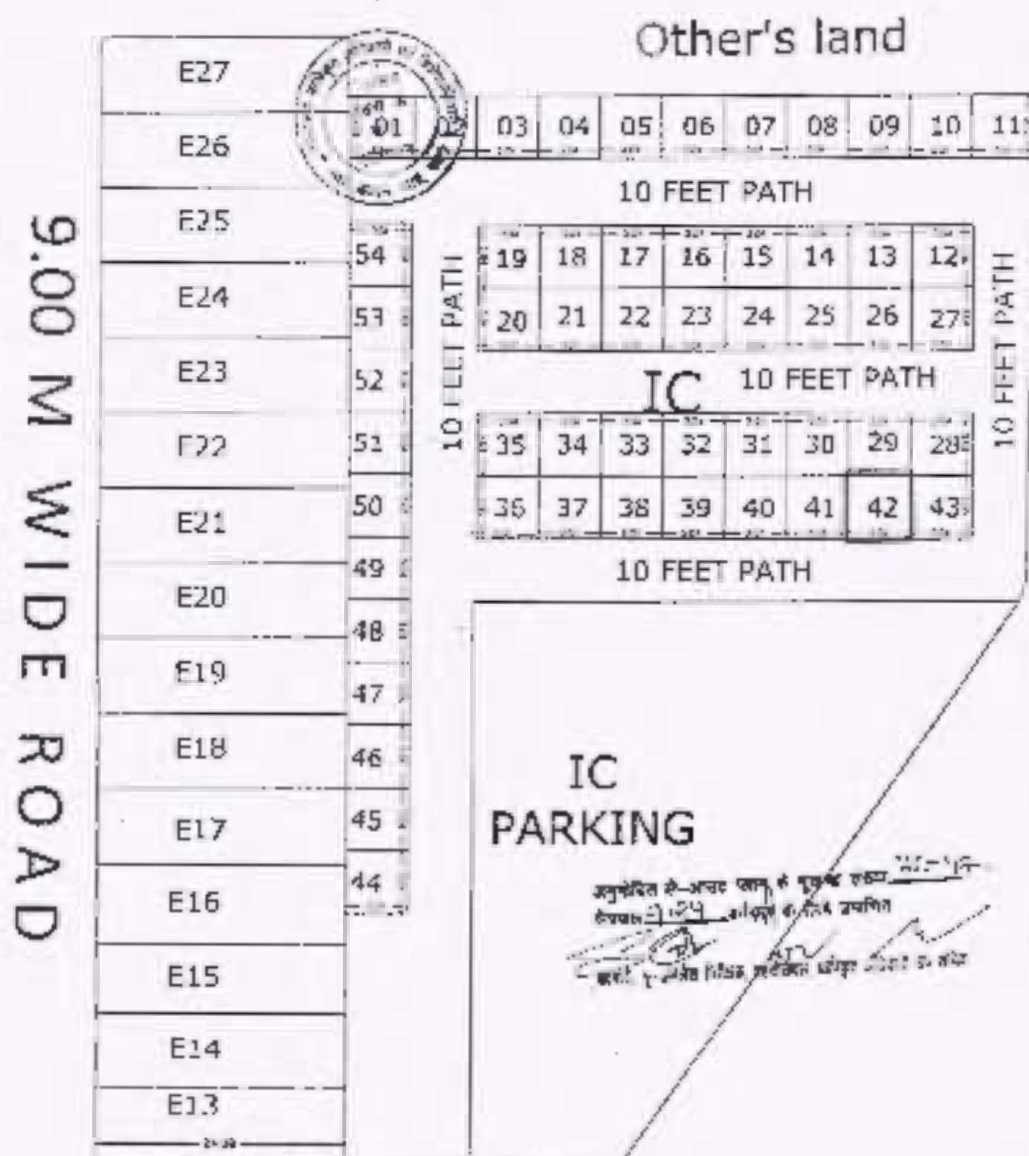
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

अथवा निवास मय, कोटा

- पंजीकृत/पुष्टीकरण संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPJA, KOTA-324005 (RAJASTHAN)**



**GARDEN
G2**

KHASRA NO.	47, 49
PLOT NO.	I.C - 1/2
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-I**

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 76)

Print Date : 27-08-2022 11:57 AM

Fee Receipt No	: 202202123018705	Receipt Date	: 22/08/2022
Name	: D.P. DADHICH ADVOCATE, M/s Dornim Developers Ltd.	Document S. No.	: 202201172018044
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Onl-Registration Fee	: ₹ 0	Fee for Memorandum Us_84_87	: ₹
CG	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_26_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

2 e-Challan 05727455 ₹ 50

Signature of owner/ or applicant for
copy or Search certificate

Signature of receipt
and date of return receipt

Cashier

SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295- 97807

**REPORT OF INVESTIGATION FOR TITLE IN RESPECT
OF IMMovable PROPERTY**

Name of the Party/Firm/Unit/Office seeking opinion		Registered Real Estate Regulators Authority, Jaipur Reg.
1	Reference No. and date of the letter under the cover of which the information sought for is being sought/seeker	N/A
2	Name of the Firm/Unit	M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pathi S/o Sh. Rajaram Pathi Flat No. 1273, Suseela Biddhi Shikhi Residency, P.No. 1-6, Rajgarh Gumbh Nagar Koon Road No. 1, IPDA, Kota Raj.
3	Name of the unit/office/ company person offering the property/units/tenancy	M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pathi S/o Sh. Rajaram Pathi Flat No. 1273, Suseela Biddhi Shikhi Residency, P.No. 1-6, Rajgarh Gumbh Nagar Koon Road No. 1, IPDA, Kota Raj.
4	Consent of the Unit/office/ person to do/offer to offering the property for location of change	Individual/Yes
5	Name of the person who executes security offered/offer for subject application for power of attorney, etc.	Individual
6	Complete or full description of the immovable property/ies offered as security including the following details	
a	Survey No.	S.No. 10-42, Garkana Village Suseela Koon Reg.
b	Dist./Haryana (in case of house property)	S.No. 10-42, Garkana Village Suseela Koon Reg.
c	Extent area including plot/ built up area in case of house property	9.14 Sq. Ft.
7	Location like name of the place, village, city, neighborhood, sub-district or Haryana	East - East West - S.No. 10-29 North - S.No. 10-27 South - S.No. 10-11
8	Particulars of the documents presented verbally and categorically	1. Certificate of Incorporation M/s. Devim Developers Limited 2. Resolution Letter in favor of Sh. Rajesh Kumar Pathi 3. Affidavit Form No. 11624 dt. 25.07.22 4. Certificate No. 11624 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22
9	Name of documents verified and to be whether last set originals or certified copies or registered extracts duly certified.	Regd. Lease Deed dt. 05.08.22 dt. 05.08.22 P.No. 25 S.No. 200203125112493 dt. 05.08.22
10	Name of the originals or certified extracts with the registration had/has-not the same can be examined.	
11	Date	05.08.22
12	Name/Signature of the Document	
13	Original verified copy attached	Not applicable
14	In case of certified copies, the original was submitted by the Advocate	Not applicable
15	Whether certified copy of all the documents are obtained from the relevant authorities/ Govt. and compared with the originals made available by the proposed mortgagee. If not, also attach all original receipts or fees paid for obtaining certified copy of documents with the relevant authorities along with the list.	No

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R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

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Road Kota (Raj.)
Mob. – 98295- 87807

6	a	Whether the records of registration office or Revenue authorities relating to the property in question are available for verification through the online portal or computer system?	No
	b	If such online computer records are available, whether any verification is done/ conducted the same and the documents pertain to this deed?	Not applicable
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so, whether such verification was made?	Not applicable
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrars (i.e. registration sub-registrar), if so, please name the said office?	No
	c	Whether search has been made in all the offices named in (b) above?	Yes
	d	Whether the search in front of the registering authorities or any other records reveal registration or multiple title documents in respect of the property in question?	No
8		<p>Whether title tracking the title from the files are sent to the agent title deed establishing title of the property in question from the predecessors in title known to the current title holder. And whenever Minor's interest or other legal title in the said land, should be made for a further period, depending on the need for clearance of such legal title.</p> <p>In case of property offered as security for loans of Rs. 1.00 crore and above, search of title documents must for a period of not less than 50 years is mandatory.</p>	<p>At year 2022 to 22.06.2022</p> <p>UT Kota dated a K.Sa. 14-02, Gaudana, Village Kaphra, Kota Raj. to Joy Deakin Developers Limited through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil Rm Flat No. 1273, 5th floor, Bkshita Shiksha Residency, P.No. 14, Rajeev Gandhi Nagar, Kota, Road No. 1, BPSA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of him on dt. 05.08.22.</p>
9		Nature of Title in the mortgaged property or over the Property (whether full ownership rights, Leasehold Rights, Usufruct, Possession Rights or from Holder of Govt./Guarantee Affidavit)	Freehold
10		If leasehold, whether:	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessor is permitted to mortgage the leasehold right	Not applicable
	c	duration of the lease (unexpired period of lease)	Not applicable
	d	If a mortgage, check the lease deed in favour of Lessor to ascertain lease deed permits sub-lease and mortgage to 3rd person/s	Not applicable
	e	Whether the leasehold rights permit for the creation of any super mortgage? (applicable)	Not applicable
	f	Right to get renewed of the leasehold rights and its renewal	Not applicable
11		1. First mortgagee (Lender) - Sale Agreement, whether prior agreement or provides for after sale rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on said property. Whether any permission from Govt. or other authority is required for creation of mortgage and if so whether such permission is available.	Not applicable
12		1. Mortgagee's right of action	Not applicable
	a	Such right is heritable and alienable	Not applicable
	b	Mortgagee can be created	Not applicable
13		Name of Lender (mortgagee) and if so, whether creation of mortgage could be possible, the necessary procedure to be followed including consent to be obtained and the process of setting to suit completion.	Not applicable
14		If the property has been mortgaged to more than one Lender (Lender) whether	Not applicable

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Nanda, KOTA (Raj.)

B.P. Dadhich

Advocate


Resident & Office -

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Road KOTA (Raj.)

Mob. 98295-87807

1	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
1	b	The Gift Settlement Deed has been executed by two witnesses	Not applicable
2	a	The Gift Settlement Deed transfers the property to Dones	Not applicable
2	b	Whether the Donor has accepted the gift by signing the Gift Settlement Deed or by a repeated words or by implication or by action	Not applicable
3	a	Whether there is any restriction on the Donor in executing the gift settlement deed in question	Not applicable
3	b	Whether the Donor is in possession of the subject property	Not applicable
4	a	Whether any life interest is reserved for the Donor in any other person and whether there is a need for any other person to join the execution of mortgage	Not applicable
5	a	And other aspect affecting the validity of the gift passed through the gift settlement deed	Not applicable
6	a	In case of partition/family settlement deed, whether the original deed is available for donation. If not the mandatory provisions to be followed to create a valid and enforceable mortgage	Not applicable
6	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share	Not applicable
7	a	Whether the partition made is valid in law and the mortgagee has acquired a mortgageable title thereon	Not applicable
8	a	In respect of partition by a deed or a court whether such deed has become final and all other conditions/validities are complied/comply with	Not applicable
8	b	Whether any of the documents in question are executed in compliance of or more than one sec. 17 or additional precautions to be taken for creating multiple mortgages	Not applicable
10	a	Whether the title documents include any necessary documents wills	Not applicable
11	a	In case of wills whether the will is registered will or unregistered will	Not applicable
11	b	Whether will in the matter covers a particular property and if so whether the same is protected by a trust deed etc.	Not applicable
11	c	Whether the property is situated on the basis of will	Not applicable
11	d	Whether the original will is available	Not applicable
11	e	Whether the original deeds certificate of the testator is available	Not applicable
11	f	Other are the circumstances and/or documents to establish the validity of the question is the last and final will of the testator	Not applicable
11	g	Comments on the circumstances and/or documents/validity declaration by all the beneficiaries about the genuineness validity of the will, all parties have acted upon the will, etc. when are relevant to rely on the will availability of Section 139(a) will deeds are to be explained	Not applicable
17	a	Whether the property is subject to any water rights	No
17	b	Whether the property belongs to church temple or any religious institution having any restriction on creation of charges on such properties	Not applicable
18	a	Provisions provisions if any in respect of the above cases for creation of mortgage	Not applicable
20	a	Where the property is a GPF joint family property mortgage is created by family settlement or otherwise whether the Major Coparceners have no objection join in executing donor's deed if any rights of family members etc.	Not applicable
19	a	Please also comment on any other aspect which may adversely affect the validity of creating in each case	Not applicable
9	a	Whether the property belongs to any trust or is subject to the rights of any trust	No
11	b	Whether the deed is a private or public and if so whether that deed specifically grants, creates the mortgage of the property	Not applicable


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7	a	If an advertisement/preliminary particulars to be obtained for creation of said mortgage?	Not applicable
8		Requirements, if any, for creation of mortgage to pay the central state taxes applicable to the trust in the matter	Not applicable
10	a	If the property is Agricultural land, whether the laws laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	In case of agricultural property other relevant records/documents as per local law are to be verified & ensure that holder of the title and right to mortgage the property?	Not applicable
	c	In the case of non-agricultural/Agricultural land for commercial purposes or otherwise, whether require a guarantee to meet certain conditions	Not applicable
21		Whether the property is affected by any local laws or other regulations relating to housing in the question namely, (i) Agricultural laws, (ii) urban ceiling, (iii) land laws, (iv) regulations, (v) Coastal Zone Regulations, (vi) Environment Clearance, etc.	Not applicable
22	a	Whether the property is subject to any existing or proposed land acquisition proceedings?	No
	b	Whether any search/survey is done with the Land Acquisition Office and the outcome of such survey being negative	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of future enforcement?	Not applicable
	c	Whether the title documents have any court suit pending which would affect any litigation/enforcement capacity to create a request of the property in question? In such case please comment on such suit pending.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether Hindu or Haryana? Whether family for the same have been considered as per applicable laws?	Not applicable
	c	Whether the person creating mortgage has any authority to create mortgage firm and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a "Private Company", check the shareholding pattern, Board resolution, authorization to create mortgage, execution of documents, registration of any prior charges with the Company Registrar (RCC), Articles of Association providing for creation, and etc.	Not applicable
	b	Whether the property (to be mortgaged) is purchased by the above Company from another Company or through Existing Partnership (LLP) firm? Yes/No	Not applicable
	c	If "Yes", whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company (LLP/firm) and the vendor company (partner)?	Not applicable
	d	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged), created by the vendor company (seller)?	Not applicable
	e	If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	Not applicable
26		In case of societies, Association, the required authorities/power to borrow and whether the mortgage can be created, and the requisite provisions in relation	Not applicable
27	a	Whether any R.O.s involved in the chain of title?	No

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	7	6	Whether the PDA is now occupied with interest i.e. a Development Agreement has been signed by A Company, if yes, please clarify whether the same is a registered document and how it are created an interest in favour of the builder-developer and its associated entities as per law.	Not applicable
		a	In case, no Development is executed by the PDA holder, please clearly specify the PDA involved along one executed by the Bankers or Companies, Sundry Individuals or Proprietary Concerns in favour of their Mutual Employees/Associated Representatives to sign P.A. Affidavit Letter, NOCs, Agreements of Sale, Sale Deeds etc. in favour of buyers of flats under Builder's PDA; or call other type of PDA (Common PDA).	Not applicable
		b	In case of Builders' PDA, whether a certified copy of PDA is available and the same has been verified/compared with the original PDA.	Not applicable
		c	Please identify the documents/drafts in respect of PDA:	Not applicable
		i	Whether the original PDA is verified and its title investigation is done at the legs of original PDA.	Not applicable
		ii	Whether the PDA is a registered one?	Not applicable
		iii	Whether the PDA is a specific or general one?	Not applicable
		iv	Whether the PDA contains a specific authority for execution of bills occurred in question 7.	Not applicable
		v	Whether the PDA was not issued/not renewed or not become invalid on the date of execution of the documents in question 7 (Please clearly specify whether the same has been obtained from the office of said execution also)?	Not applicable
		f	Please comment on genuineness of PDA.	Not applicable
		g	The uniqueness/genuineness of authenticity and validity in the PDA.	Not applicable
	28		Whether mortgage is being created by a PDA holder, check genuineness of the Power of Attorney and the nature of the powers given therein and whether the same is properly stamped/ stamped/substantiating in terms of the Law of the place where it is created.	Not applicable
	29		If the property is a freehold/leasehold or residential/ commercial complex, check and comment on the following:-	No
		a	Dominant and owner's title to the building/plotting.	Not applicable
		b	Independent development Plan of APN/sec.	Not applicable
		c	Potential authority of the Developer/builder.	Not applicable
		d	Independent title verification of the land/building plotting in question.	Not applicable
		e	Agreement for sale (July required)	Not applicable
		f	Payment of present time only.	Not applicable
		g	Retention of registration of sale agreement, development agreement, PDA, etc.	Not applicable
		h	Approval of banking plan, permission of superstructural authorities, etc.	Not applicable
		i	Coverance in terms of Section Confirms inter structural.	Not applicable
		j	Ocupancy Certificate/allotment in term of possession.	Not applicable
		k	Construction details in the drawing, etc.	Not applicable
		l	Share Certificates.	Not applicable
		m	Notification letter from the Housing	Not applicable
		n	All legal requirements under Governmental laws regarding ownership of the Apartments Building, Regulations, Development Control Regulations, Cooperative Societies Limited, etc.	Not applicable
		o	Responsibility for noting the Unit changes in the records in the Housing Society/Law.	Not applicable
		p	All payments in a given level and consideration is taken to be	Not applicable

dy
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295-87807

	make approval by-suit and other provisions if any	
	Whether the manuscript pattern of the manuscript fully in all documents such as agreement plan agreement plan etc.	Not applicable
30	Encumbrances: Attestation under stamp whether of Government, Central or State or other local authorities or Third Party claims against land interest thereof	Not applicable
31	The period covered under the Encumbrances Certificate and the names of the persons whose favour the encumbrances is created and if any satisfaction or charge if any	01 year- 2022 to 22/09/2023
32	Debts regarding property (a) Is there ever any other standing dues payable to or on the land and if not paid who personally?	Not applicable
33	(a) Other land adjoining the same whether acquired and if so details given	Not applicable
	(b) Whether for Easement Certificate under the Income Tax Act is required otherwise	Not applicable
34	Details of EDC (encumbrance certificate) Karhu edition, pertaining to the property in question	Not applicable
35	Whether the amount of stamp duty collected is shown in the revenue Manual Village records	Not applicable
36	(a) Whether the property offered as security is clearly demarcated.	Yes
	(b) Whether the demarcation portion of the property is negative	Yes
	(c) Whether the property has clear access to the public road?	Yes
	(d) Whether the property should be legally accessible through normal carriers to transport goods to factories, houses, or the like.	Yes
37	Whether the property can be described from the following documents and a copy of each of the documents is being provided as such copies?	Not available
	(a) Government title deed or title certificate.	Not available
	(b) Encumbrance certificate or other evidence	Not available
	(c) Encumbrance certificate to take the signature if not applicable	Not available
	(d) Other utility bills, if any.	Not available
38	In respect of the boundaries of the property whether there is a reference of property in any of the title documents or any other documents such as revenue report, utility bills, etc. in the land record boundary? If negative, elaborate reasons in the report.	Not applicable
39	Is the location report and approved documents (where available) available placed on the site including the same on the description and boundaries of the property on the said document and that in the title deed of the said property whether approved plan is available at the time of preparation of title deed is provided, these documents subsequently, on making the same available to the advocate?	Not available
40	Copy of the plan for creation of mortgage under any local or special laws or rules of proper registration of documents, payment of proper stamp duty etc.	No
41	Whether the Bank will be able to call for S.R.F. (S.R.F. Act) and related copies of the property? (See the details)	Not applicable


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Advocate

Resident & Office -
JIL Vikas Nagar, Nanda
Road Kota (Raj.)
Mob. 98295-87807

10. In case of absence of original title deeds, title of the plot and other documents, the certificate of a person, valid and enforceable, in charge for acquisition of certified copies duly certified by the relevant authority, to be submitted to the authority.	Not applicable
11. Whether the governing body/constitutional documents of the institution under their control, control, permit, exercise of management and financial powers, if any, to be furnished.	Not applicable
12. Additional space required for development of the plot.	No
13. All other conditions of use to be used for the use of the plot.	N/A.
14. The applicant is also required to submit a copy of the documents relating to the plot.	M/s. Benim Developers Limited, through authorized signatory Sh. Rajesh Kumar, Plot No. 98, Rajaram Estate, Plot No. 1273, Newalla Biddhi Siddhi Residency, Plot No. 14, Rajan Gandhi Nagar, Plot No. 1, UPLA, Kota (Raj.)
15. Whether the plot is under the project under the Real Estate (Regulation and Development) Act 2016.	Not applicable
Whether the project is registered with the Real Estate Regulatory Authority? If so, the name of each real estate agent to be identified.	Not applicable
Whether the registered agent's name is prescribed in the above Act/Rule/Regulation?	Not applicable
Whether the details of the applicant's plot in question are verified with the records of the authority and the documents or plots linked to the applicant are uploaded in the website of Real Estate Regulatory Authority?	Not applicable

Date: 15/05/2022

Place: Kota

B.P. Dadhich, Advocate

BUDHI PRAKASH DADHICH
Advocate
Resident & Office -
Nanda Road, Kota (Raj.)

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanda
Road Kota (Raj.)
Mob. 98295-87807

CERTIFICATE OF TITLE

I have examined the Original Title Deed intended to be deposited, relating to the schedule property and referred to herein by way of "Mortgage Mortgage" and that the documents of title referred to in the opinion are valid evidence of title and interest and that if the said Title Mortgage is duly deposited, satisfy the requirements of creation of Mortgage, and I further certify that

2. I have examined the documents in detail in my office against all the provisions in the check made Agreement and the other relevant matter.
 3. I have been having access to the Local Registry recently. I also confirm having verified and checked the records of the relevant Government Offices (Sub Registry), District Office, Revenue District, Municipal Administration Office, and Acquisition Office, Registrar of Companies Office, State and Revenue applications. I do not find anything adverse which would prevent the Title Deed from creating a valid Mortgage. I am further to certify that, I am free to issue this Certificate to the person in my possession of the original title deed.
 4. All mortgage relating to Land Record Bureau, Government, and State, certified copies of such title deeds obtained from the concerned revenue office and encumbrance certificate, etc. thereby comply the provisions of the 17th State Mortgage Form and are to be duly observed by all the concerned parties.
 5. There are no any Mortgage Charge or applications submitted or could be seen from the Encumbrance Certificate for the period of 01 years from 2023 to 2024 pertaining to the schedule Property, which would or may void Title Deed. The property is free from all encumbrances.
 6. In case of second subsequent charge or release of the bank, there are no other mortgage charges which already created on the said documents and agreed to by the Mortgage and the Bank, which would be applicable.
 7. Where parties have interest in the schedule property to be extent of 50% specifies the share of the share with Name and not to be applicable.
 8. The Mortgage, if created, will be available to the Bank for the benefit of the financing borrower M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri for Sh. Rajaram Puri Flat No. 1273, Surwalda Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar East, Road No. 1, I.P.A., Kota Raj.
 9. I certify that M/s. Devim Developers Limited through authorized signatory Sh. Rajesh Kumar Puri for Sh. Rajaram Puri Flat No. 1273, Surwalda Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar East, Road No. 1, I.P.A., Kota Raj, purchase or otherwise and acknowledge under the schedule property over number 1273 of the schedule deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
 10. In case of creation of Mortgage by Deposit of title deed, we certify that the deposit of title deed with documents would create a valid and enforceable mortgage.
- Note:** Photo copy of Document No. 1 to file be taken for the registration of proposed under RERA Act

1. Certificate of Mortgage M/s. Devim Developers Limited
2. Encumbrance Certificate of Sh. Rajesh Kumar Puri
3. Affidavit Letter No. 1273 of 25.05.23
4. Certificate No. 1273 of 25.05.23
5. Sept. Land deed with Map No. 10/10/23

11. There are no legal impediments for creation of the Mortgage on production of above title deed & the certified/original copies of which I have examined under any applicable Local Rules in force.

12. It is certified that the property is **SARFAESI COMPLIANT**.

ADDRESS OF THE PROPERTY (2023) P.No. 10/12, Contents Village Nanda, Kota Raj
East - East
West - S.No. 10/20
North & S. No. 49
South - S.No. 10/47

Date: 20/05/2023


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate &
40, Vikas Nagar,
Nanda, KOTA (Raj.)



श्रीमान् अमोल कलान्
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्रीय एवं शहरी-क्षेत्रीय प्रशासन के लिए समायोजन के
अनुशासन और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत क्षेत्रीय पट्टा विलेख

क्रमांक / 1166

दिनांक 25/12/2020

मेसर्स डेनिम प्रोडक्शंस रिम जस्टिसे कार्यालय हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजेश कुमार पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय फ्लोर नं. 12/3, सुभाषचन्द्रबोरो रोड, रजिस्ट्रार ऑफ नं. 1-4 राजीव गांधी नगर
विस्तार रोड नं. 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

Shop no. 102-43

924 घनमीटर

प्लान नं. क्षेत्रफल

कुम्हारकी

राजस्थान ग्राम गाउँनिया खसरा नं. 46/47/49

मोपडन में स्थित है।

स्थानीय निवासी (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त प्लान का पट्टा दिनांक के
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1

2

नगर विकास, कोटा (मुख्य)

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर नय मोहन
नगर विकास न्यास कोटा

नोट - शर्तें नीचे पृष्ठ पर अतिता है।

- पंजीकृत/पुस्तकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निम्नलिखित नियमों के तहत एक मुक्त लीज राशि जमा करा दी है। उक्त उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार नियत की गई लीज राशि 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
2. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मा-दण्डों की पालना सुनिश्चित की जाये।
3. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
4. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकास में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देग नहीं होगी।
5. पट्टा विलेख का सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास रक्षक (मोर्गज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
6. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
7. पट्टा कर्ता (स्थानीय निकाय) को किन्ना स्वीकृति के भूखण्ड का उपयोग/पुनर्गठन व भू उपयोग परिवर्तन गति किया जा सकेगा।
8. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
9. पट्टा विलेख के निष्पादन के पश्चात् निम्न विक्रय तथा अन्य धुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
10. पट्टा विलेख की योजना में आन्तरिक निकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
11. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
12. अन्य.....

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व रास्ता पश्चिम IC- 28
उत्तर रास्ता दक्षिण IC- 42

पट्टा धारक के हस्ताक्षर

1. [Signature]

2. _____

साक्षी :-

हस्ताक्षर [Signature]

नाम Haji Mahabub

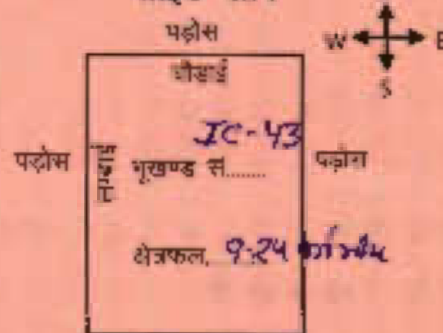
पता Barkhad, Kolar

अंगुल निशान

अंगुल निशान

अंगुल निशान

साइट प्लान



सड़क की चौड़ाई

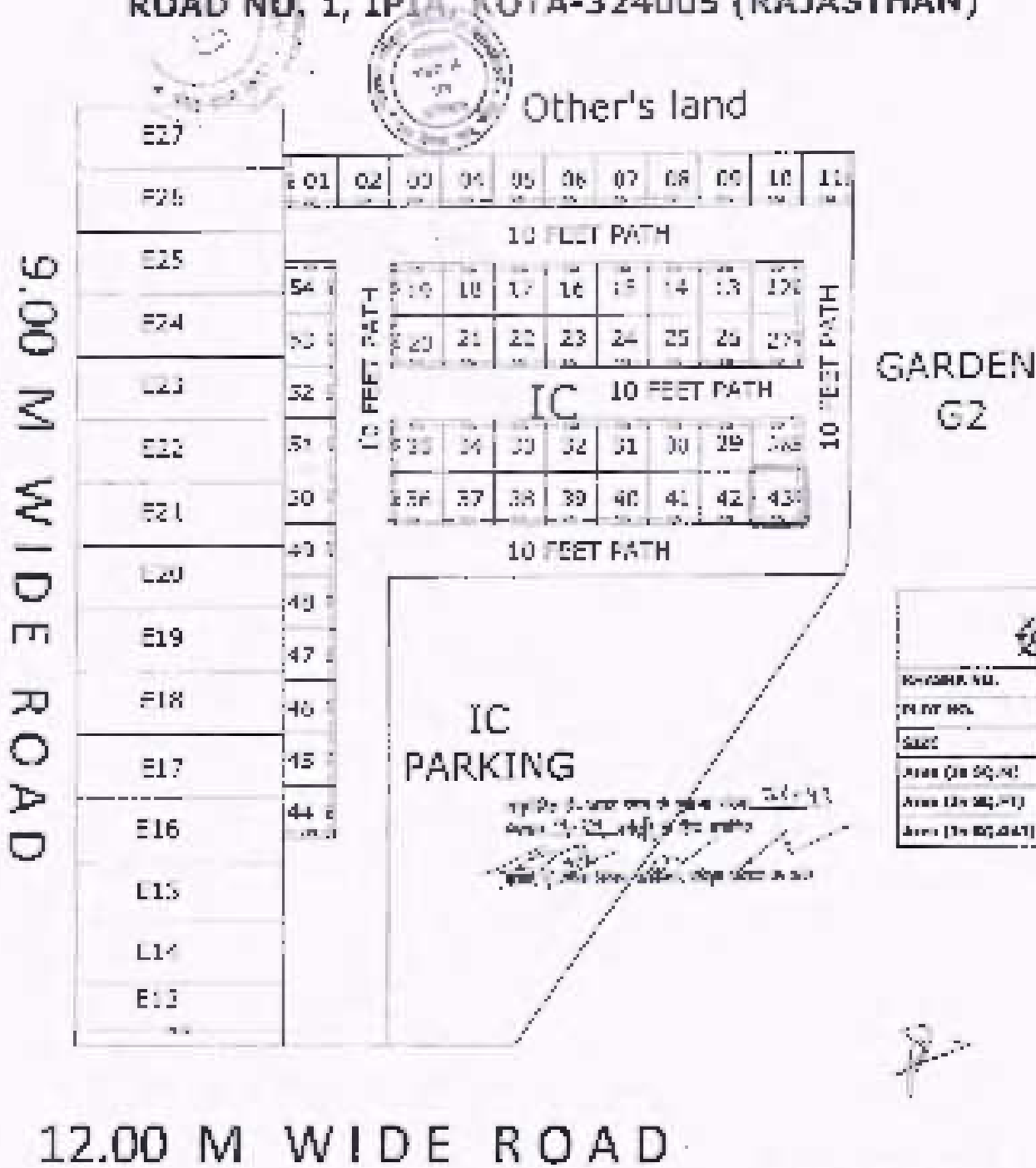
साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी
[Signature]
नगर निगम, पार कोट

- पंजीकृत/पूष्पांकन संलग्न है।
- Registered and Endorsement Attached

SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)

OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDIHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)



KHASRA NO.	47, 49
PLOT NO.	1C - 1
SIZE	3.04 x 3.04
Area (in Sq.M)	9.247
Area (in Sq.M)	99.00
Area (in Sq.M)	11.05

SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA**

Fee Receipt

Appendix-I-Form No. 5 (Rule 75 & 121) Print Date : 22-08-2022 12:02 PM

Fee Receipt No	: 20220823016708	Receipt Date	: 22/08/2022
Name	: S.R. DAPH CH ADVOCATE, M/s Dcm Developers Ltd.	Document S. No.	: 202201123010040
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Doc-Registration Fee	: ₹ 0	Fee for Memorandum Us_04_67	: ₹ 0
DSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹ 0	Reg (memorandum)	: ₹ 0
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Embassy	: ₹ 0	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

4 e Cash (Dolan 6572757) ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of receipt

Casier

SUB REGISTRAR

**REPORT OF INVESTIGATION OFFICER IN RESPECT
OF INVESTMENT KIRANPHEDS**

1	a	Name of the Bank's Business Desk officer seeking opinion	Rajasthan Real Estate Regulatory Authority Jaipur (Raj.)
	b	Reference No. and date of the letter under the cover in which the documents tendered for scrutiny are forwarded.	90
	c	Name of the Borrower	M/s Denth Developers Limited, through authorized signatory Sh. Rajesh Kumar P.O. No. Sh. Rajaram P.O. No. Flat No. 1273, Sureshla Indrathi Sahithi Residency, E.No. 14, Rajgarh Gandhi Nagar Town, Ward No. 1, 401A, Kota (Raj.)
2	a	Name of the institution/company/person offering the property for mortgage	M/s Denth Developers Limited, through authorized signatory Sh. Rajesh Kumar P.O. No. Sh. Rajaram P.O. No. Flat No. 1273, Sureshla Indrathi Sahithi Residency, E.No. 14, Rajgarh Gandhi Nagar Town, Ward No. 1, 401A, Kota (Raj.)
	b	Description of the immovable property/properties offered for mortgage (including the purpose for creating mortgage)	Individual Firm
	c	Name of the lender in whose favour the mortgage is being created (whether as joint applicant or borrower or as guarantor, etc.)	Secured
3	a	Complete or full description of the immovable property for offered mortgage, including the following details:	
	b	Survey No.	S.No. 07-43, Gokulam Village Karoli, Kota (Raj.)
	c	Area/Dimensions (in case of house property)	S.No. 07-43, Gokulam Village Karoli, Kota (Raj.)
	d	Existence including plot/s built up area in case of house property	9.24 Sq. Yds.
	e	Locations like name of the place, village, city, tehsil, taluk, sub-district or Block	East Road West S.No. 07-29 North Road South S.No. 07-43
4	a	Particulars of the documents submitted and its chronological order	1. Certificate of Incorporation M/s Denth Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar P.O. 3. Allotment Letter No. : 160/A, 27.07.22 4. Certificate No. 1168/dt 28.07.22 5. Insp. Case Book para 54p dt 09.08.22
	b	Nature of documents received and as to whether any are originals or certified copies or reproduction extracts duly certified.	Repl. Letter Denth dt 16/No. 13/No. 1624 P.No. 29 S.No. 202203/23/162491 dt 05.08.22
	c	Note : Only originals or certified extracts from the registering authority and other authorities be submitted	
5	a	Date	05.08.22
	b	Signature of the Officer	Original Certified copy certified in case of copies, whether the original was submitted to the RERA, Kota. Not applicable
6	a	Whether certified copy of all the documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed borrower. Please also enclose all originals, receipts or data and the statutory certified copy of documents search certificate along with the R.R.	No

6	a	Whether the records of register of tax or revenue authorities maintain in the premises in question are available for verification through encumbrance portal or computer system?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the verification findings in this regard?	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from encumbrance portal and if so whether such verification was made?	Not available
7	a	Property referred as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj
	b	Whether it is possible to get registration of documents in respect of the property in question, at more than one office of sub-registrar district registrar/registrar general. If so, please furnish all such offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of recording authorities or sub-registrar records reveal registration of multiple title documents in respect of the property in question?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title inures to the current title holder. And whenever Minors interest in other title is involved, search should be made for a further period depending on the need for clearance of such copy of title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory.	10 years 2023 to 21.04.2021 CH title showed a 3.54 B+2B Garden Village, Kumbhari, Kota Raj in UDA Housing Developments Limited through authorized signatures Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel Rtn Film No. 1222, Kumbhari Kumbhari Housing, 4 Nos. B. J. Rajeev Chaudhri Papers Kota Road No. 1, 1213, Kota Raj on dt. 25.07.22 and execute a Regl. Lease Deed in favour of firm on dt. 05.08.22.
9		Nature of title of the intended Mortgage over the Property whether full ownership rights, Leasehold Rights, Company, Transfer Rights or Joint Hindu or Joint Gharana Allotment etc?	Freehold
10		If leasehold, whether:	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lease is permitted to mortgage the Leasehold right	Not applicable
	c	Duration of the Lease unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of leasee as to whether lease deed permits sub-lease and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure if applicable?	Not applicable
	f	Right to get renewal of the leasehold rights and title without	Not applicable
11		If Joint grant/allotment/leasehold/Sale Agreement or other grant agreement etc. provides for absolute title to the mortgagee with or without conditions, the mortgagee is competent to create charge of such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not applicable
12		Mortgage is single, whether:	Not applicable
	a	Such right is heritable and transferable	Not applicable
	b	Mortgage can be created	Not applicable
13		Nature of Minors interest, if any and if so whether creation of mortgage could be possible, the condition, procedure to be followed in creating such permission to be obtained and the reasons for coming to such conclusion?	Not applicable
14		If the property has been transferred by way of Registered Deed, whether:	Not applicable

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. 98295- 87807

1	a	The Gift Settlement Deed validly stamped and registered	Not applicable
	b	The Gift Settlement Deed being attested by two witnesses	Not applicable
	c	The Gift Settlement Deed transfers the property in dispute	Not applicable
	d	Whether the Deed has executed the gift by signing the Gift Settlement Deed or by a separate writing or by implication or by actions	Not applicable
	e	Whether there is any restriction on the Deed in executing the Gift Settlement Deed in question	Not applicable
	f	Whether the Deed is a representation of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Deed or any other person and whether there is a need for the Deed to be in the creation of mortgages	Not applicable
11	h	Any other aspect affecting the validity of the gift deed through the gift settlement deed	Not applicable
12	a	In case of partitioning settlement deeds, whether the original deed is available for deposit. If not the modality procedure to be followed to create a valid and enforceable mortgage	Not applicable
	b	Whether partition has been effected and whether the mortgage is an additional requirement of the deed	Not applicable
	c	Whether the deed is used in law and the mortgage has been registered in the name of the mortgagor	Not applicable
	d	In respect of partition by a deed of gift, whether such deed has been filed and all other conditions/requirements are complied with	Not applicable
	e	Whether any of the documents in question are executed in common or in more than one set? If so, additional provisions to be taken for creating multiple mortgages?	Not applicable
13		Whether the gift settlements include any testamentary documents wills?	Not applicable
	a	In case of wills whether the will is registered with a notary public and	Not applicable
	b	Whether will in the matter is a testamentary deed and if so whether the same is proved by competent court?	Not applicable
	c	Whether the property is situated in the land of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original deed certificate of the testator is available	Not applicable
	f	What are the circumstances and/or documents in which the will is question is the last and final will of the testator? If none of the circumstances such as the availability of the document by all the beneficiaries about the circumstances validity of the will all parties have stood upon the will in which no one can rely on the will availability of the document (original deed) to be explained	Not applicable
14	a	Whether the property is subject to any other rights?	No
	b	Whether the property belongs to church temple or any religious or other institutions having any restriction in respect of charges in such properties?	Not applicable
	c	Provisions pertaining to any in respect of the deed or any other document of mortgage?	Not applicable
15	a	Whether the property is a Hindu joint family property mortgage is created for family benefit legal necessity whether the Hindu Undivided Family is in existence at the time of the mortgage or not	Not applicable
	b	Whether also document in any other aspect which may adversely affect the validity of mortgage in such cases?	Not applicable
16	a	Whether the property belongs to the Hindu or subject to the rights of Hindu?	No
	b	Whether the deed is a private or public deed and whether such deed specifically mentions the mortgage of the property?	Not applicable

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Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhich

Advocate

Resident & Office -

40, Vikas Nagar, Nanta

Road Kota (Raj.)

Mob. : 98295- 87807

	c. If an additional pre-emptive permission is to be obtained for creation of valid mortgage?	Not applicable
	d. Requirements, if any for creation of mortgage as per the said Act are applicable to the land in the name.	Not applicable
20	a. If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation of mortgage of mortgage.	Not applicable
	b. In case of agricultural property other selected records mentioned as per local laws, if any are to be verified to ensure the validity of the document creating the mortgage?	Not applicable
	c. In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite permission followed, permit is obtained.	Not applicable
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation security like Agricultural Land ceiling actions, mineral, Land Ceiling, SLZ regulations, Cess, Zone Regulations, Environmental Clearance, etc.	Not applicable
22	a. Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b. Whether any search enquiry is made with the Land Acquisition Office and the nature of such search enquiry.	Not applicable
23	a. Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b. If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c. Whether the title documents have any court seal-marking which puts any litigation or attachment security to rest in respect of the property in question? If such case please mention on such and such map.	Not applicable
24	a. In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b. Property belonging to someone, whether through a homagous? What her family ties for the same have been recorded as per applicable laws?	Not applicable
	c. Whether the person of creating mortgage has been authorized to create mortgage for and on behalf of the firm.	Not applicable
25	a. Whether the property belongs to a Limited Company, check the following papers, Board Resolutions, Memorandum to create mortgage, consent of shareholders, stamp duty of any prior charges with the Company Register (ROC), Articles of Association for permission to mortgage and etc.	Not applicable
	b. If, Whether the property can be mortgaged as permitted by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	c. If yes, whether the search of charges of the property etc. be as required has been conducted with Registrar of Companies (ROC) in respect of such member company, LLP, Partner and the vendor company (partner)?	Not applicable
	d. Whether the above search of charges reveals any prior charges encumbrances, on the property (proposed to be mortgaged) created by the vendor company (partner)? Yes/No.	Not applicable
	e. If the search reveals encumbrances, charges, claims and charges, encumbrances have been satisfied? Yes/No.	Not applicable
26	In case of Housing Association, the required documents have been submitted and whether the mortgage can be created and the requisite conditions have been met.	Not applicable
27	a. Whether the PRA is involved in the creation etc.	No

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 Advocate & R.A.
 R/o 40, Vikas Nagar
 Nanta, KOTA (Raj.)

BUDHI PRAKASH DADHICH
Advocate & R.A.
I/O-40, Vikas Nagar
Nagda, KOTA (Raj.)

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanda
Rajkot Kota (Raj.)
Mob. 982954 87807

12	Is any of above of subject title deeds, drafts or legal and other documents in respect of a property sold and enforceable merely by deposit or transfer of money and not otherwise, as also any provision to be taken by the Bank in this regard?	Not applicable
13	Whether the governing law constitutional document or the company (other than national person) permits creation of mortgage and addition provisions, it says to be taken in each case.	Not applicable
14	Additional papers referred for strengthening of loan as per loan term.	No
15	Additional securities if any to safeguard the interest of Bank, creation for perfection of security.	N/A
16	The specific person who is required to issue mortgage upon documents bearing mortgage	M/s. Dharma Developers Limited, Bawagh authorized signatory Sh. Rajesh Kumar Plot No. Sh. Rajaram Plot No. Plot No. 127A, Sawalka, Richhi Sakshi Residency, Plot No. 1, Rajpur Vasanthi Nagar, Fate Road No. 1, IPLA, Kota Raj.
17	Whether the Real Estate Project comes under Real Estate Regulation and Development Act 2016? Y/N	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If not, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement has been processed in the above Act Rules form under is pending?	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots received or uploaded to the portal of the website of Real Estate Regulatory Authority?	Not applicable

Date: 27-8-2022

Place: Kota

B.P. Dadhich, Advocate

BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanda, KOTA (Raj.)

Advantages

411 Vikas Nagar, Noida

MMJN 48295-87H17

I have examined the Original Trade Mark submitted to be deposited, relating to the schedule registration and allowed a security by way of "Equivalent Mortgage" and thus the document on title referred to in the system are valid evidence of right, title and interest and that if the said Trademark Mortgage is created, it will cover the requirements of creation of a mortgage. I hereby certify that:

- [illegible]

Note: Please copy of Document No. 1 on 5 to be taken for the registration of primary contract NER 1, but

1. Certificate of Incorporation, Not Duly Developed, Unfiled
2. Resolution Letter in favour of Sh. Rajendra Kumar Pathi
3. Affidavit Letter No. 1156 dt. 28.07.25
4. Certificate No. 1166 dt. 28.07.25
5. Bank Letter Dated with Branch 05.05.22

11. There are no legal impediments to creation of the blutgaga on production of above title items. Two additional legal issues which I have examined under any applicable Law Rules, in force

12. [1999] Fed. Reg. 60,965, 60,966 (SABFAES Compliant)

[illegible]

100% 100%

Rev. 4/30/88

تحت إشراف

Sub-03011-02

2011年12月22日

U.S. District Court, Southern District of New York

UDHI PRAKASH DADHICH
Advocate & C.A.
R/o D. ... Nagar
Nagpur, M.S. (Ind.)



श्रीमान् अशोक राहुलान्त
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/1168

दिनांक 25/7/2022

मैसर्स डेनिम डवलपर्स लिमिटेड जिरिये अधिकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम _____ पुत्र/पुत्री _____

पंजीकृत कार्यालय प्लॉट नं० 1273, सुवालका सिव्ही सिव्ही रेजीडेंसी प्लॉट नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

निवासी _____

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

जिरिये

(पदनाम) श्री/श्रीमती/सुश्री _____ पुत्र/पुत्री _____

निवासी _____

Shop no. LC-44

9.24 वर्गमीटर

भूखण्ड सं. _____ क्षेत्रफल _____

कुन्हाडी

राजस्व ग्राम _____ खसरा सं. 46,47,49

योजना गाउँनिया _____ में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक _____ को निश्चादित किया जाता है।

पट्टा धारक के हस्ताक्षर

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

1. _____

जय पञ्जीक, कोटा (राजस्थान)

2. _____

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक पट्टा विलेख की शर्तें (लीज होल्ड) (कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निहित नियमों के तहत एक मुश्त लीज राशि जमा करा दी है। अतः उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष अनिवार्य रूप से जमा करानी होगी। एक बार नियत की गई लीज राशि 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
2. पट्टा धारक द्वारा भूखण्ड/निर्मित ढाँचा का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुराची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जावे।
3. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उच्च-पट्टे (सब-लीज) पर भी दे सकेगा।
4. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवंटन के साथ मंजूरित दिक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
5. पट्टा विलेख का सरकार/जीवन बीमा निगम/अणुदात्री संस्थाओं के पास बंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
6. भूखण्ड पर भवन निर्माण प्रयोजित भवन विनियमों के मानदण्डों तहत करना होगा।
7. पट्टा कर्ता (स्थानीय निकाय) को बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
8. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
9. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
10. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
11. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियमों के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।

अथवा

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प द्यूटी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व रास्ता एवं पार्किंग पश्चिम IC-45
उत्तर रास्ता दक्षिण रास्ता के E-16

पट्टा धारक के हस्ताक्षर

1. [Signature]

2. _____

अंगूठा निशान

अंगूठा निशान

साक्षी :-

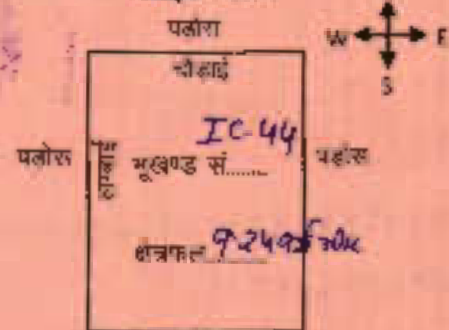
हस्ताक्षर [Signature]

नाम Haji Mahamud

पता Bankhead, Feroz

अंगूठा निशान

साइट प्लान



सड़क की चौड़ाई

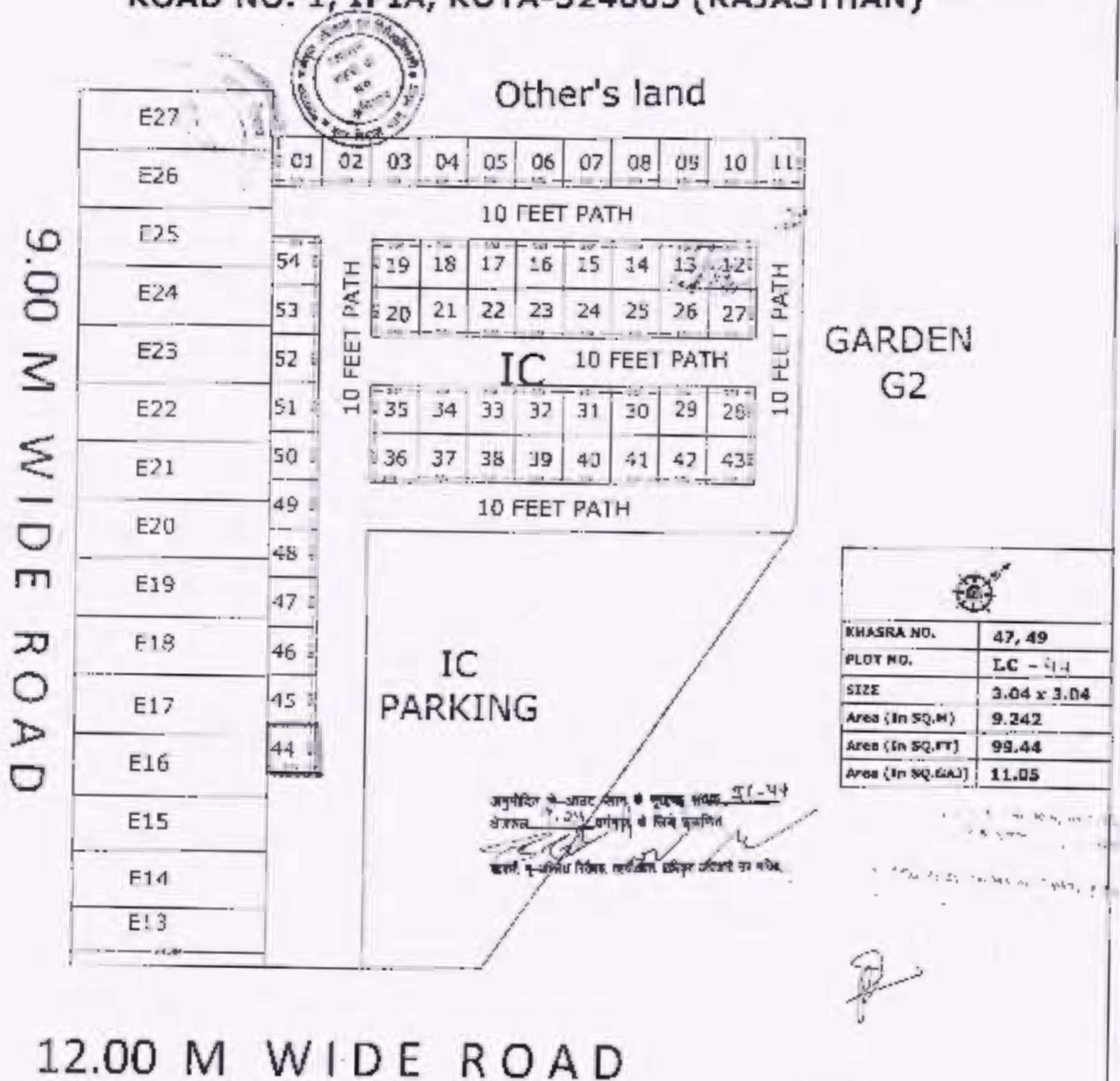
साइट प्लान अलग से भी संलग्न कर सकते हैं।

[Signature]
प्राधिकृत अधिकारी
प्रमाणित अधिकारी/हस्ताक्षर मय मोहर
मुख्य निष्ठाया न्याय, कोट

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



KHASRA NO.	47, 49
PLOT NO.	LC - 44
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

SIGNATURE OF OWNER

IC-44

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN AJMER
SUB-REGISTRAR : KOTA:**

Fee Receipt

Appendix Form No. 2 (Rule 75 & 181) Print Date: 22/06/2022 12:04 PM

Fee Receipt No	: 202202120610738	Receipt Date	: 22/06/2022
Name	: S.P. NAGICH ATNXX0415 Mba Dharma Developers Ltd.	Document No	: 202201172015047
Address	: KOTA		
Document Type	: Inspection And Book		
Page Value	: ₹ 0	Estimated Value	: ₹ 0
Old Registration Fee	: ₹ 0	Fee for Memorandum Uo RA RT	: ₹
GR	: ₹ 0	Formed copying fees Uo 57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Uo 25 84	: ₹ 0	Commission	: ₹ 0
Utility	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

Bank Chq No 05270403 ₹ 50

Signature of Sub-Registrar for
copy of Search certificate

Signature of recipient
and date when receipt

Cypher


SUB-REGISTRAR

R.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295-87807

**REPORT OF INVESTIGATION ON TITLE IN RESPECT
OF IMMOVABLE PROPERTY**


1	a	Name of the Branch/Division/Unit/Office seeking opinion	Rajasthan Road Kotah Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NA		
	c	Name of the Borrower	M/s. Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri R/o Flat No. 1273, Sewalka Middle Middle Residency, P.No. 1-4, Rajeev Gandhi Nagar Kota Road No. 1, RPA, Kota Raj.		
2	a	Name of the institution/ company/person offering the property/see as security.	M/s. Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri R/o Flat No. 1273, Sewalka Middle Middle Residency, P.No. 1-4, Rajeev Gandhi Nagar Kota Road No. 1, RPA, Kota Raj.		
	b	Constitution of the Institution (person/body/authority offering the property for creation of charge)	Individual/ etc		
	c	State as to under what capacity is security offered i.e. whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3		Complete or full description of the immovable property/ies offered as security including the following details			
	a	Survey No.	S.No. 11-44, Gardens, Village Kumbhari, Kota Raj.		
	b	Plot/Block no. (in case of house property)	S.No. 10-44, Gardens, Village Kumbhari, Kota Raj.		
	c	Plot/area including, plinth built up area in case of house property	0.24 Sq. Mts		
	d	Locations like name of the place, village, city, registration, sub-district etc. boundaries.	East - Road and Parking West - S.No. 11-45 North - East South - P.No. E-16		
4	a	Particulars of the documents submitted serially and chronologically.	1. Certificate of Incorporation M/s Dharma Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Puri 3. Allotment Letter No. 2188 dt. 25.07.22 4. Certificate No. 144 dt. 25.07.22 5. Map, Lease Deed with Map dt. 05.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registered extracts duly certified. Note : Only originals or certified extracts from the engineering/ land/ revenue/ other authorities be submitted	Regul. Lease Deed dt. R.No. 1 W.No. 1424 P.No. 30 S.No. 102/105/134/134/2 dt. 05.08.22		
	Sj. No.	Date	Name/Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc	In case of copies, whether the original was submitted by the Advocate.
	1	05.08.22	Regul. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? (Please also enclose all original receipts of fees paid for obtaining certified copy of documents/extracts/affidavits/declarations along with the title)	No		


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10	a. Whether the records of registered office of relevant authorities relevant to the property in question are available for consultation through any online portal or common system?	No
11	b. If such online computer records are available, whether any verification or cross checking and mark and the responses/ findings is this regard	Not available
	c. Whether the commencement of the stamp paper is possible or he not checked from any online portal and if so, whether such verification is made?	Not available
12	a. Property offered as security falls within the jurisdiction of which sub-division office?	Sub-Registrar Kola Raj.
13	b. Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar district within a registration period. If yes, please name all such offices?	No
	c. Whether search has been made at all the offices named in (b) above?	Yes
	d. Whether the searches at the offices of registering authorities or any other records reveal registration of any other documents in respect of the property in question?	No
14	Chairman checking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title interest to the current title holder. And wherever there is interest in other claim of title is involved, search should be made for a better proof, depending on the need for duration of such claim on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search at office circumstances for a period of not less than 30 years is mandatory.	01 year 2023 to 22.08.2022 017 Kola started at 8 No. 10/11, Gaudaga Village Kumbhari Kola Raj in Nda Durim Developer Landed through authorized signatory Sh. Rajesh Kumar Patel So Sh. Rajendra Patel 8/6 Flat No. 1273, Sawalka Haldhi Suddhi Residence, P.No. 14, Rajpur Gandhi Nagar Farm Road No. 1 B/L, Kola Raj on dt. 25.07.22 and execute a Rent Lease Deed in favour of firm on dt. 05.08.22.
15	Tenure of 100 or not attached Mortgage over the Property (whether for mortgage, loans, loanable rights, occupancy, purchase, Redem or loan Hukia or Cash Transfer & higher etc.)	Freehold
16	If leasehold, whether	Not applicable
17	a. Lease Deed is duly stamped and registered	Not applicable
	b. Lease is permitted in mortgage the Freehold right	Not applicable
	c. duration of the Lease term and period of lease	Not applicable
	d. If a sale deed, check the lease deed in favour of Lessee as to whether lease deed permit the lending and mortgage by Sub-Lessee also.	
18	e. Whether the leasehold right permits for the creation of any super mortgage (if applicable)?	Not applicable
19	f. Right to get removal of the loan and figure and stamp thereon.	Not applicable
20	If lease is given attached lease over Sub-Agreement whether grant agreement also provides for alienable rights to the mortgagee with or without conditions. The mortgagee is permitted to make change in sub property. Whether any permission from Govt. or any other authority is required for creation of mortgage and whether the required permission is available	Not applicable
21	a. Occupancy right whether	Not applicable
	b. such right is hereditary and transferable	
	c. Mortgage can be created	Not applicable
22	A series of Sub-Agreement, if any, and if so, whether creating or mortgage could be possible, the conditions prescribed in the following (including court permission to be obtained and the process for coming to such conclusion)	Not applicable
23	If the property has been transferred by way of Gift Settlement, Decree, etc.	Not applicable


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	a	The Gift/Settlement Deed is duly stamped and registered	-	Not applicable
	b	The Gift/Settlement Deed has been attested by two witnesses	-	Not applicable
	c	The Gift/Settlement Deed transfers the property to Donee	-	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	-	Not applicable
	e	Whether there is any restriction on the Donee in exercising the gift/settlement deed in question	-	Not applicable
	f	Whether the Donee is in possession of the gifted property	-	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	-	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed	-	Not applicable
13	a	In case of partition/settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage	-	Not applicable
	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share	-	Not applicable
	c	Whether the partition deeds as valid in law and the mortgagee has acquired a marketable title thereon	-	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/conditions are completed/complied with	-	Not applicable
	e	Whether any of the documents in question are executed in counterparts or is more than one set? If so, additional procedure to be taken for creating multiple mortgages?	-	Not applicable
14		Whether the title documents include any testamentary documents/wills?	-	Not applicable
	a	In case of wills whether the will is registered will or unregistered will?	-	Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is granted by a competent court?	-	Not applicable
	c	Whether the property is mutated on the basis of will?	-	Not applicable
	d	Whether the original will is available?	-	Not applicable
	e	Whether the original death certificate of the testator is available?	-	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mutual/Original title deeds are to be explained.)	-	Not applicable
17	a	Whether the property is subject to any valid rights?	-	No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction on creation of charges on such properties?	-	Not applicable
	c	Provisions/permissions, if any in respect of the above cases for creation of mortgage?	-	Not applicable
18	a	Where the property is a HUF joint family property mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in creation, minor's share if any, rights of female coparceners etc.	-	Not applicable
	b	Does also comment on any other aspect which may adversely affect the validity of security in such cases?	-	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	-	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	-	Not applicable

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	c. In the additional prescribed particulars to be obtained in case of a valid mortgage?	Not applicable
	d. Restrictions, if any, for creation of mortgage in per the control of state law applicable in the area in the area?	Not applicable
20	a. Is the property is Agricultural land? Whether the local laws permit the type of Agriculture land and whether there are any restrictions for creation or enforcement of mortgage?	Not applicable
	b. In case of Agricultural necessity other relevant documents/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	c. In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite permissions/tollows permission obtained?	Not applicable
21	Whether the property is affected by any local laws or other regulations relating to housing, on the creation, security, title, Agricultural Land, market reforms, mortgages, Laws, Laws, State regulations, laws, Zoning Regulations, Environmental Clearance etc.	Not applicable
22	a. Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b. Whether any search regarding the same with the Local Agency Office, Office and the existence of area security certificate?	Not applicable
23	a. Whether the property is involved in any subject matter of any litigation which is pending or concluded?	No
	b. If yes, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c. Whether in the documents have any court and working when pending litigation, judgment, decree or court in respect of the property in question? In such case please attached to such working.	Not applicable
	d. In case of partnership firm, whether the property belongs to the firm and the deed is properly executed.	Not applicable
	e. Property belonging to partners whether human or business? Whether document for the same have been deposited in a depository bank?	Not applicable
	f. Whether in present or any mortgage, purchase authority to create mortgage and in details of the firm.	Not applicable
24	a. Whether the property belongs to a Limited Company, check the Company papers, Board Resolution, authorization to create mortgage, creation of documents, Registration, stamp charges with the Company, Register, 1880, Articles of Association, powers for common seal etc.	Not applicable
	b. i. Whether the property to be mortgaged is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) Firm? Yes/No	Not applicable
	ii. If yes, whether the search of charge of the property to be mortgaged has been carried out with Registrar of Companies (ROC) in respect of such vendor company? If not, call and the vendor company (partners)?	Not applicable
	c. Whether the above search of charge records are prior charge encumbrances on the property proposed to be mortgaged, created by the vendor company (seller)? Yes/No	Not applicable
	d. If the search records encumbrances charges, whether such charges encumbrances have been repaid? Yes/No	Not applicable
25	In case of Real Estate Association, the normal mortgage to borrower and whether mortgage can be created, and the relevant conditions hereon.	Not applicable
26	a. Whether any PUA is involved in the chain of title?	No

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1	Whether the PDA is duly coupled with interest? Is a Development Agreement/consensus of A/c only? Two places clarify whether the same is a registered document and hence is an agreed document in favour of the builder/developer and against the prospective buyers.	Not applicable
2	In case, the PDA document is executed by the PDA holder, please clarify whether the PDA executed is not one executed by the Builders or Companies/ Firms, authorized or Proprietor/Consensus is favour of their Agents/employees/Authorized Representatives or sign To/ Alkement/ Letters/ PDA's Agreement of Sale/ Sale deeds, not in favour or buyers of flats/ units (Builder's PDA), or any other type of PDA (Company PDA).	Not applicable
3	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified/compared with the original PDA.	Not applicable
4	In case of non-Builders PDA i.e. PDA other than Builder's PDA, please clarify the following clauses in respect of PDA: i) Whether the original PDA is retained and the title reservation is done on the basis of original PDA? ii) Whether the PDA is a registered one?	Not applicable
5	iii) Whether the PDA is a special or general one? iv) Whether the PDA contains a specific authority to do reservation of title/consent in question?	Not applicable Not applicable
6	Whether the PDA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been maintained from the office of sub-registrar also?)	Not applicable
7	a) Please comment on the genuineness of PDA? b) The unequivocal opinion on the representativeness/validity of the PDA?	Not applicable Not applicable
28	Whether necessary is being given by a PDA holder, check genuineness of the Power of Attorney and the extent of his power, given therein and whether the same is properly executed, stamped and attested in terms of the law of the place where it is executed.	Not applicable
29	If the property is a flat/apartment or residential commercial complex, check and comment on the following: a) Promoter's/Land owner's title to the land/plot etc. b) Development Agreement/letter of Attorney c) Status of title/deeds of the Developer/Builder d) Independent title verification of the Land/owner/building, its structure. e) Agreements for sale/lease/rent, etc. f) Payment of proper stamp-duty g) Government of registration of sale document, development agreement, PDA, etc. h) Approval of building plan, permission of appropriate local authority, etc. i) Consensus in favour of society/ Condominium Association j) Occupancy Certificate/letter from the letter of possession k) Mortgage debt in the Society, etc. l) Status/condition	Nil Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
30	Not applicable data from the Society.	Not applicable
31	All legal requirements under the local Statutory laws regarding ownership of flats/apartments/Builder's regulations, Developer's Control Regulations, Cooperative Societies Laws etc.	Not applicable
32	Copy/memorandum of the rules and laws governing the records of building/structure, etc.	Not applicable
33	If the property is a vacant land and construction is not to be	Not applicable


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make approval of by-law and other provisions if any.	
q. Whether the numbering system of the immovable falls in all documents such as approved plan registered plan etc.	Not applicable
30. Encumbrances, Attachments, and encumbrances whether of this kind, Central or State or other local authorities or Third Party, domestic, foreign and family interest.	Not applicable
31. The period covered under the Encumbrances Certificate and the nature of the document where from the encumbrances created and if so state nature of change if any.	01 year 2022 to 22.06.2022
32. Details regarding property tax or any revenue in or for statutory class paid payable as or date and if not paid what remedy?	Not applicable
33. a. Urban local body clearance whether required and if so details thereon.	Not applicable
b. Whether the Clearance Certificate under the Income Tax Act is required and obtained.	Not applicable
34. Details of RTC (Electricity connection, water supply, drainage, etc.) in the property in question.	Not applicable
35. Whether the name of mortgage is reflected in records of the relevant Municipal Village Council?	Not applicable
36. a. Whether the property offered as security is clearly demarcated?	Yes
b. Whether the demarcation portion of the property is legally valid?	Yes
c. Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to terminals / shops, as the case may be)	Yes
37. a. Whether the property can be shown that it is the following documents and responses should be answered in any manner which is correct?	Not available
1. Certificate issued by local authority.	Not available
2. Document in relation to other encumbrance	Not available
3. Document in relation to other encumbrance if any applicable	Not available
4. Other utility bills, etc.	Not available
38. In respect of the boundaries of the property, whether there is a difference discrepancy in any of the title documents or any other documents such as actual survey, utility bills, etc. or the actual exact boundary? If any please elaborate comments if any.	Not applicable
39. Where valuation report and/or approved sanctioned plans are made available, please comment on the same, including the comments on the discrepancy and boundaries of the property on the said documents and also on the title deeds. If the valuation report and/or approved plan are not available in the form of paper or e-form, please provide these documents subsequently, on making the same available to the advocate.	Valuation report not available
40. Topographical map showing all features, roads, etc. in the vicinity, boundaries, details of previous registration of documents, movement of water, etc. any other.	No
41. Whether the Bank will be the mortgagee under the Act, if required under the property offered as security?	Not applicable


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42	Is there a statement of original title/deed, details of legal and other requirements in creation of a paper title and submittal mortgage by department/contractor is duly certified and is also any provision to be taken by the Bank (if it is any)?	Not applicable
43	Whether the following is a constitutional document of the association/flat owners society (primary records creation of mortgage and additional encumbrances if any to be taken under law)?	Not applicable
44	Additional encumbrances relevant for construction of flats or portions?	No
45	Additional encumbrances are to safeguard the interest of bank owner the creation of mortgage.	N/A.
46	The specific person who are required to create mortgage to deposit documents creating mortgage.	M/s. Deepam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel Flat No. 1273, Apartment 1273B, Apartment, Residency, P.No. 64, Rajgarh Gandhi Nagar (Pam Road No. 1, BPLA, Kota Raj.
47	Whether the Real Estate Regulator, owner under Real Estate (Regulation and Development) Act, 2016? – VN	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as per clause in the sector plan/plot/development is executed?	Not applicable
	Whether the terms of the agreement for sale question are verified with the act or number and type of apartments or parts booked as indicated by the promoter in the volume of Real Estate Regulatory Authority?	Not applicable

Date: 22/08/2022

Place: Kota


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CERTIFICATE OF TITLE

I have examined the Original Title deeds intended to be deposited relating to the above property and ordered as records as copy of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of title and released and that if the said Equitable Mortgage is created, I will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the particulars in the deed, the said mortgage and the other relevant facts.
3. I examined having made a search in the Land Revenue records, I have examined having examined and checked the records of the relevant Government of these (Mortgage) Office for, Revenue Records, Municipal Corporation, Office, Land Revenue Office, Registrar of Companies Office, etc., (Based on the applicable law) I do not find anything that would prevent the said mortgage from creating an Equitable Mortgage. I am liable responsible if any, law is created in the future and no negative warranty is given or being given or making search.
4. Following records of Land Revenue Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned Government and records as certificate (CO) I hereby certify the ownership of the title. (Note: Reproduction of any law, Govt. Certified to make necessary reference).
5. There are no other persons claiming ownership or interest in the said property as per the records of the Government of the period of 01 years from 2022 to 2023 pertaining to the said property, as per the records of the said Title Deeds. The property is free from all claims and encumbrances.
6. In case of any such subsequent charge in favour of the bank, there are no other mortgage charges other than already stated in the said documents as compared with the Mortgage and the Bank's claim which are not applicable. (Note).
7. Minor legal and other matters in the property are not a subject of this Certificate. Specifically, as per the said Minor with Name, Status and not applicable.
8. The Mortgage created will be available to the Bank for the benefit of the intending borrower. M/s. Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajendra Patel Flat No. 127A, Sarawati Bhumi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPI A, Kota Raj.
9. I certify that M/s. Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajendra Patel Flat No. 127A, Sarawati Bhumi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPI A, Kota Raj, has given a complete, clear and marketable title over the aforesaid property. I further certify that the aforesaid deeds are genuine and valid mortgage will be created and the said mortgage created by the said bank.
10. In case of creation of Mortgage by Deposit of title deeds, as per the said law, the deposit of documents title deeds, documents and other documents and other documents.

Note: Photographs of Documents Nos. 1 to 5 to be taken for the registration of mortgage under MERA Act.

1. Certificate of Incorporation M/s. Dharma Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patel
3. Affidavit Letter No. 1164 dt. 25.07.23
4. Certificate No. 1164 dt. 25.07.23
5. Registered Deed with Map dt. 25.07.23

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certificate/affidavit copies of which I have examined under any applicable Law Rules in force.

12. It is certified that the property is SARFAESI Compliant.

SCHUBH YOUTH LIFE PROSPERITY (IES) & Co. 8-44, Gandaria, Village Kanaut, Kota Raj


Plot - Road and Panning,

Plot - No. 10/15

North - Kota

South - P.No. E. 20

Dist. - 32.04.2023


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHIGH
Advocate & R.
Resident - Vikas Nagar,
Narni Road Kota (Raj.)



श्रीमान अशोक महताब
मुख्यमंत्री, राजस्थान सरकार



नगर विकास म्यास, काटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



राजस्थान नगरीय क्षेत्र (नियुक्त भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग के लिए अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अंतर्गत भूमि का पट्टा-विलेख

समांक / 1092

दिनांक 20/01/2022

पैदाई डेविड अवलोकन लि० जयिं अमीकृत उल्लासकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र / पुत्री

पैदाई कार्यालय फ्लेट नं० 1273, शुक्लकामखिड़ी सिटी रजिडेंसी फ्लॉट नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 3 आई.पी.आई.ए. कोटा
निवासी

अथवा

पट्टा धारक पैदाई शहर कार्यालय गता 2021
जयिं

(पदनाम) श्री / श्रीमती / सुश्री पुत्र / पुत्री

निवासी

प्लॉट नं Shop no. I.C.-45 क्षेत्रफल वर्गमीटर

राजस्थान नाम फुलाडी खसरा नं 46, 47, 48

योजना गाउँबिबा म विगत ई।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को
निश्चित किया जाता है।

पट्टा धारक को हस्ताक्षर

1.

2.

3.

1.

अप प्रमुख, काटा (पट्टा)

प्राधिकृत अधिकारी

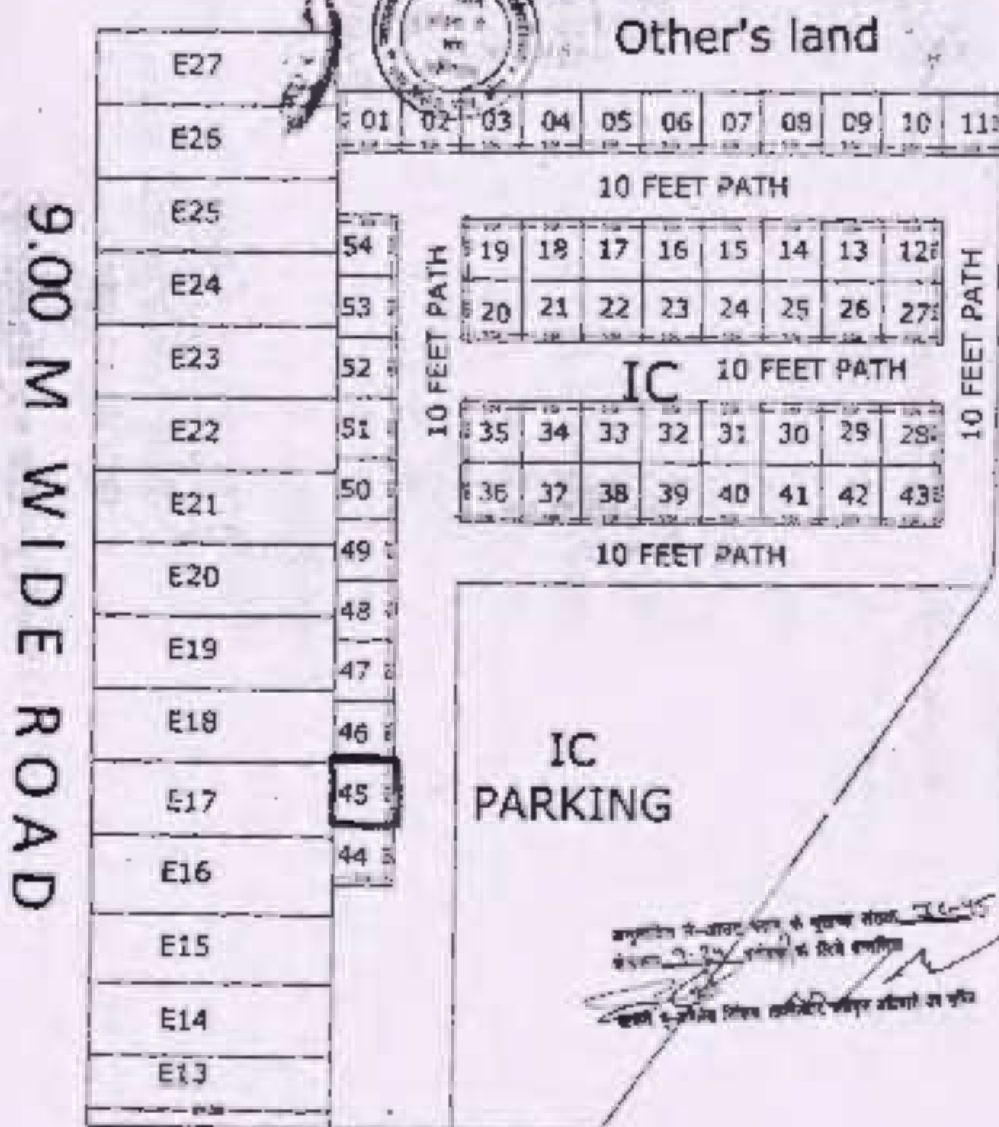
प्राधिकृत अधिकारी को हस्ताक्षर मना मोहर
नगर विकास म्यास, कोटा

नोट - शर्त नीचे एक पर अधिकतम है।

- पंजीकृत / पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



**GARDEN
G2**

KHASRA NO.	47, 49
PLOT NO.	E.C - 45
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

अनुमति के बिना, प्लॉट के मालिक को
किसी भी प्रकार का विक्रय नहीं करना चाहिए
इसके बिना किसी भी प्रकार का विक्रय नहीं करना चाहिए

[Signature]

12.00 M WIDE ROAD

SIGNATURE OF OWNER

IC 45

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-I**

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date: 12-08-2022 9:08 PM

Fee Receipt No	: 202202123012310	Receipt Date	: 12/08/2022
Name	: B.P. DADHICH ADVOCATE, Mrs Dhanu Developers Ltd.	Document S. No.	: 202201123015712
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CS:	: ₹ 0	Certified copyng fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (If Mode Number Amount 0)

₹ 0-Draw Cheque/ Bank Draft ₹ 50

Signature of presenter or applicant for
Copy of Search certificate

Signature of recipient
and date of return receipt

Cashier


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion	: Rajasthan Real Estate Regulatory Authority, Jaipur Raj.
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	: Nil
	c	Name of the Borrower	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwarka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
2	a	Name of the unit/concern/company/person offering the properties as security.	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwarka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
	b	Constitution of the Unit/concern/person/body/authority offering the property for creation of charge	: Individual Firm
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	: Borrower
3	Complete or full description of the immovable properties offered as security including the following details.		:
	a	Survey No.	: S.No. 1C-45, Gardenia, Village Kumbhari, Kota Raj.
	b	Down House no. (in case of house property)	: S.No. 1C-45, Gardenia, Village Kumbhari, Kota Raj.
	c	Extent area including plinth built up area in case of house property	: 9.24 Sq. Mt.
	d	Locations like name of the place, village, city, registration sub-district etc. Boundaries.	: East – S.No. 1C-44 West – S.No. 1C-46 North- Road South- P.No. E-17
4	a	Particulars of the documents scrutinized-seriously and chronologically.	: 1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1092 dt. 20.07.22 4. Certificate No. 1092 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 01.08.22
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified	: Regd. Lease Deed dt. B.No. 1 V.No. 1622 P.No. 192 S.No. 202205124112268 dt. 01.08.22
	Note : Only originals or certified extracts from the registering land revenue other authorities be examined		:
	Sl. No.	Date	Name/Nature of the Document
			Original/certified copy/certified extract/photocopy, etc.
			In case of copies, whether the original was scrutinized by the Advocate
		01.08.22	Regd. Lease Deed
			Original
			Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search/encumbrance certificate along with the IIR.		: No


BUDHI PRAKASH DADHICH
Advocate & R.A.
I/O-40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadrach
Advocate

Residential & Office
40, Vikas Nagar, Nanda
Road Khar (W.)
Mumbai - 400052 - 878817

[illegible]

BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o-40, Vikram Nagar
Nanda, KOTKA (Raj.)

	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	Not applicable
	c	The Gift Settlement Deed provides for property to Transferee	Not applicable
	d	Whether the Donor has accepted the gift by signing the Gift Settlement Deed or by a registered writing or by registration or by others	Not applicable
	e	Whether there is any restriction on the Donor is executing the settlement deed as provided	Not applicable
	f	Whether the Donor is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to pay the creation of mortgage	Not applicable
	h	Any other event affecting the validity of the title passed through the gift settlement deed	Not applicable
12	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the availability procedure to be followed to create a valid and enforceable mortgage	Not applicable
	b	Whether mortgage has been created and whether the mortgage is in possession and enjoyment of the donee	Not applicable
	c	Whether the partition deed is valid in law and the mortgage has stamped and registered in the office	Not applicable
	d	In respect of mortgaging by a decree of court, whether such decree has become final and all other conditions/requirements are completely complied with	Not applicable
	e	Whether any of the documents in question are executed in accordance or in more than one set ? or subsequent possession to be taken for creating mortgage mortgage	Not applicable
13		Whether the title documents include any testamentary documents also ?	Not applicable
	a	In case of will, whether the will is registered and is unrevoked will ?	Not applicable
	b	Whether will is the entire legal estate and whether the will is valid in law and whether the same is not void for any reason or void ?	Not applicable
	c	Whether the property is situated in the house of will ?	Not applicable
	d	Whether the original will is available ?	Not applicable
	e	Whether the original death certificate of the testator is available ?	Not applicable
	f	What are the circumstances and documents to establish the will is genuine and the legal heir of the testator ? (Documents in the questionnaires such as the recording of a declaration by all the beneficiaries about the genuineness of the will and parties have acted upon the will, etc. which are relevant to rely on the will, availability of Will, original the deeds are to be examined.)	Not applicable
14	a	Whether the property is subject to any valid rights ?	No
	b	Whether the property belongs to a Hindu temple or any religious or charitable institution having any restriction or condition of clause or such properties ?	Not applicable
	c	Whether the property is subject to any valid rights or any restriction or condition of clause or such properties ?	Not applicable
15	a	Where the property is a Hindu temple, whether the property is created for family benefit and whether the Hindu Corporation have or objection (in an execution, where there is any, rights of Hindu members etc.)	Not applicable
	b	Where the property is a Hindu temple, whether the property is created for family benefit and whether the Hindu Corporation have or objection (in an execution, where there is any, rights of Hindu members etc.)	Not applicable
16	a	Whether the property belongs to any trust or is subject to any rights of any trust ?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	Not applicable

	c	If so additional precautionary permissions to be obtained for creation of valid mortgage ?	:	Not applicable
	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage	:	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	:	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, worker sacrifices minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearances, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	:	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/attachment security to court in respect of the property in question ? In such case please comment on such seal/markings.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	:	Not applicable
	b	Property belonging to partners, whether thrown on hatches/pots ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (RCC), Articles of Association provision for common seal etc.	:	Not applicable
	b) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	:	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	:	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	:	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied ? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title ?	:	No

9	Whether the PDA is one created with stamp of a Developer/Agreement/Power of Attorney. If so please clarify whether the same is a registered document and hence it has created an interest in favour of the holder/developer and as such is enforceable as per law.	Not applicable
10	In case the title document is executed by the PDA holder, please clarify whether the PDA involved is/ have executed by the holder/s viz. Corporation/ Firm/ Individual or Temporary Licensee in favour of their Partners/employees/authorities/ Representatives to sign the document (Other PDA, Agreement of Sale, Sale Deeds, etc. in favour of buyers of their units (Builder's PDA) or the other type of PDA (Common PDA).	Not applicable
11	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified/compared with the original PDA.	Not applicable
12	In case of common PDA (i.e. PDA other than Builder's PDA), please clarify the following details in respect of PDA:	Not applicable
	a. Whether the original PDA is verified and the title deed given is based on the basis of original PDA?	Not applicable
	b. Whether the PDA is a registered one?	Not applicable
	c. Whether the PDA is a special or general one?	Not applicable
	d. Whether the PDA contains a specific authority for execution of title document in question?	Not applicable
13	Whether the PDA was in force and not revoked or had become invalid on the date of execution of the document in question? Please clarify whether the same has been ascertained from the office of sub-registrar (if any).	Not applicable
	e. Please comment on the genuineness of PDA.	Not applicable
	f. The registered square or the calculated and value of the PDA.	Not applicable
14	Whether mortgage is stamp created by a PDA holder (upon provision of the Power of Attorney and the extent of the power given therein) and whether the same is properly executed/stamped/authenticated in terms of the law of the state, where it is executed.	Not applicable
15	If the property is a flat/apartment or residential commercial complex, check and comment on the following:	No
	a. Proprietor's/ Land owner's title to the land/building.	Not applicable
	b. Developer's Agreement/Power of Attorney.	Not applicable
	c. Nature of authority of the Developer/holder.	Not applicable
	d. Independent title verification of the land and/or building in question.	Not applicable
	e. Agreement for sale duly registered.	Not applicable
	f. Payment of proper stamp duty.	Not applicable
	g. Execution of registration of sale agreement, development agreement, PDA, etc.	Not applicable
	h. Approval of building plan, permission of appropriate local authority, etc.	Not applicable
	i. Conveyance in favour of Society/ Condominium/owner.	Not applicable
	j. Occupancy Certificate/owner's/tenant's/tenant's possession.	Not applicable
	k. Membership details in the Society, etc.	Not applicable
	l. Share Certificates.	Not applicable
	m. No Objection Letter from the Society.	Not applicable
	n. All legal requirements under the local/Regional/ State/ regarding ownership of the Apartment/ Building, Regulations, Development Control Regulations, Cooperative Societies' Laws, etc.	Not applicable
	o. Requirements for stamp the title charges on the records of the Housing Society, if any.	Not applicable
	p. If the property is a vacant land and construction is yet to be	Not applicable

		make, approval of layout and other provisions, if any.	
	9	Whether the underlying pattern of the units that rely on all documents herein approved, plan, layout and plan etc.	: Not applicable
20		Encumbrance, Attachments, and to check whether is Government Control or Sale or other Legal authorities or Third Party charge, liens etc. and details thereof.	: Not applicable
21		The period covered under the Encumbrance Certificate and the name of the person in whose favor the encumbrance is created and the satisfaction of charge, if any.	: 41 years 2022 to 12.04.2022
22		Details regarding property tax or land revenue or other statutory dues and payable from date and if not paid, what remedy?	: Not applicable
23	a	Whether existing encumbrance, whether mortgaged and if so, details thereof.	: Not applicable
	b	Whether the Objective Certificate under the Income Tax Act is required, checked.	: Not applicable
24		Details of N.T. or other statutory income tax dues pending to the property in question.	: Not available
25		Whether the name of Panchayat is recorded as owner in the relevant Municipal Village records?	: Not applicable
26	a	Whether the property offered as security is clearly demarcated?	: Yes
	b	Whether the demarcation position of the property is legally valid?	: Yes
	c	Whether the property has any access as per documents? (The property should be legally accessible through normal carriers to transport goods as factories / houses, as the case may be.)	: Yes
27		Whether the property can be identified from the following documents, and discrepancy / doubtful circumstances, if any revealed in such scrutiny?	: Not available
	a	Document in relation to statutory easements.	: Not available
	b	Document in relation to water connection.	: Not available
	c	Document in relation to Sales Tax Registration, if not applicable.	: Not available
	d	Other utility bills, if any.	: Not available
28		In respect of the location of the property, whether there is a difference / discrepancy in any of the title documents or any other documents, such as minutes, report, utility bills, etc. in the actual layout location? If so, please elaborate comment on location.	: Not applicable
29		If the valuation report and/or approved enclosed plans are made available, please comment on the map including the comments on the description and location of the property on the said documents and that in the title deeds. If the valuation report and/or approved plan are not available at the time of preparation of TR, please provide their contents volumetrically, so making the same available to the authorities.	: Valuation report not available
30		any encumbrance or creation of mortgage under any local or special enactment, lack of proper registration of documents, presence of proper stamp duty etc.	: No
31		Whether the Bank will be able to obtain F.M.R./F.D.S. Act, if required under the property offered as security?	: Not applicable


R.P. Dadhich
Advocate

Resident & Office –
10, Vikas Nagar, Nanda
Road Kota (Raj.)
Mob. – 98293-37807

42	In case of absence of initial title deed, book of land and other documents for creation of a project, would not constitute compliance by deposit of certified extracts from certified etc. in place any person or in relation to the Bank in the project.	No, applicable
43	Whether the governing law constitutes documents of the project, other than initial project, provide evidence of compliance with additional provisions, if any, in relation to such cases.	No applicable
44	Additional inputs account for interruption of title to purchased land.	No
45	Additional suggestions, if any to safeguard the interest of Bank ensuring the protection of security.	No.
46	The specific persons who are entitled to make constructive request documents and legal documents.	M/s. Durga Developers Limited, through authorized signatory Sh. Rajesh Kumar Plot No. Sh. Rajaram Plot No. Plot No. 1274, Borealis, Borealis, Borealis, Borealis, P/O. A. Rajeev Gandhi Nagar 2nd Road No. 1, IPAC, Kota Raj.
47	Whether the Real Estate Project complies under Real Estate (Regulation and Development) Act 2016? Y/N	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the date and/or registration are to be highlighted.	No applicable
	Whether the registered agreement, for sale as provided in the above conditions have been executed?	Not applicable
	Whether the details of the apartment, plot or apartment are verified with the list of number and floor or apartment or plot booked or uploaded in the project in the website of Real Estate Regulatory Authority?	Not applicable

Date: 12.06.2022

Place: Kota


R.P. Dadhich, Advocate
SUDHI PRARASH DADHICH
Advocate & R.A.
10/6-10, Vikas Nagar
Nanda, KOTA (Raj.)

Resident & Office
49, Vikas Nagar, North
Road Koda (Raj.)
Vish. - 38295- 874017

[illegible]

- Note: Photo copy of Document No. 2 to 5 re. the return for the registration of property under HFR 1 and

1. There are no legal requirements for creation of the Intergrated or coordination of above title covers for environmental impact of which I have provided and any applicable laws, rules or orders.

1) The solution of the problem is $8^2R^2AEg/C$ and unit

[illegible]


12-52 K4

Fig. 23.11. H₂

✓ In Road

2017.02.14

ד'המ"ו


R.P. Dhanraj, Advocate
EUDHI PRAKASH DADHICH
Advocate & R.A.
Rm. 40, Vibha Nagar
Noida, 201304 (India)

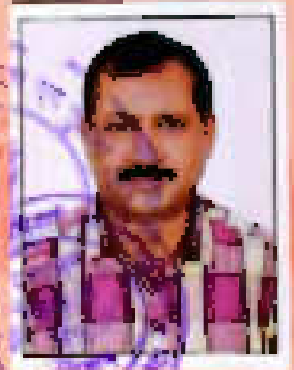


भोजन अरॉक महानोब
बुलमरी, गजपता गजपत



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्रीय) का नगर-क्षेत्रिक प्रयोजन के लिए उपयोग के
अनुज्ञा और आवरण नियम 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1167

दिनांक 25-07-2022

मेसर्स डेविन डेवतपर्स लिमिटेड जयपुरी अर्थात् हनुमानगढ़ राजेश कुमार पटेल पुत्र श्री राजाराम पटेल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं. 1273 सुभाषिका सिटी सिटी रेजिडेंसी प्लॉट नं. 1-4 राजीव गांधी नगर
विस्तार प्लॉट नं. 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक पेशा ★ शहर ★ कार्यालय पता 2021 ★

जयपुरी

(पदनाम) श्री/श्रीमती/शुश्री पुत्र/पुत्री

निवासी

प्लॉट नं. Shop no. I.C-46 क्षेत्रफल 0.24 वर्गमीटर

राजस्थान राज्य फुलहाडी खसरा नं. 46, 47, 48

योजना गजपति से स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

जय. इ. इ. कोटा (इ. इ. इ.)

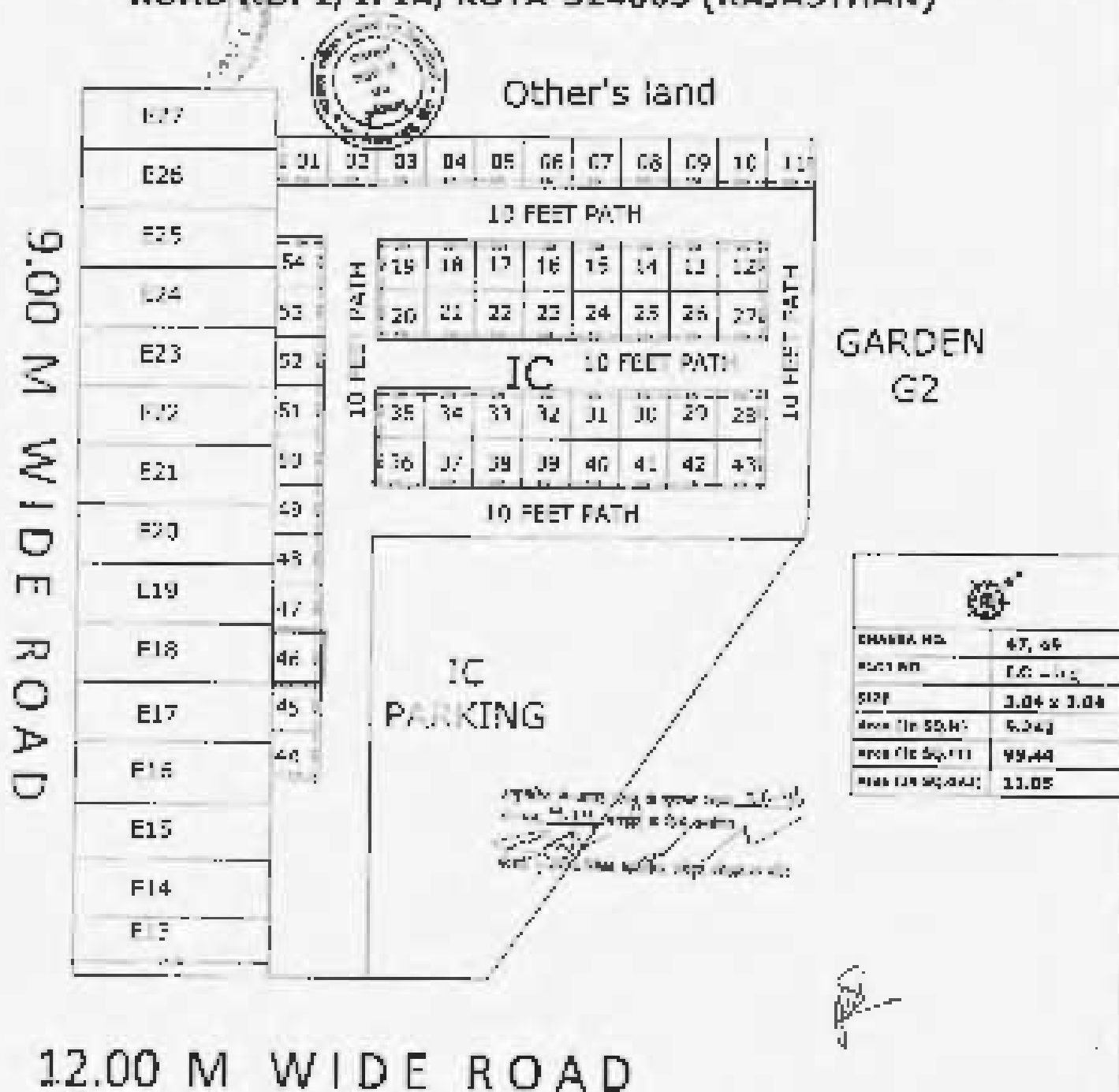
पंजीकृत अधिकारी के हस्ताक्षर मग मोहर
नगर विकास न्यास कोटा

नोट - शर्तों नीचे गृह पर अंकित है।

- पंजीकृत/पृष्ठीकृत संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



SIGNATURE OF OWNER

1046

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR | KOTA-I**

Fee Receipt
Appendix I Form No. 9 (Rule 75 & 131) Paid Date: 19-08-2022 3:12 PM

Fee Receipt No	: 302200123019005	Receipt Date	: 19/08/2022
Name	: B.P. GADHACH ADVOCATE, CEVRAJ GADHACH	Document S. No.	: 202201123019009
Address	: KOTA		
Document Type	: Succession A & Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Cost-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSr	: ₹ 0	Certified copying fees Us_67	: ₹ 0
Stamp (Memorandum)	: 0	Reg. (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_31	: ₹ 0	Continuation	: ₹ 0
Cashless	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2002 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount #)

= Cash Order 5070000 ₹ 50

Signature of treasurer or applicant for
copy or Search certificate

Signature of resident
and date of return receipt

Cashier

SUB-REGISTRAR

R.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295- 87807

REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY

1	a	Name of the Branch/Business Unit/Office seeking opinion	:	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	:	Nil	
	c	Name of the Borrower	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sowatha Biddhi Sildhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPLA, Kota Raj.	
2	a	Name of the unit/concern/ company/person offering the property/ies as security	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sowatha Biddhi Sildhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPLA, Kota Raj.	
	b	Constitution of the Unit/concern/ person/body/authority offering the property for purpose of charge	:	Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	Borrower	
3	Complete or full description of the immovable property/ies offered as security including the following details		:		
	a	Survey No.	:	S.No. 10-46, Gantoria, Village Kanhar, Kota Raj.	
	b	Door House no. (in case of house property)	:	S.No. 30-46, Gantoria, Village Kanhar, Kota Raj.	
	c	Extent/area including plinth/ built up area in case of house property	:	9.24 Sq. Mtr	
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	:	East – S.No. 10-45 West – S.No. 10-47 North Road South-P.No. R-18	
4	a	Particulars of the documents submitted-serially and chronologically	:	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1167 dt. 25.07.22 4. Certificate No. 1167 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering best revenue/other authorities be examined.	:	Regd. Lease Deed dt. H.No. 1 V.No. 1624 P.No. 31 S.No. 202203123112496 dt. 05.08.22	
	Sl. NO.	Date	Name/Nature of the Document	Original/certified copy/extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	05.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents with membership certificate along with the TIR.		:	No	

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6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, in more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest in the current title holder. And whenever Minor's interest or other claim on title is involved, search should be made for a further period, depending on the need for clearance of such claim on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	01 year 1922 to 19.08 1923 11T Kota allotted a S.No. 10-86, Garwaha, Village Kumbuli, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri R/o Flat No. 1273, Suwalika Baidhi Nidhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.23.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession Rights or Inam Holder or Govt. Grantee/ Addressee etc.)	Freehold
10		If leasehold, whether :	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/ assigned period of lease	Not applicable
	d	If, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the leasehold rights and restore charges?	Not applicable
11		If Govt. grant allotment/ lease cum- Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether :	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created.	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible. (the procedural/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion)	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether :	Not applicable


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	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by intimation	: Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question.	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donee or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
15	a	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the mandatory procedure to be followed to create a valid and enforceable mortgage	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title therein	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other requisite formalities are completed/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
16		Whether the title documents include any testamentary dispositions/wills ?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	: Not applicable
	c	Whether the property is mutated on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother Original title deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any third rights ?	: No
	b	Whether the property belongs to church/temple or any religious or other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Provisions/permissives, if any, in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have an objection/join in execution, minor's share if any, rights of legal members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable

	c	If no additional precautionary permissions to be obtained for creation of valid mortgage ?	:	Not applicable
	d	Requirements, if any, for creation of mortgage as per the central state laws applicable to the trust in the matter	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	:	Not applicable
	b	In case of agricultural property, other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	:	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation capacity (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SFZ regulations, Canal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings	:	No
	b	Whether any search enquiry is made with the Land Acquisition Officer and the outcome of such search enquiry	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/ attachment security to court in respect of the property in question ? In such case please comment on such seal marking	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether shown as hitchhiker ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (RCC), Articles of Association, provision for common seal etc.	:	Not applicable
	b	(i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/ No.	:	Not applicable
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	:	Not applicable
	d	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/ No	:	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye laws	:	Not applicable
27	a	Whether any PCA is involved in the chain of title ?	:	No


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b	Whether the POA is <u>not</u> coupled with interest i.e. a Development Agreement cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is inalienable as per law.	:	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders via Companies/ Firms/ Individual or Proprietary Companies in favour of their Partners/employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	:	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	:	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	:	Not applicable
	1. Whether the original POA is verified and the title investigation is done on the basis of original POA?	:	Not applicable
	2. Whether the POA is a registered one?	:	Not applicable
	3. Whether the POA is a special or general one?	:	Not applicable
	4. Whether the POA contains a specific authority for execution of title document in question?	:	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been accustomed from the office of sub-registrar also?)	:	Not applicable
g	Please comment on the genuineness of POA?	:	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA?	:	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	:	Not applicable
29	If the property is a flat/apartment in residential/commercial complex, check and comment on the following:	:	No
	a. Proprietor's Land owner's title to the land/building	:	Not applicable
	b. Development Agreement/Power of Attorney	:	Not applicable
	c. Extent of authority of the Developer/builder	:	
	d. Independent title verification of the Land and/or building in question	:	Not applicable
	e. Agreement for sale (duly registered)	:	Not applicable
	f. Payment of proper stamp duty	:	Not applicable
	g. Requirement of registration of sale agreement, development agreement, POA, etc.	:	Not applicable
	h. Approval of building plan, permission of appropriate land authority, etc.	:	Not applicable
	i. Conveyance in favour of Society/ Condominium concerned	:	Not applicable
	j. Occupancy Certificate/allotment letter/letter of possession	:	Not applicable
	k. Membership details in the Society etc.	:	Not applicable
	l. Share Certificates	:	Not applicable
	m. No-Objection Letter from the Society	:	Not applicable
n	All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws, etc.	:	Not applicable
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any.	:	Not applicable
p	If the property is a vacant land and construction is yet to be	:	Not applicable


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		made, approval of law-on and other precautions, if any	
	q	Whether the numbering pattern of the maps/flows tally in all documents such as approved plan, agreement plan etc	: Not applicable
30		Encumbrances, Attachments, and in claims whether of Government, Central or State or other local authorities or Third Party claims, Loans etc. and details thereof	: Not applicable
31		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any	: 01 years 2022 to 19.08.2022
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy?	: Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereon	: Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required obtained	: Not applicable
34		Details of K.H.C. extracts mutation extracts Kutha extracts pertaining to the property in question.	: Not applicable
35		Whether the name of mortgagee is reflected as owner in the revenue Municipal Village records?	: Not applicable
36	a	Whether the property offered as security is clearly demarcated	: Yes
	b	Whether the demarcation/ partition of the property is legally valid?	: Yes
	c	Whether the property has easy access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be.)	: Yes
37		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	: Not available
	a	Document in relation to electricity connection	: Not available
	b	Document in relation to water connection	: Not available
	c	Document in relation to Sales Tax Agreements, if any applicable	: Not available
	d	Other utility bills, if any	: Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, utility bills, etc.) or the actual current boundary? If so, please elaborate comment on the same	: Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that is the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TOR, please provide these comments subsequently, on making the same available to the advocate.)	: Valuation report not available
40		Any harassment for creation of mortgage under any local or special enactments, delays of proper registration of documents, payment of proper stamp duty etc	: No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	: Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	:	Not applicable
43	Whether the governing law/constitutional documents of the mortgagee (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	:	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	:	No
45	Additional suggestions, if any to safeguard the interest of Bank ensuring the perfection of security.	:	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	:	Mr. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel No. Sh. Rajaram Patel R/o Flat No. 1273, Swadha Richhi Sindh Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act 2016? Y/N	:	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	:	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

Date: 19/08/2023

Place: Kota


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Titleable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list 152a Annexure B and the other relevant factors.
3. I further having made a search in the Land Revenue records, I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar's Office (s), Revenue Records, Municipal Corporation Office, Land Acquisition Office, Registrar of Companies Office, Water Board (wherever applicable) I do not find anything adverse which would prevent the Title Deeds from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned revenue office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/False, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 years from 1992 to 19.05.2012 pertaining to the immovable Property (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents are agreed to by the Mortgagee and the Bank (Delete, whichever is not applicable) N/A.
7. Share(s) and his/her interest in the property(ies) is to be extent of N/A (Specify the share of the Minor with Name). Minor not if not applicable).
8. The Mortgage if created, will be available to the Bank by the expiry of the scheduled loan term. M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 127A, Susewalia Kishanji Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn. Road No. 1, JPVA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 127A, Susewalia Kishanji Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn. Road No. 1, JPVA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

Note- Photo copy of Document No. 1 to 5 to be taken for the registration of project under SARFA Act

1. Certificate of Incorporation M/s Denim Developers Limited
1. Resentment Letter in favour of Sh. Rajesh Kumar Patil
3. Affidavit Letter No. 1167 dt. 25.07.22
4. Certificate No. 1167 dt. 25.07.22
5. Repd. Lease Deed with Map dt. 15.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force
12. It is certified that the property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY (IES) S.No. 10-16, Gardula, Village Kumbhari, Kota Raj


East - S.No. 10-16

West - S.No. 10-17

North- Road

South - S.No. 10-16

Date : 29.06.2022


B.P. Dadhich, Advocate
BUDHI PRANASH DADHICH
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Nanta, KOTA (Raj.)



श्रीमान् अशोक महाराज
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्रीय) का नैसर्गिक प्रयोजन से लिए जायें की
अनुज्ञा और आवंटन नियम 2012 के नियम 28 के अन्तर्गत भूमि का पट्टा विलेख

कॉन्ट/ 1091

दिनांक 22-07-2022

मैमर के लिए अवकाश लिपि जयिने स्वीकृत वस्तावस्ततां गणेश कुमार पाटिल पुत्र श्री गणेशम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय फ्लैट नं. 1273, सुभाषनगर सिडो सिडो रेजीडेन्सी ब्लॉक नं. 1-4, राजीव गांधी नगर

विस्तार रोड नं. 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक नैसर्गिक शहर नगरपालिका पट्टा 2021

जयिने

(पदनाम) श्री/श्रीमती/शुद्धी पुत्र/पुत्री

निवासी

Shop no. LC-43

9.24 वर्गमीटर

पूजापट्ट वं क्षेत्रफल

कुम्हाडी

46, 47, 49

राजस्थान आय. मसारा न.

गोपना, पार्षनिक न स्थित है।

स्थानीय विकास (पट्टा धारक) द्वारा पट्टा धारक के पक्ष में उक्त मूख्य का पट्टा विनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

प्र. राजीव, कोटा (पुत्र)

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर गणेश मोहर
नगर विकास न्यास, कोटा

1.

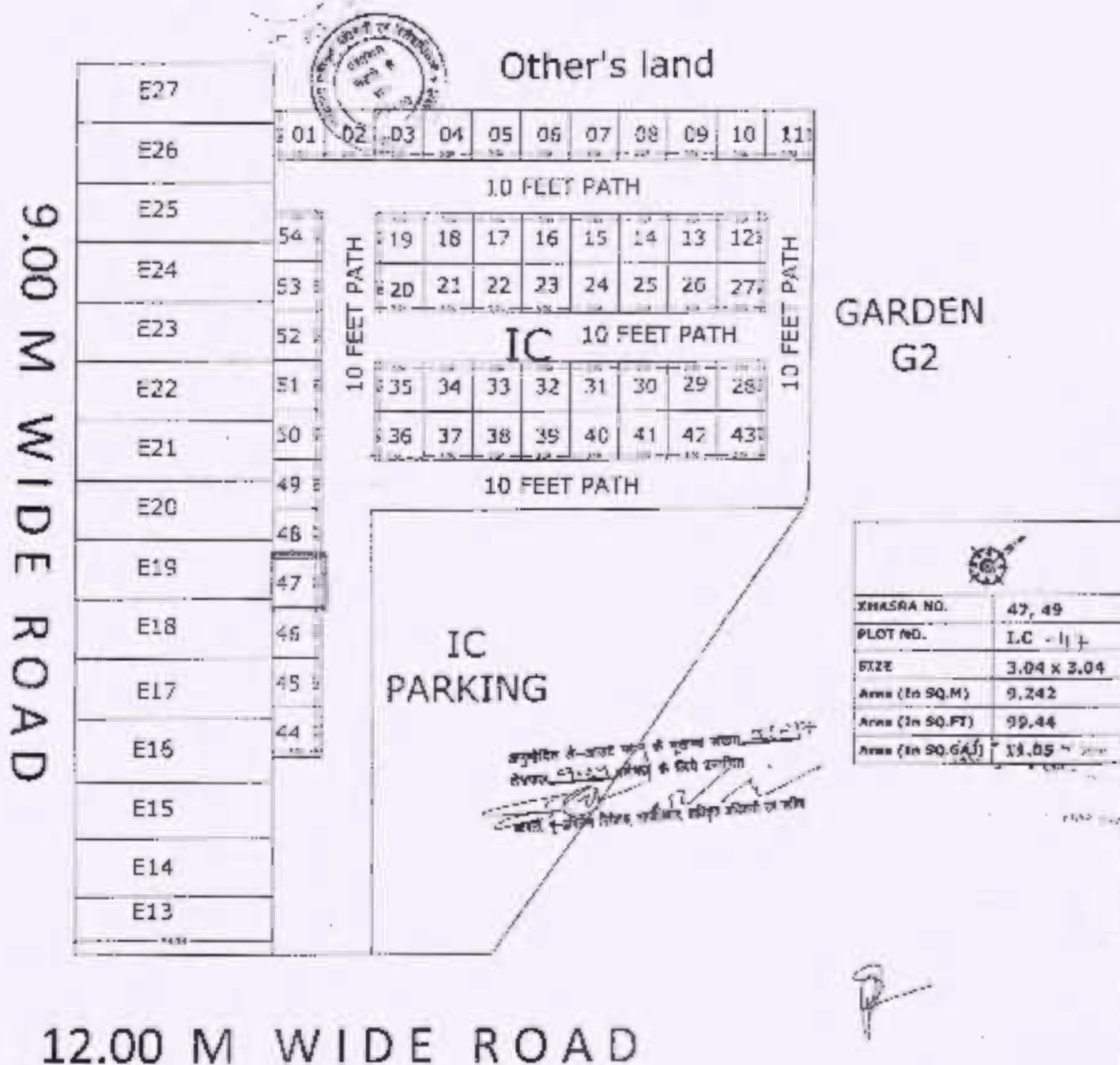
2.

नोट शर्तें पत्र पृष्ठ पर उल्लिखित हैं।

- पंजीकृत/पुष्पांकित संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



GOVERNMENT OF NAGALAND
REGISTRATION & STAMPS DEPARTMENT, NAJISTIAN, NAGALAND
SUBREGISTRAR, KOTIJA

Due Date of
Assignment: March 15, 2011

[illegible]

www.pearsoned.co.uk

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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Out


9. **ДНЕВНИК**

H.P. Dadhich
Advocate

Resident & Office—
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF INDIVIDUAL PROPERTY**

1	a	Name of the owner/ Husband/ Wife/ Other residing person :	Registration Dept Estate Regulatory Authority, Jaipur Rtn		
	b	Reference No. and date of the order under the order of which the documents have been forwarded :	N/A		
	c	Name of the Developer :	M/s. Devlin Developers Limited, through authorized signature Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel Rtn Flat No. 1173, Savadka Kishor Sushil Residency, P.No. 1-4 Rajeev Gandhi Nagar Uda. Road No. 1, H.P.A. Kota Raj.		
2	a	Name of the institution/ company/person offering the immovable property :	M/s. Devlin Developers Limited, through authorized signature Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel Rtn Flat No. 1173, Savadka Kishor Sushil Residency, P.No. 1-4 Rajeev Gandhi Nagar Uda. Road No. 1, H.P.A. Kota Raj.		
	b	Consent of the Union/owner/ person/body authority offering the property for creation of charge :	Enclosed Form		
	c	State or its authorized agency to which all the relevant papers are submitted for registration, viz. :	Jaipur Rtn		
	d	Complete or full description of the immovable properties offered or received including the following details :			
	a	Survey No. :	S.No. 3-45, Gaudaha, Village Karand, Kota Raj.		
	b	Plot/ House No. (in case of house property) :	S.No. 10-21, Gaudaha, Village Karand, Kota Raj.		
	c	Area/area including plot/ built up area/ extent of house/ ground :	1.22 Sq. M.		
	d	Location- The name of the town, village, area, subdivision, etc. : District :	Dist - S.No. 10-48 West - S.No. 10-48 South Road South P.No. 1-10		
3	a	Particulars of the documents submitted-serially and chronologically :	1. Certificate of Incorporation M/s. Devlin Developers Limited 2. Resolution letter in favour of Sh. Rajesh Kumar Patel 3. Reference Letter No. 1091 dt. 20.07.22 4. Certificate No. 1061 dt. 20.07.22 5. Regt. Lease Deed with Map dt. 01.08.22		
	b	Name of documents verified and as to whether they are originals or certified copies or reproduction thereof duly verified. Note : Only originals or certified copies from the registering authority need to be examined.	Regt. Lease Deed dt. R.No. 1 V.No. 1022 P.No. 101 S.No. 0030132113259 dt. 01.08.22		
4	Sl. No.	Date	Name/ Nature of the Document	Original/ Certified copy/ Certified/ Original/ photostatic etc.	In case of copies whether the original was submitted by the Advocate/ Notary public
	1	01.08.22	Regt. Lease Deed	Original	Notary public
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed surveyor? Please also attach all original receipts of fees paid for obtaining certified copy of documents with authentications with them along with the CD.			No	


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6	1	Whether the records of Registrar Office or Revenue authorities referred to the property in question are available for verification through any online portal or computer system?	Yes
	2	If such online computer records are available, whether any verification or cross checking are made and the verification findings in this regard?	Not available
	3	Whether the production of the stamp paper is possible to be got verified from any online portal and if so, whether such verification was made?	Not available
7	1	Property offered as security title value the jurisdiction of which sub-registrar office?	Sub Registrar Kohn Raj
	2	Whether it is possible to have registration of documents in respect of the property in question at more than one office or sub-registrar/ Joint registration portal? If so, where more than one office?	No
	3	Whether search has been made at all the offices named in (2) above?	Yes
	4	Whether the searches in the offices of registration authorities or any other records reveal registration of mortgage title documents in respect of the property in question?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor to the interest to the current title holder. And wherever Minor's interest is either living or title is involved, search should be made for a further period, depending on the need for clearance of encumbrance on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title documents over for a period of not less than 20 years is mandatory.	It was noted that during title deed showed a S.No. 1047, Eastern Village, Kohn Raj, to Mr. Datta Harolapara Limited, through authorized signatory Mr. Rajesh Kumar Patel S/o Mr. Rajendra Patel R/o P.O. No. 157, Samalkha Kishori Shakti Residency, P.No. 14, Rajes Gandhi Nagar Nanda Road No. 1, 1970, Kohn Raj on dt. 20.03.22 and execute a Regt. Deed in favour of Datta on dt. 01.06.22
9		Statement title of the intended Mortgage over the property whether full ownership rights, leasehold rights, Occupancy, Possession Rights or lease holder or joint tenant/ share holder etc.	Freehold
10		Leasehold, whether:	Not applicable
	1	Lease deed is duly stamped and registered	Not applicable
	2	Lease is permitted to mortgage for leasehold right	Not applicable
	3	Duration of the lease/tenure period of lease	Not applicable
	4	If, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-letting and mortgage by Sub Lessee etc.	
	5	Whether the leasehold rights permits for the creation of any superstructure? If not, why?	Not applicable
		Right to possession of the property right and nature thereof.	Not applicable
11		If Govt. guaranteed loans/loan- cum Agreement, whether such agreement etc. provides for alienable rights to the mortgagee with or without conditions. If mortgagee is permitted to create charge on such property. Whether any provision from Govt. or any other authority is required for creation of mortgage and if so whether such said permission is available.	Not applicable
12		Homeowner right, whether:	Not applicable
	a	Such right is alienable and transferrable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any, and if so, whether creation of mortgage will be possible. The condition precedent to be satisfied, including court permission to be obtained and the reasons for creating in such conditions.	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable

	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question.	Not applicable
	f	Whether the Donee is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	Not applicable
15	a	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the modality procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share	Not applicable
	c	Whether the partition made is valid in law and the mortgagee has acquired a mortgagable title thereon	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
16		Whether the title documents include any testamentary documents/wills?	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will?	Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is granted by a competent court?	Not applicable
	c	Whether the property is mutated on the basis of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original death certificate of the testator is available?	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc. which are relevant to rely on the will, availability of Motus Original title deeds are to be explained.)	Not applicable
17	a	Whether the property is subject to any waqf rights?	No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applicable
	c	Preventive permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18	a	Where the property is a JLR/ joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable

	a	Is an additional preliminary permission to be obtained for creation of such mortgage?	Not applicable
	b	Accordingly, is any fee payable in connection with the creation of such mortgage?	Not applicable
20	a	Is the property is Agricultural land, whether the land has been exempted from payment of Agriculture land tax or whether there are any restrictions on creation of mortgage of mortgage?	Not applicable
	b	In case of agricultural property, other relevant revenue documents or records have to be verified to ensure the validity of the title and right to create the mortgage?	Not applicable
	c	In the case of mortgage of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed is as per the law?	Not applicable
21		Whether the property is affected by any local laws or other regulations relating to building or the common security (viz. Apartment Laws, Worker's Housing, Co-Operatives, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/copy is made with the Land Acquisition Officer of the existence of such proceedings?	Not applicable
23	a	Whether the property is involved in a subject matter of any litigation which, according to records?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of it (State endorsement)?	Not applicable
	c	Whether the title documents have any court endorsement which points out any litigation/objection/suit/s to stand in respect of the property in question? In such case, does construction stand in favour of the mortgagor?	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the firm is properly registered?	Not applicable
	b	Property belonging to partners, whether firm is a partnership? Whether firm falls in the same firm class, excepted or not according to law?	Not applicable
	c	Whether the partners creating mortgage has the authority to create mortgage for and on behalf of the firm?	Not applicable
25	a	Whether the property belongs to a Limited Company, check the following points: Board resolution, authorization to create mortgage, creation of the mortgage, Registration of the mortgage charges with the Company Registrar (R.O.), Articles of Association provided for mortgage and etc.	Not applicable
	b	Whether the property to be mortgaged is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No	Not applicable
	c	If yes, whether the search of names of the property to be mortgaged has been carried out with Registrar of Companies (RoC) in respect of any other company / LLP (seller) and the seller company (purchaser)?	Not applicable
	d	Whether the above search of charges records are with charge memorandum on the property (proposed to be mortgaged) created by the seller company (seller)? Yes/No	Not applicable
	e	If the search records memorandum / document whether such charges memorandum have been created? Yes/No	Not applicable
26		In case of Societies, Association, the required authority power to mortgage and whether the mortgage can be created, and the required regulations, bye-laws.	Not applicable
27	a	Whether any FID is involved in the claim/title?	No

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	b	Whether the PDA is not coupled with interest in a Development Agreement-Letter of Intent. If so, please clarify whether the same is a registered document and whether has created an interest in favour of the builder/developer and as such is registrable as per law.	Not applicable
	c	In case the title document is executed by the PDA holder, state clearly whether the PDA holder is (i) one executed by the Builder viz. Corporate Firm/Individual or Partnership Concern in favour of their Partner/development/landlord/representative viz. the relevant Land, NCC's Agreement of Sale, Sale Deeds etc. or favour of holder of final title (Plenary PDA) or (ii) other type of PDA (Common PDA).	Not applicable
	d	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified compared with the original PDA.	Not applicable
	e	In case of common PDA i.e. PDA other than Builder's PDA, please clarify the following clauses in regard of PDA.	Not applicable
	i	Whether the original PDA is verified and the true and genuine nature of the same is original PDA?	Not applicable
	ii	Whether the PDA is a registered one?	Not applicable
	iii	Whether the PDA is a certified registered one?	Not applicable
	iv	Whether the PDA contains a specific authority for execution of the document in question?	Not applicable
	f	Whether the PDA, as in force and not rescinded, has been created on the date of execution of the document in question? (Please clarify whether the same has been renewed after the expiry of sub-registrable 11)	Not applicable
	g	Please comment on the genuineness of PDA?	Not applicable
	h	The material on record on the extensibility and validity of the PDA?	Not applicable
25		Whether mortgage is being created by a PDA holder, check genuineness of the Power of Attorney and the nature of the same given therein and whether the same is properly executed, verified, authenticated in terms of the Law of the place where it is executed.	Not applicable
26		If the property is a large apartment or commercial complex, check and comment on the following:	No
	a	Fireworks/Land system etc. in the land/building.	Not applicable
	b	Development Agreement/Letter of Intent.	Not applicable
	c	Consent of authority of the Developer/Builder.	Not applicable
	d	Independent title verification of the land and/or building in question.	Not applicable
	e	Agreement for sale (only registered).	Not applicable
	f	Presence of proper stamp/duty.	Not applicable
	g	Existence of registration of sale agreement, development agreement, PDA, etc.	Not applicable
	h	Approval of building plan, permission of appropriate local authorities, etc.	Not applicable
	i	Consentance in favour of Society/Co-owners concerned.	Not applicable
	j	Company's Certificate/Consent certificate of promoters.	Not applicable
	k	Market/sup. deeds in the Society etc.	Not applicable
	l	Sale Certificate.	Not applicable
	m	No Objection Letter from the Society.	Not applicable
	n	All legal requirements under the local Municipal laws, regarding ownership of development/building, Registration, Development Control Regulations, Cooperative Societies Act, etc.	Not applicable
	o	Arrangements for saving the block subject to the records of the Housing Society, if any.	Not applicable
	p	If the property is a vacant land and construction is yet to be	Not applicable


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		made, approval of lay-out and other precautions, if any.	
	g	Whether the numbering pattern of the maps/plats fully in all documents such as approved plan, agreement plan etc.	Not applicable
30		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
31		The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 12.09.2022
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy?	Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details therein.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required obtained	Not applicable
34		Details of RTC, extracts mutation, extracts Kharid extracts pertaining to the property in question.	Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue/Municipal Village records?	Not applicable
36	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not available
	a	Document in relation to electricity connection	Not available
	b	Document in relation to water connection	Not available
	c	Document in relation to Sales Tax Registration, if any applicable	Not available
	d	Other utility bills, if any	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	Not applicable
39		If the valuation report and/or approved sanctional plans are made available, please comment on the same including the comments on the description and boundaries of the property in the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TER, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available
40		Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable


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42	Is any of the owner of original title deed, death of trust and other documents for creation of a proper valid and enforceable mortgage by deposit of certified copy of any deed and/or, or other documents to be taken by the Bank in due regard?	No application
43	Whether the governing law constitutional documents of the company (for that matter person) provide creation of mortgage over additional properties, if any, to be taken in such cases?	Not applicable
44	Additional papers relevant for documentation of this is per land laws.	No
45	Additional documents if any is required the relevant bank ensuring the perfection of security.	N/A
46	The specific person who are involved in such mortgage request documents and their names.	M/s. Durga Developers Limited, through authorized signatory Sh. Rajesh Kumar Pathi, No. 50, Rajaram Pathi Bn Har No. 1873, Samalkha Bhabha Sukhli Residency, 28/2, 2d Rajpur Gandhi Nagar Gate Road No. 1, IPDA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the dated of such registration to be furnished.	Not applicable
	Whether the registration number for such is provided in the above guidelines there under is complied?	Not applicable
	Whether the details of the apartment/ plot or quarters are worked with the list of number and types of apartments or plots booked or uploaded by the promoter in the website of Real Estate Regulatory Authority?	No application

Date: 12/5/2023

Place: Kota


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VERIFICATION REPORT

I have examined the Original and Dated mortgage to be deposited relating to the abovesaid property (as mentioned in annexure by way of "Exhibits A to G") and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.

2. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.
3. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.
4. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.
5. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.
6. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.
7. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.
8. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.
9. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.
10. I have examined the Original and Dated mortgage, relating to the property (as mentioned in Annexure A to G) and have the documents of said referred to in the exhibit are valid evidence of legal, title and interest and that the said mortgage is correct, it will satisfy the requirements of creation of Equitable Mortgage and I declare accordingly.

Note: Photocopy of the above Nos. 1 to 5 to be submitted for the registration of project under RERA Act.

1. Certificate of Completion by M/s. Dadhich Development Limited
2. Bankers' Letter in favour of M/s. Rajaram Kaula Ltd.
3. All India Letter No. 1001/11/2000/22
4. Certificate No. 1001/11/2000/22
5. Bankers' Letter in favour of M/s. Dadhich Development Limited


1. There are no legal impediments for creation of the Mortgage on production of above the documents.

2. It is certified that the property is FREE FROM LIENS.

NOTES FOR THE REGISTRAR: (To be filled in by the Registrar)

Date - 20/06/2024
Place - Rajal Kaula
Name - Dadhich

Page - 1/1


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
P/O- 40, Village Nagar
Numa, KOTA (Raj.)



श्रीमान् जयदीप महतो
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्रीय) के गैर-कृषि उपयोग के लिए उपयोगशील
अनुज्ञा और आवेदन नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 158

दिनांक 25/7/2020

नगरपालिका क्षेत्र के अन्तर्गत स्थित जमीन पर अर्थात् इलाका में राजेश कुमार शर्मा पुत्र श्री राजेश कुमार शर्मा

पट्टा धारक का नाम पुर/पुरी

पञ्जीकृत कार्यालय फ्लोर नं. 1273, सुगलका हिन्दी सिटी रेजिडेंसी ब्लॉक नं. 1-4 राजीव गांधी नगर
विस्तार क्षेत्र नं. 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक नगरां शहर पर्यन्त वर्ष 2021

जन्म

(पदनाम) श्री/श्रीमती/श्री पुर/पुरी

निवासी

Shop no. I.C.-48

3.24 वर्गमीटर

भूखण्ड नं. क्षेत्रफल

पुन्हाई

राजस्थान राज्य जिला सं.

गारुनिया

क्षेत्रफल से है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक को पत्र में उक्त भूखण्ड का पट्टा विनांक को

निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

29 पञ्जीकृत, कोटा (पञ्जीकृत)

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
नगर विकास न्यास, कोटा

नोट - सर्वे प्लान वृत्त पर अंकित है।

- पञ्जीकृत/पुन्हाईकृत राजस्व है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि मृष्टि का गैर-कृषि प्रयोग के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

गढ़ते की शत

1. गढ़वाल राज्य में निर्दिष्ट सिंदरी के गड़द एक मुलाल लाल राशि जय बल की है। यह बल मुख्यतः ४० वर्षीय लाल से प्राप्त है।

34

[illegible]

- [illegible]

12. अन्य

नोट :- निर्मित ग्राहक में सारे न. १ लागू नहीं होगी ।

रुग्ण दयुटी रेल पट्टे की छप्पे फाग नहि ।

परमाणु के गटोस की सीपाये क बिबरन:-

पृष्ठ IC-५७ गणितपत्र IC-५९

उत्तर- रास्ता दक्षिण- 20/05/2015

कक्षा धरु के हस्ताक्षर

1000

Page 1304

1151

11. 11.11.2019

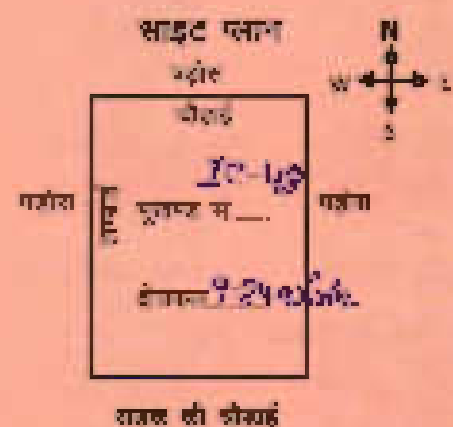
→ Hoyi Liederbuch, 1902

मा. अर्थ. वि. वि. का. १९९०

01/01/2006

• संजीकृत / पुष्पांकुल संलग्न है।

- Registered and Endorsement Attached

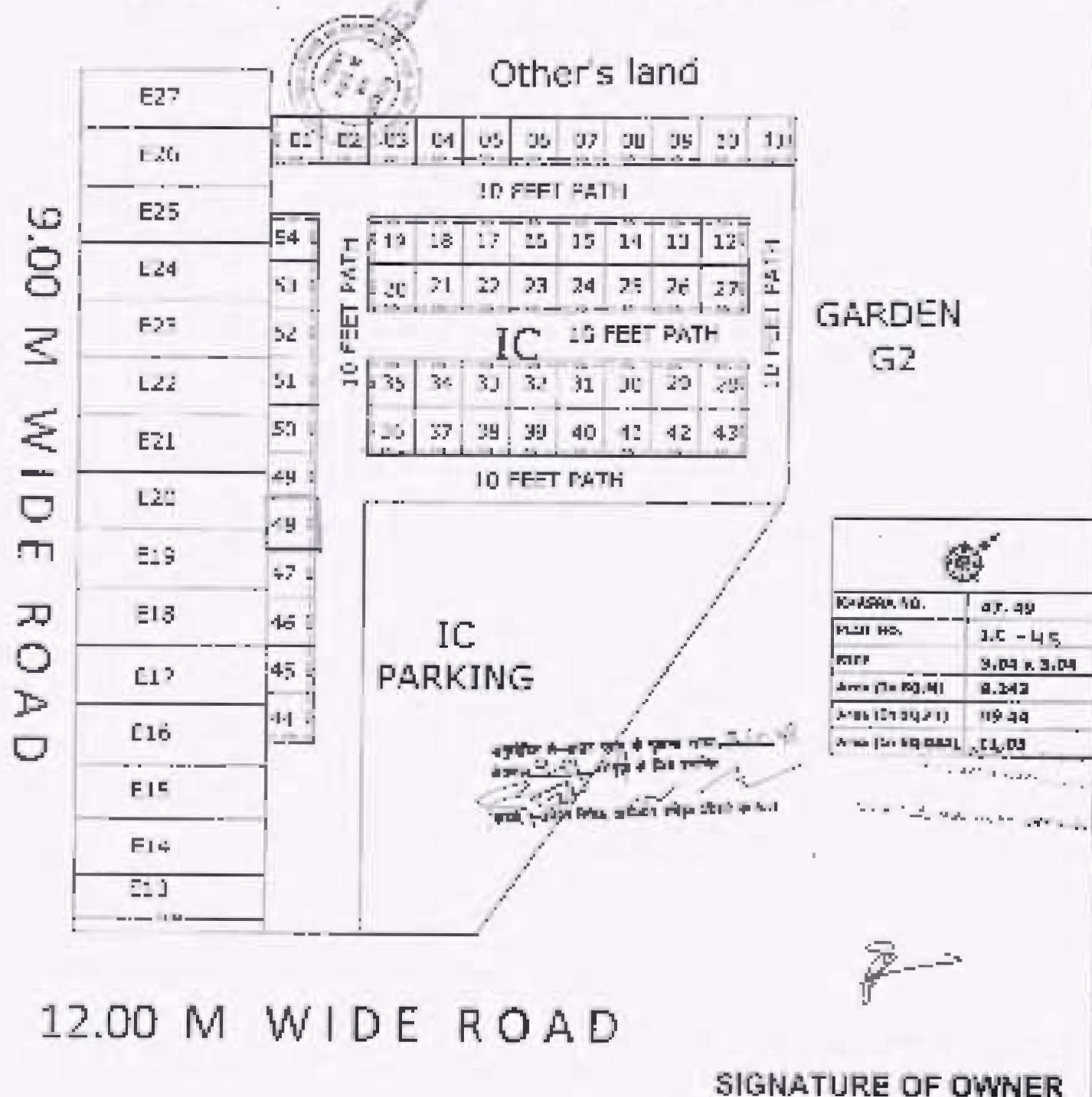


साहस, ज्ञान, अस्वत्थं ते श्री बाबागुरु जगदगुरु हैं ।

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी को हस्ताक्षर एवं मोहर
सहित देना। यथा, मोहर

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



7C-48

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR: KOTA

Fee Receipt
Appendix - Form No. BTP/RS 75 & 131

Print Date : 12-08-2022 6:13 PM

Fee Name (L.Rd)	: 202207129510317	Received Date	: 12/08/2022
Name	: O.P. SADIKH ADVOCATE, M.A. Darin Developers Ltd.	Document No.	: 202207129010718
Address	: KOTA		
Judgment Type	: Inspection And Search		
Face Value	: ₹ 0	Expected Value	: ₹ 0
Use-Registration Fee	: ₹ 0	Fee for Memorandum Us_M_B	: ₹ 0
OSL	: ₹ 0	Certified copying fees Us_ST	: ₹ 0
Stamp (Stamps/Document)	: ₹ 0	Reg. Memorandum	: ₹ 0
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Execution fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Guaranty	: ₹ 0	Other	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (If Mode Transfer Amount #)

4 10/07/2022 (BANK) ₹ 50

Signature of person or applicant for
copy or Search and Justice

Signature of person
and date of return receipt

Date:

SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office ..
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion :	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded :	Nil		
	c	Name of the Borrower :	M/s Devam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Sarawalia Riddha Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPDA, Kota Raj.		
2	a	Name of the unit/concern/ company/person offering the property/ies as security. :	M/s Devam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Sarawalia Riddha Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPDA, Kota Raj.		
	b	Constitution of the Unit/concern /person/body/authority offering the property for creation of charge :	Individual/Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) :	Borrower		
3		Complete or full description of the immovable property/ies offered as security including the following details :			
	a	Survey No. :	S.No. 10-48, Gerdwala Village Kumbhari, Kota Raj.		
	b	Tax/Title no. (in case of house property) :	S.No. 10-48, Gerdwala Village Kumbhari, Kota Raj.		
	c	Extent/area including plinth/ built up area in case of house property :	9.24 Sq. Mts.		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries :	East - S.No. 10-47 West - S.No. 10-49 North- Road South- P.No. 1-19 & 20		
4	e	Particulars of the documents scrutinized serially and chronologically. :	<ol style="list-style-type: none"> 1. Certificate of Incorporation M/s Devam Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patel 3. Allotment Letter No. 1158 dt. 25.07.22 4. Certificate No. 1158 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.06.22 		
	f	Nature of documents verified and as to whether they are originals or certified copies or reproduction extracts duly verified. :	Regd. Lease Deed dt. R.No. 1 V.No. 1624 P.No. 41 S.No. 100103/13/12504 dt. 05.06.22		
		Note - Only originals or certified extracts from the registering/ land/revenue/other authorities be examined.			
	SL. NO.	Date	Name/Nature of the Document	Original/ certified copy /certified extract/ photocopy, etc	In case of copies, whether the original was scrutinized by the Advocate.
	1	05.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fee paid for obtaining certified copy of documents. Search/scrutiny/verification done along with the TIR.	No		

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B.P. Dadhich

Advocate

Resident & Office—

48, Vikas Nagar, Nanta

Road Kota (Raj.)

Mob. – 98295-87807

6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the consequent findings in the regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	No
	c	Whether search has been made at all the offices named in (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8		Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/features in the current title holder. And whenever Mortgagor's interest or other clog on title is involved, search should be made for a longer period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ mortgages for a period of not less than 30 years is mandatory.	40 years, 2012 to 12.09.2022 1st Kota offered a S.No. 1C/49, Gardsia, village Kumbhari, Kota Raj. to M/s Deon Development Limited, through authorized signatory Sh. Rajesh Kumar Paul S/o Sh. Rajaram Paul R/o Flat No. 1273, Sewatha Kishori Biddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22
9		Nature of Title of the intended Mortgage over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or Joint Holder or Govt. Control/Alottee etc.)	Freehold
10		If leasehold, whether:	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/unexpired period of lease:	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure: (if applicable)?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11		If Govt. grant/alotment/Lease-cum-/ Sale Agreement whether grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether:	Not applicable
	a	Such right is heritable and transmissible	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage would be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether:	Not applicable

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	a	The Gift/Settlement Deed is duly stamped and registered.	:	Not applicable
	b	The Gift/Settlement Deed has been attested by two witnesses.	:	Not applicable
	c	The Gift/Settlement Deed transfers the property to Donee.	:	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions.	:	Not applicable
	e	Whether there is any restriction on the Donor in rescuing the gift/settlement deed in question.	:	Not applicable
	f	Whether the Donee is in possession of the gifted property.	:	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a power for any other person to join the creation of mortgages.	:	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	:	Not applicable
15	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	:	Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	:	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	:	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	:	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	:	Not applicable
16		Whether the title documents include any testamentary documents/wills?	:	Not applicable
	a	In case of will, whether the will is registered with or unregistered will?	:	Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	:	Not applicable
	c	Whether the property is mutated on the basis of will?	:	Not applicable
	d	Whether the original will is available?	:	Not applicable
	e	Whether the original death certificate of the testator is available?	:	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	:	Not applicable
17	a	Whether the property is subject to any valid rights?	:	No
	b	Whether the property belongs to church/temple or any religious/other institutions, having any restriction in creation of charges on such properties?	:	Not applicable
	c	Precautions/precautions, if any in respect of the above cases for creation of mortgage?	:	Not applicable
18	a	Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	:	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	:	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	:	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	:	Not applicable

BUDHI PRAKASH DADHICH
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	c	If an additional professional permissions to be obtained for creation of valid mortgage ?	Not applicable
	d	Requirements, if any for creation of mortgage as per the control state laws applicable to the trust in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit charge of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage. ?	Not applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, worker sections, minorities, Land Laws, SFC regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	No
	b	Whether any search/inquiry is made with the Land Acquisition Office and the outcome of such search/inquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implications of its future enforcement ?	Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question ? In such case please mention the said seal/markings.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether thrown on hotspots ? Whether formalities for the same have been completed as per applicable laws ?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (RMC), Articles of Association provisions for common seal etc.	Not applicable
	b) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	Not applicable
26		In case of Societies, Associations, the required authority/power to borrow and whether the mortgage can be created, and the requisite regulations, bye-laws.	Not applicable
27	a	Whether any MCA is involved in the chain of title ?	No

BP
SHUBH PRAKASH DADHICH
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Nanda, KOTA (Raj.)

b	Whether the POA is one coupled with interest i.e. a Development Agreement cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
c	In case the said document is executed by the POA holder, please clarify whether the POA is valid & (i) one executed by the Builder i.e. Company or Firm/Builder or Proprietary Concern in favour of their Partner/employees/Authorized Representatives to sign the Allotment Letters, NOCs, Agreement of Sale, Sale Deeds etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Borrower POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/impounded with the relevant PRA.	Not applicable
e	In case of borrower POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	1. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
	2. Whether the POA is a registered one?	Not applicable
	3. Whether the POA is a special or general one?	Not applicable
	4. Whether the POA contains a specific authority for execution of this document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar or not?)	Not applicable
g	Please comment on the genuineness of POA?	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
28	Whether document is being executed by a POA holder. Check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed? Stampation/Impounded in terms of the Law of the place where it is executed.	Not applicable
29	If the property is a development or residential/commercial complex, check and comment on the following.	No
a	Registered and owner's title to the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Existence of authority of the Developer/builder	Not applicable
d	Independent title verification of the land and/or building in question	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Recruitment of registration of sale agreement, development agreement, POA etc.	Not applicable
h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
i	Consent/consent in favour of Society/ Condominium movement	Not applicable
j	Occupancy Certificate/Intimation letter/letter of possession	Not applicable
k	Membership details of the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the State/Municipal laws regarding ownership of flats/apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Act etc.	Not applicable
o	Registration is for making the Bank charges on the records of the Housing Society, if any	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Narni
Road Kota (Raj.)
Mob. - 98295- 87807

		made, approval of lay-out and other precautions, if any.	
4	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, approved plot etc.		Not applicable
20	Circumstances, Attachments, and/or claims whether of Government, Central or State or other local authorities or Third Party claims, if any etc. and details thereof.		Not applicable
21	The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.		01 years 2022 to 12.09.2022
32	Details regarding property tax or local tax or other statutory dues payable as on date and if not paid, what remedy?		Not applicable
33	a Urban land ceiling clearance, whether required and if so details thereof		Not applicable
	b Whether No Objection Certificate under the Income Tax Act is required/obtained		Not applicable
34	Details of R/O contracts/mutation contracts/Katha extracts pertaining to the property in question.		Not applicable
35	Whether the name of mortgagee is reflected as owner in the revenue/Municipal/Village records?		Not applicable
36	a Whether the property offered as security is clearly demarcated?		Yes
	b Whether the demarcation partition of the property is legally valid?		Yes
	c Whether the property has clear access as per documents? (The property should be legally accessible through normal routes to transport goods to factories / houses, as the case may be).		Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any, pointed out each and every?		Not available
	a Document in relation to documentary endorsement		Not available
	b Document in relation to sales document		Not available
	c Document in relation to Sales Tax Registration, if any applicable		Not available
	d Other relevant bills, if any		Not available
38	In regard to the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents, (such as valuation report, survey bills, etc.) or the actual survey boundary? If so please elaborate same in the same		Not applicable
39	If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of this, please provide the same comments subsequently on making the same available to the purchaser)		Valuation report was available
40	Any restriction for creation of mortgage under any local or special provisions, details of proper execution of documents, payment of proper stamp duty etc.		No
41	Whether the Bank will be able to advance SAMA MSB Act, if required against the property offered as security?		Not applicable

at
SUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Narni, KOTA (Raj.)

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
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42	On case of absence of original title deeds, details of legal and other requirements for creation of a proper valid and enforceable instrument of deposit of certified extracts duly certified etc. as also any precaution to be taken by the Party in this regard.	Not applicable
43	Whether the governing laws and statutory documents in the form of (a) order from court, (b) mortgage, (c) order of mortgage, and (d) other provisions, if any, to be taken in such cases.	Not applicable
44	Additional expense to be paid for investigation of title and legal fees.	Nil
45	Additional suggestions, if any, on subject matter of at least one of the parties to the parties of the parties.	N.A.
46	The specific persons who are required to accept mortgage deed and documents are required.	M/s. Devika Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel Rm. Flat No. 1273, Sarvika Bhabhi Bhabhi Residency, P.No. 1 & Rajesh Gauri Nagar East Road No. 1, IPIA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? YES.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registration documents for sale are presented in the above Act/Rule/Regulation is executed?	Not applicable
	Whether the details of the apartment plot in question are verified with the list of number and types of apartments or plots booked as required by the provision in the statute of Real Estate Regulatory Authority?	Not applicable

Date: 12/04/2022

Place: Kota


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

Appendix

MEHL - 98295-87807

DATE: 11/17/11

⁴ I have examined the Original Title Deeds recorded to be deposited relating to the schedule property(ies) and obtained a copy by way of

2. I have examined the Documents in detail relating to the questions in the check for the American Fund and the value of the documents.

3. I confirm having made a search in the Law Enforcement records. I also confirm having verified and checked the records of the relevant Governmental and Non-Governmental Offices of the Costa Rican State: Municipal Mayor's Office (T.L., Land Acquisition Office, Register of Property Office, Social Reg. & Laborer's applicable). I do not find anything relevant which would prevent the inclusion of a non-existing email message. I will inform the Public Prosecutor's Office if any has occurred to the Bank due to negligence on my part or to my system in my own search.

4 Following summary of Lord Macdonald's reasons, Justice Tule Dore, a different judge of our life times, obtained from the concerned government the *non-marchionis nobilitate* (N.C.), thereby creating the nobility as the first Duke of Saskatchewan. This use has been clarified by asking reference 88/04/08.

5. There are no prior Mississippi Chiropractors who have, as would be seen from the last sentence, returned to the national or 41 years from 2021 to 2022 performing in the Immovable Therapeutic approach by Jones and Bill Davis. The priority is [redacted] of the [redacted].

9. In case of extraordinary changes in the out of the Box, there are no other management changes or have already stated in the loan documents approved by the Mortgage and the Bank Boards, which is not applied to Box A.

7. *Interpretation:* In other words, in the property space, the frequency of 0.44 equals the value of the fitness with respect to the set of 1,000 individuals.

9. The Mortgage of land, will be available to the Bank to the Library of the Managing Director, H.A. Thomas Deschamps Limited, through authorized signatory Sh. Mahesh Kumar Pathi S/o Sh. Rajaram Pathi 66/1 Plot No. 1273, Sewa Ksh. Bhabhi Sahib Residency, P.O. 1-4, Rajpur, Gwalior Nagar Extd. Road, Dist. B. P.P.S., Jammu Hq.

1. I hereby state that I am a resident of the State of Karnataka, India, and I am a member of the Karnataka Legislative Assembly, representing the constituency of [Name of Constituency].

(6) In case of exception of litigations by 11 people of the same, we write to the director of following file: dir@doj.usdoj.gov on 12/1/2006
a civil and criminal case.

Sub-Plan: sum of (Demand_{sub} × 1) to be taken for the restoration of project under RRTA Act

1. Certificate of Incorporation, M/s. Devyani Processors Limited
2. Resolution letter in favour of Sh. Rajesh Kumar Pathi
3. Allotment Letter No. 1154 dt. 25.07.22
4. Certificate No. 1558 dt. 25.07.22
5. Bank Letter Head with M/s. dt. 05.08.22

11. There are no legal impediments for creation of the Mortgage on production of above the deeds. The certified/official copies of which I have exhibited under any applicable Law Rules in force.

12 It is certified that the quantity is SAFRANSI Company only.

5-CHITTIM EKKIM FILK PUNDEKKHUYITHUS) 5.4.16 4K. 4. Gerdemen, Village Kankudi, Kula Rao.

Eng 530 11/17

YEL 5.5u | C-40

4000-4000

50000 100000 150000 200000 250000 300000 350000 400000 450000 500000 550000 600000 650000 700000 750000 800000 850000 900000 950000 1000000

Date: 11/11/2022

N.P. Chatterjee, Advocate

SUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Noida, KOTA (Raj.)



श्रीमान् अनांक महाराज
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्री भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा दिवसे

तारीख / 1089

12-06-07-2021

नगरपालिका क्षेत्रीय स्तर पर अधिकृत नगरपालिका राजेश कुमार पटेल पुत्र श्री राजाराम पटेल

पट्टा धारक का नाम पुत्र / पुत्री

पंजीकृत कार्यालय, प्लॉट नं. 1273, सुभाषका विही, विही जेजीकेपी रोड नं. 1-4 लक्ष्मी गंधी नगर

विस्तार रोड नं. 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक नर्सस शहर क कार्यालय पता 2021

जतिरे

(पदनाम) श्री / श्रीमती / स्वामी पुत्र / पुत्री

निवासी

Shop no. I.C.-49

8.24 वर्गमीटर

भूखण्ड सं क्षेत्रफल

बुन्हाडी

राजस्थान नाम खसरा सं 46, 47, 49

बाबूनिया

योजना व स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक को प्राप्त वक्त भूखण्ड का पट्टा दिनांक को

निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

37 पञ्चीक, कोटा (मुख)

प्रमाणित अधिकारी
प्रमाणित अधिकारी के हस्ताक्षर मय मोडर
नगर विकास न्यास, कोटा

1.

2.

नोट - शर्तें नीचे पृष्ठ पर उल्लिखित हैं:

- पंजीकृत / पंजीकृत संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का रैस-कृषि प्रयोग के लिए उपयोग की अनुज्ञा और आर्बेटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक से विहित नियमों के तहत एक मुक्त लेज जारी नाम बना दी है। अगर उक्त भूखण्ड का वर्गीकृत हो चुका है।
अर्थात्
पट्टा धारक को पट्टेय वर्ग लेज राशि..... प्रति वर्ष आनुषंगिक रूप से जमा करनी होगी। एक बार नियत की गई लेज राशि 15 वर्ष के अवधि और भूखण्ड के प्रत्येक सैक्टर / इलाकागत पर 25 प्रतिशत की वृद्धि होगी।
2. पट्टा धारक द्वारा भूखण्ड / निहित क्षेत्र का उपयोग नहीं किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रस्तावित पट्टन विनियमन से सम्बंधित अनुसूची में वर्णित/उपस्थित उपयोग हेतु, परन्तु इलाका उपयोग हेतु निर्धारित समझौते की तालिका सुनिश्चित की जाये।
3. पट्टा धारक अन्य भूखण्ड को विद्यत प्रस्ताव कर पत्र से इलाकागत कर सहीना तथा भूखण्ड को खन पट्टे (साव लेज) पर भी दे सकता है।
4. उक्त भूखण्ड की धारक / इलाकागत पर लेज के पत्र में नमूने वर्गीकरण के लिए विचार से निर्धारित भूखण्ड आवंटन में नमूने पंजीकृत भूखण्ड पर यदि प्रस्ताव किया जाये, पट्टा पट्टाधारक के उद्योगिकिकी के मामले में नमूने नहीं देना देना नहीं होगा।
5. पट्टा विलेख का सरदार / जीमर बीज निगम / समझौते संस्थाओं के फाई फाई (पीपीए) तथा जो करेगा, विचार लिए स्थानीय विनियमन के अनुसार प्रमाण पर (BAC) की आवश्यकता नहीं होगी।
6. भूखण्ड का पत्र निर्माण स्थिति अथवा निर्माणों की अनुमति देना करना होगा।
7. पट्टा धारक (समझौते विनियम) को बिना स्वीकृति के भूखण्ड का उपयोग/उपयोग न भू उपयोग परिवर्तन नहीं किया जा सकता है।
8. पट्टा विलेख जारी करने की तिथि से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित कर से अवधि निर्धारित किया जा सकता है अथवा पट्टा विलेख निरस्त किया जा सकता है।
9. पट्टा धारक के निर्माण के माध्यम निगम विनियम तथा उक्त भूखण्ड पट्टा विलेख तथा निगम पत्र में जो उक्त भूखण्ड का पट्टा विलेख निगम जा सकता है।
10. पट्टा विलेख की योजना में आनुषंगिक विचार पर लेज वाले नाम निगम/पत्र निर्माण सहजारी नामों द्वारा जमा करने किया जायेगा।
11. पट्टा विलेख जिन उद्योगिकी, निगम, सीटी विनियम के तहत जारी किया गया है। इनके सभी प्रमाणन व शर्तें लागू होंगी बिना किसी तालिका नहीं करने पर पट्टा विलेख किया जा सकता है।

12. अन्य.....

नोट :- निर्मित भूखण्ड में शर्तें नं. 6 लागू नहीं होगी।

लाभ रखने हेतु पट्टे की शर्तें उक्त राशि।


भूखण्ड के पट्टा की सीमाओं का विवरण:-

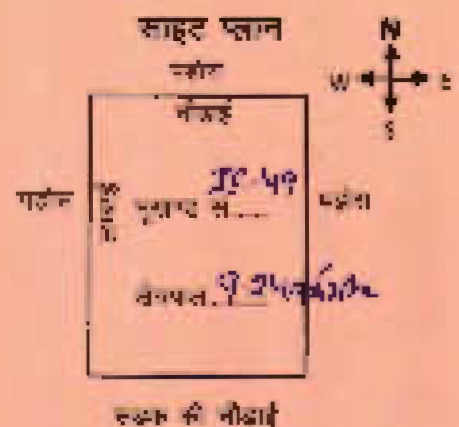
पूर्व..... IS-48 पश्चिम..... IS-50
उत्तर..... रास्ता दक्षिण..... रास्ता नं. E-38 (पं. 2)

पट्टा धारक के हस्ताक्षर

1.  पट्टा धारक
2.  पट्टा धारक

साक्षी :-

हस्ताक्षर..... 
नाम Mr. Anil Kumar पट्टा धारक
पता Kantibada, Kan-



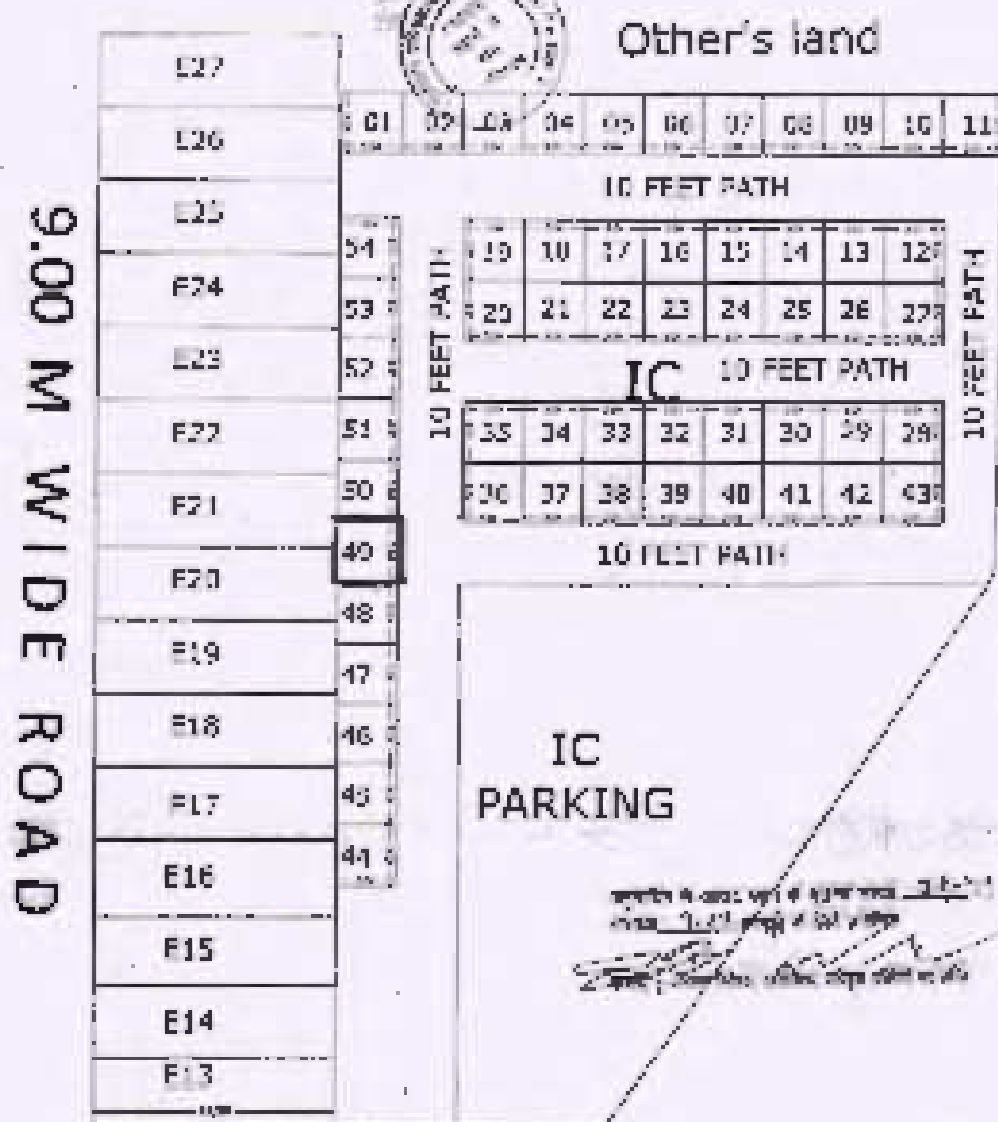
साहू प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी के हस्ताक्षर और मोहर
(अधिकारी)
कमल विभाग, नं. 49, को-

- पंजीकृत/पुनर्गठन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



KHASRA NO.	47, 49
PLOT NO.	LC - 49
SIZE	3.04 x 3.02
AREA (sq. ft.)	9.243
AREA (sq. ft.)	99.14
AREA (sq. ft.)	11.05

SIGNATURE OF OWNER

10-49

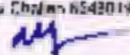
**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-I**

Fee Receipt
Appendix B-Form No. 9 (Rule 75 & 121) Print Date : 12-08-2022 6:10 PM

Fee Receipt No	: 20220123010313	Receipt Date	: 12/08/2022
Name	: B.P. DADILICH ADVOCATE, M/s. Gurin Developers Ltd.	Document S. No.	: 20220123015715
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_B4_B7	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Mag (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_28_34	: ₹ 0	Commission	: ₹ 0
Quelady	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

e-Gov Chalan 65430147 ₹ 50


Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier


SUB-REGISTRAR

R.P. Dadhich
Advocate

Resident & Office
40, Vikas Nagar, Naina
Road Kota (Raj.)
Mob. - 98295-87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMovable PROPERTY**

1	a	Name of the Grant/Process/Flat/Office/Building/Shop/	Registration Authority, Jaipur Raj
	b	Reference No. and date of the order under the name of which the documents submitted for scrutiny are forwarded.	No.
	c	Name of the Promoter	M/s. Devim Developers Limited, through authorized signatures Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel R/o Flat No. 1271, Newalla Bhabha Bhumi Residency, P.O. 1-4, Rajgarh Gandhi Nagar Extn. Road No. 1, P.O. Kota Raj.
2	a	Name of the institution/interposing person owning the property as a mortgagor	M/s. Devim Developers Limited, through authorized signatures Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel R/o Flat No. 1271, Newalla Bhabha Bhumi Residency, P.O. 1-4, Rajgarh Gandhi Nagar Extn. Road No. 1, P.O. Kota Raj.
	b	Consent of the institution/interposing person/authority owning the property for creation of charge	Indefinite Firm
	c	Statement to cover what capacity is mortgagor/interposing person/authority in business or as guarantor, etc.	Proprietor
3	Consent or int. declaration of the mortgagor/property/interposing person/s authorizing the following details		
	a	Survey No.	S.No. 10-45, Landmark, Village Aundh, Kota Raj.
	b	Dist./Division/Revenue of land/property	S.No. 10-45, Landmark, Village Aundh, Kota Raj.
	c	Measurement including plots/flat/rooms or area of land/property	4.21 Sq. M.
	d	Location and name of the place/village etc. mentioned in documents etc. boundaries	Dist. - S.No. 10-45 Ward - S.No. 10-45 Naina Road South P.O. 10-45
4	a	Particulars of the documents submitted/forwarded and chronologically	1. Certificate of Incorporation M/s. Devim Developers Limited 2. Resolution Letter in terms of Sh. Rajesh Kumar Patel 3. Subsequent Letter No. 1000/4 dated 27/07/22 4. Certificate No. 1000/4 dated 27/07/22 5. Registered Deed with Stamp of 91/05/22
	b	Name of documents verified and as to whether they are genuine or verified copies or otherwise whether duly verified.	Regd. Deed Deed at R.No. 1 V.No. 1022 P.No. 198 S.No. 200001031022254 dt. 01.06.22
	Note : Only genuine or verified extracts from the registering authorities are to be submitted.		
	Sd/- (MO)	Date 43/06/22	Signature of the Promoter Rajesh Kumar Patel
			Original/verified copy/verified photocopy etc. In case of original whether the original was submitted to the Advocate Original Not available
5	Whether verified copy of all the documents are derived from the relevant sub-registrar office are compared with the documents made available by the proposed mortgagor? If not, also submit all original receipts or the proof for obtaining verified copy of documents submitted/forwarded chronologically with the TIR.		No.


SUDHI PRAKASH DADHICH
Advocate & R.A.
R/o. 40, Vikas Nagar
Naina, KOTA (Raj.)

B.P. Dadhich

Advocate


Resident & Office –

40, Vikas Nagar, Nanda

Rural Koda (Raj.)

Mob. – 98295- 87897

5	a	Whether the records of registrar office or revenue authorities related to the property in question are available for verification through any online portal or computer system?	No
	b	If such online computer records are available, whether the verification of said challenge and ready and the documents findings is this regard	Not available
	c	Whether the genuineness of the stamp paper is verified or not get verified from any online portal and if so whether such verification was made?	Not available
6	a	Property offered as security falls within the jurisdiction of which registrar office?	Sub Registrar Koda Raj
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar/first class registrar/second class registrar, if any, please state all such offices?	No
	c	Whether search has been made at all the offices named in (b) above?	Yes
	d	Whether the entries in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
7		Details of title creating the title from the vested title deed to the said title deed establishing title of the property in question from the predecessors to title interest in the current title holder. And also give Month's interest or other claim on title is introduced, search should be made for a further period, depending on the need for duration of such registration title. In case of property offered as security for loan of Rs. 1.00 crore and above, search of title circumstances for a period of not less than 30 years is mandatory.	It was 2012 to 15.08.2022. On 20th October 2022 a S.No. 10-45, Gadhara Village Kankaria, Koda Raj to M/s Doran Developers Limited, through authorized attorney Sh. Rajesh Kumar Padli S/o Sh. Rajaram, Post Box No. 2273, Samalkha Kalika Nishi Residency, P.No. 1-4, Hujra Candra Nagar Koda Rural Road No. 1, B.P.S. Koda Raj on dt. 20.07.22 and execute a Regd. Lease Deed in favour of Bets on dt. 01.08.22.
8		Nature of Title of the intended Mortgage over the Property (whether full ownership rights, Leasehold Rights, Sharecrop/ Fractional Ownership Leasehold or Govt. Granted Mortgage).	Freehold
9		Mortgage whether	Not applicable
	a	Lease, Govt. or Govt. charged and registered	Not applicable
	b	Lease is permitted to mortgage the Leasehold right	Not applicable
	c	Duration of the lease and period of lease	Not applicable
	d	If a mortgagee check the lease deed in favour of Lessee as to whether lease deed permits sub-letting and mortgage by Sub-lessee also	
	e	Whether the leaseholder rights permits for the creation of sub super mortgage (if applicable)?	Not applicable
		Right to get creation of the mortgage right and create the same	Not applicable
10		If Govt. granted leasehold/ Leasehold/ Share Agreement, whether share agreement etc. provides for absolute right to the mortgagee and or mortgage conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not applicable
11		If mortgage right, whether	Not applicable
	a	Such right is absolute and transferable	
	b	Mortgage can be created	Not applicable
12		Pattern of Month's interest, if any and if so, whether creation of mortgage could be possible, the mortgagor's promise to be followed including court permission, to be obtained and the reasons for coming to such conclusion	Not applicable
13		If the property has been transferred by way of Gift/Donation/ Deed of sale	Not applicable


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 Advocate & R.A.,
 40, Vikas Nagar,
 Nanda, KOTA (Raj.)

	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
15	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	: Not applicable
16		Whether the title documents include any testamentary documents wills?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	: Not applicable
	c	Whether the property is mutated on the basis of will?	: Not applicable
	d	Whether the original will is available?	: Not applicable
	e	Whether the original death certificate of the testator is available?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will availability of Mother (Original title deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any waqf rights?	: No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction or mention of charges on such properties?	: Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	: Not applicable
18	a	Where the property is a HUF/joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	: Not applicable

	c	If so, additional precautions/precautions to be obtained for security of said mortgage?	Not applicable
	d	Requirements, if any, for creation of mortgage as per the central/state laws applicable to the land in question.	Not applicable
20	a	If the property is Agricultural land, whether the land laws permit mortgage of Agricultural land and whether there are any restrictions on creation/enforcement of mortgage.	Not applicable
	b	In case of Agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and rights relating to mortgage?	Not applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed previously obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations relating to housing or the creation security etc. Agricultural laws, worker welfare, minimum, Land laws, etc. regulations, Local Zone Regulations, Environmental Clearance etc.	Not applicable
22	a	Whether the property is subject to any pending or potential land acquisition proceedings?	No
	b	Whether any such property is under with the Land Acquisition Office and the outcome of such such property.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If no, whether such litigation, would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any court settlement which covers any litigation related to security to grant in respect of the property in question? In such case please mention the such settlement.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Deeds belonging to partners, whether drawn or handprint? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c	Whether the partner(s) owning mortgage has/have authority to create mortgage on and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Boarding process, Board resolution, authorisation to create mortgage, recording of documents, registration of any prior charges with the Company Registrar (RCC), Articles of Association, previous to mortgage etc.	Not applicable
	b	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such transfer company / LLP (seller) and the transfer company (purchaser)?	Not applicable
	d	Whether the above search of charges covers any prior charges/encumbrances on the property (proposed to be mortgaged) owned by the transfer company (seller)? Yes/No.	Not applicable
	e	If the search covers encumbrances / charges related with charge/encumbrances have been obtained? Yes/No.	Not applicable
26		In case of Real Estate Association, the required authority power to borrower and whether the mortgage can be created, and the requisite mortgages, by-laws.	Not applicable
27	a	Whether any RWA is involved in the issue of title?	No

	b	Whether the PDA is ever created with reference to a Development Agreement, Provision of Attorney, or any plan or drawing, whether the same is a registered document and hence it has created an interest in favour of the builder/developer and whether it is necessary or not.	Not applicable
	c	In case the title document is submitted by the PDA holder, state clearly whether the PDA involved a type one created by the builder i.e. Company/ Private Individual or Promoters/ Owners in favour of their Partners/Employees/Affiliates/ Representatives to sign the statement before MOA/ Agreement or Sale, Sale Deeds etc. in favour of favour of third party (Builder's PDA) or (ii) other type of PDA (Common PDA).	Not applicable
	d	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified/compared with the original PDA.	Not applicable
	e	In case of common PDA (i.e. PDA other than Builder's PDA), state clearly the following clauses in respect of PDA: i. Whether the original PDA is verified and due due investigation is done by the holder of original PDA? ii. Whether the PDA is a registered one? iii. Whether the PDA is a special or general one? iv. Whether the PDA contains a specific authority for execution of the document in question?	Not applicable Not applicable Not applicable Not applicable
	f	Whether the PDA was in force and not revoked or not, as per record on the date of execution of the document in question? Please state whether the same has been examined from the office of sub-registrar also.	Not applicable
	g	Place content of the provisions of PDA.	Not applicable
	h	The registered opinion on the authenticity and validity of the PDA.	Not applicable
24		Whether mortgage is being created by a PDA holder, under provisions of the Power of Attorney and the extent of the powers given therein and whether the same is properly recorded/registered/entered in terms of the law of the place where it is created.	Not applicable
25		If the property is a flat/apartment or residential commercial complex, state and content of the following: i. Provision of Power of Attorney ii. Development Agreement, Power of Attorney iii. Deed of transfer of the Development iv. Indemnity and verification of the land and/or building is existing v. Agreement to sell (if any entered) vi. Deed of proper stamping vii. Requirement of execution of sale agreement, development agreement, MOA etc. viii. Approval of NDA/ other provision of appropriate local authority, etc. ix. Certificate of Status of Society/Co-operative societies x. Company Certificate of status of letter of power of attorney xi. Membership form to the Society etc. xii. State Certificates xiii. No Objection Letter from the Society xiv. All legal documents under the local Municipal laws, including, especially, on the Apartment/ Societies Regulations, Development Control Regulations, Cooperative Societies' Laws etc. xv. Requirements for noting the Book charges in the records of the Housing Society, if any xvi. If the property is a vacant land and construction is not to be	No Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable

	made approval of by national or international, i.e.,	
4	Whether the ownership nature of the candidate fully in all documents such as approved plan, government plan etc.	Not applicable
50	Encumbrance, Grants, claims, and/or claims whether in Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
51	The period covered under the Encumbrance Certificate and the scope of the personal release from the encumbrance is correct and free satisfaction of charge, if any.	01 years 2022 to 12.06.2023
52	Details regarding property tax or land revenue or other payments dues paid payable or in due and if not paid, what remedy?	Not applicable
53	a) Urban land ceiling certificate, whether required and if so, grants furnished.	Not applicable
	b) Whether the Allocation Certificate under the Income Tax Act is required obtained.	Not applicable
54	Details of ETC extracts-inclusion extracts ETCs records pertaining in the records in concern.	Not applicable
55	Whether the record of survey got is referred as same in the records Municipal/Village records?	Not applicable
56	a) Whether the property offered as security is clearly demarcated?	Yes
	b) Whether the demarcation nature of the property is legally valid?	Yes
	c) Whether the property has clear access as per documents? (The property should be legally accessible through normal routes to transport goods to the factory / houses, as the case may be).	Yes
57	Whether the property was free from the following documents and documents/ deeds for encumbrance, if any, encumbrance existing?	Not available
	a) Encumbrance certificate/ mortgage documents.	Not available
	b) Encumbrance certificate/ other documents.	Not available
	c) Encumbrance certificate/ Sales Tax Registration, if any, applicable.	Not available
	d) Other entry left, if any.	Not available
58	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the documents, as well as the records such as mutation report, survey field, etc. for the actual owner boundary? If so please describe/ comment on the same.	Not applicable
59	If the mutation report and/or approved sanctioned plans are made available, please comment on the same including the accuracy in the description and boundaries of the property on the said document and that in the field records of the mutation report, survey approved plan etc. as per records of the files of proprietors of ETC, plans provide these documents subsequently, as making the same available to the advocate.	Mutation report not available
60	Are the construction for creation of easement rights are based on special conditions, details of proper registration of documents, payment of proper stamp duty etc.	No
61	Whether the plot will be able to access a 20ft x 10ft lot of required access to the property of said company?	Not applicable

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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank ensuring the production of security.	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sunvalka Raddhi Sindhvi Residency, P.No. 1-1, Rajeev Gandhi Nagar Extn. Road No. E, IPIA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter on the website of Real Estate Regulatory Authority?	Not applicable

Date: 12.08.2022

Place: Kota


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B.P. Nadbleh
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SEMINAR KEY NOTE

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1. Verifone Inc. Incorporated, VeriDium Development Limited
2. Karamanlar, T. et al. *Journal of the Neurological Sciences*, 2002
3. *Journal of Clinical Neurophysiology*, 2004, 25: 67-75
4. *Journal of Clinical Neurophysiology*, 2005, 26: 30-32
5. *Journal of Clinical Neurophysiology*, 2005, 26: 103-112

12. It is added that the respondent GABRIEL Corbett.

[illegible]

Lynn - 4' 10" 175 lbs
 Wren - 5' 10" 175 lbs
 Jamie - Read
 George - 5' 10" 175 lbs

11. 11. 93


B.P. Dadhich & Associates
EUDHI PRAKASH DADHICH
Advocate & R.A.
B/o 40, Vikas Nagar
Naga, KOTA (Raj.)



श्रीमान् अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1153

दिनांक 25/7/2022

मैसर्स डेनिंग डवलपर्स लिमिटेड जयिं अर्धकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लेट नं० 1273, सुवालका सिटी सिटी रेजीडेंसी ब्लॉक नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

जयिं

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

Shop no. I.C.-50

924 वर्गमीटर

भूखण्ड सं. क्षेत्रफल

कुन्हाडी

राजस्थान ग्राम खसरा सं. 46, 47, 49

योजना में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

जय शक्ति, कोटा [सुम]

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
नगर विकास न्यास, कोटा

नोट - शर्तें पीछे पृष्ठ पर अंकित है।

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निर्दिष्ट नियमों के तहत एक मुक्त लीज राशि जमा करा दी है। अतः उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।

अथवा

- पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार नियत की गई लीज राशि 15 वर्ष के पश्चात और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
- पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रवर्तित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञा होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जावे।
- पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को तब-पट्टे (सन-लीज) पर भी दे सकेंगा।
- उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र अर्थात् प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देना नहीं होगी।
- पट्टा विलेख का सरकार/जीवन बीमा निगम/ऊणदात्री संस्थाओं के पास बंधक (मोर्गज) रखे जा सकेगा, जिसके लिए स्थानीय निकाय क अनानुति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
- भूखण्ड पर भवन निर्माण प्रवर्तित भवन विनियमों के मानदण्डों तहत करना होगा।
- पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व मू उपयोग परिवर्तन नहीं किया जा सकेगा।
- पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
- पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
- पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
- पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।

12. अन्य.....

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व IC-49 पश्चिम IC-51
उत्तर रामदास दक्षिण धर्मदास E-21

पट्टा धारक के हस्ताक्षर

1. 
2. _____

अनुमोदित

अनुमोदित

साक्षी :-

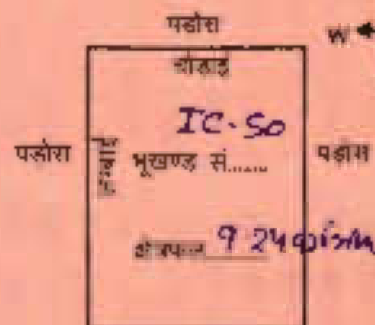
हस्ताक्षर 

नाम Hazi Mohan Singh

पता Borkhedan, Kotla

अनुमोदित

साइट प्लान



सड़क की चौड़ाई

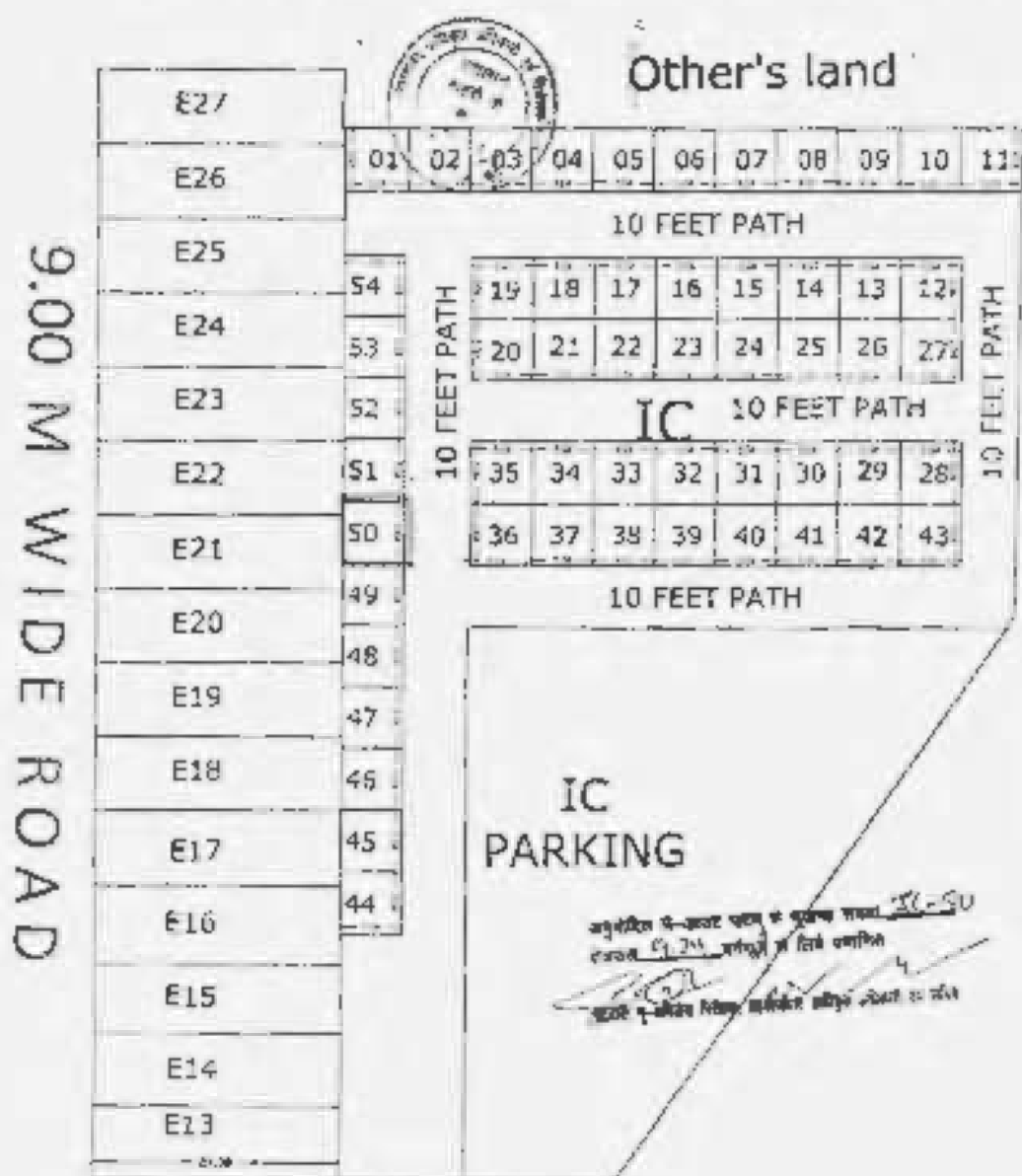
साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
क्षेत्र विकास नगर कोटा

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



**GARDEN
G2**

KHASRA NO.	47, 48
PLOT NO.	I.C - 50
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-4**

Fee Receipt

Appendix I-I Form No. 9 (Rule 35 & 131) Print Date: 25-08-2022 6:28 PM

Fee Receipt No	: 202202123020204	Receipt Date	: 25/08/2022
Name	: B.P. DADHIGH ADVOCATE, M/s Cetrim Development Ltd.	Document E. No.	: 252201173016505
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum U/s_84_87	: ₹
CEI	: ₹ 0	Certified copying fees U/s_87	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
U/s_25_34	: ₹ 0	Commission	: ₹ 0
Cumulative	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

1 e-Guid Chalan 00020402 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Officer


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295- 87807

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMovable PROPERTY**

1	a	Name of the Bench/Business Unit/Office seeking opinion :	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are furnished :	Nil		
	c	Name of the Borrower :	M/s Denam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Survalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPA, Kota Raj.		
2	a	Name of the realtor/broker/intermediary person offering the property as a security :	M/s Denam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Survalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPA, Kota Raj.		
	b	Constitution of the Lender's/creditor's person/body/authority offering the property for creation of charge :	Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) :	Borrower		
3	Complete or full description of the immovable property as offered as security including the following details :				
	a	Survey No. :	S.No. 10-58, Gerdania, Village Kumbhari, Kota Raj		
	b	Plot/House no. (in case of house projects) :	S.No. 10-58, Gerdania, Village Kumbhari, Kota Raj		
	c	Extent/area including plinth/ built up area in case of house property :	9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, registration, sub-district etc. boundaries. :	East - S.No. 10-49 West - S.No. 10-51 North- Road South- T.No. E-22		
4	a	Particulars of the documents scrutinized serially and chronologically. :	1. Certificate of Incorporation M/s Denam Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1157 dt. 25.07.22 4. Certificate No. 1157 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly verified. Note : Only originals or certified extracts from the registering/ land revenue/other authorities be examined :	Regd. Lease Deed at S.No. 1 V.No. 1624 P.No. 40 S.No. 302203123112505 dt. 05.08.22		
	Sl. No.	Date	Name/Nature of the Document	Original copy retained photocopy, etc	In case of copies whether the original was scrutinized by the Advocate
	1	05.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search/encumbrance certificate along with the I.R. :			No	


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6	a	Whether the records of registration office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be get verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar district registration registrar-general. If so, please name all such offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Muzra's interest or other plug on title is recorded, search should be made for a further period, depending on the need for clearance of such plug on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.	07 years 2022 to 26.06.2021 UTI Kota offered a S.No. 10/50, Gardens, Village Kumbhari, Kota Raj. to Mrs Denu Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Samalka Biddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn. Road No. 1, PMA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of flat on dt. 05.08.22.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy Possessor Rights or from Hindu or Govt. Granted Allottee etc.)	Freehold
10		If leasehold, whether :	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Leasee is permitted to mortgage the leasehold rights	Not applicable
	c	duration of the Lease unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed is favour of Lessee as to whether lease deed permits sub-lease and mortgage by Sub-Lessee also	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
11	f	Right to get renewal of the leasehold rights and assure thereof	Not applicable
	g	If Govt. grant statement Lease-ann- Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is consent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not applicable
12		If occupancy right, whether	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed whether	Not applicable

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	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by conduct in his actions	: Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question.	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to put the mutation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
13	a	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the mandatory procedure to be followed to create a valid and enforceable mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagee has acquired a mortgageable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/limitations are complied with	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? if so, additional precautions to be taken for avoiding multiple mortgages?	: Not applicable
14		Whether the title documents include any testamentary documents wills?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is granted by a competent court?	: Not applicable
	c	Whether the property is mutated on the basis of will	: Not applicable
	d	Whether the original will is available?	: Not applicable
	e	Whether the original death certificate of the testator is available?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mutual Original title deeds are to be explained.)	: Not applicable
15	a	Whether the property is subject to any 'wadi' rights?	: No
	b	Whether the property belongs to church/temple or any religious or other institutions having any restriction or limitation or charges on such properties?	: Not applicable
	c	Provisions/permissions, if any, in respect of the above cases in mutation of mortgage?	: Not applicable
16	a	Where the property is a HUF joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may otherwise affect the validity of security in such cases	: Not applicable
17	a	Whether the property belongs to any trust, or is subject to the rights of any trust?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	: Not applicable

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	c	If no additional precautions/ permissions to be obtained for creation of valid mortgage ?	: Not applicable
	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	: Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	: Not applicable
	b	In case of agricultural property, other relevant records/documents as per local laws, if any are to be required to ensure the validity of the title and right to enforce the mortgage ?	: Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite permission followed/ permission obtained.	: Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, worker sections, minorities, Land Laws, SHZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	: Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition/gemantings ?	: No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	: Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	: No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	: Not applicable
	c	Whether the title documents have any caveat seal marking which points out any litigation/attachment security to court in respect of the property in question ? In such case please comment on such seal marking.	: Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	: Not applicable
	b	Property belonging to partners, whether through co-tenants ? Whether formalities for the same have been completed as per applicable laws ?	: Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	: Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association, prospectus for common seal etc.	: Not applicable
	b	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	: Not applicable
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	: Not applicable
	d	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/ No.	: Not applicable
	e	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No.	: Not applicable
26		In case of Societies, Association, the required authority power to borrower and whether the mortgage can be created, and the requisite resolutions, bye laws.	: Not applicable
27	a	Whether any POA is involved in the chain of title ?	: No

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	b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	: Not applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builder/prop. Companies/ Firms/ Individual or Proprietors/ Concerns or in favour of their Partners/Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	: Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	: Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	: Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	: Not applicable
	ii	Whether the POA is a registered one ?	: Not applicable
	iii	Whether the POA is a special or general one ?	: Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question ?	: Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the documents in question ? (Please clarify whether the same has been withdrawn from the office of sub-registrar also ?)	: Not applicable
	g	Please comment on the genuineness of POA ?	: Not applicable
	h	The independent opinion on the enforceability and validity of the POA ?	: Not applicable
28		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	: Not applicable
29		If the property is a flat/apartment or residential-commercial complex, check and comment on the following.	: No
	a	Purchaser's/Land owner's title to the land/building	: Not applicable
	b	Development Agreement/Power of Attorney	: Not applicable
	c	Extent of authority of the Developer/Builder	: Not applicable
	d	Independent title verification of the Land and/or building in question	: Not applicable
	e	Agreement for sale (duly registered)	: Not applicable
	f	Payment of proper stamp duty	: Not applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.	: Not applicable
	h	Approval of building plan, permission of appropriate local authority, etc.	: Not applicable
	i	Conveyance in favour of Society/ Co-owners registered	: Not applicable
	j	Occupancy Certificate/allotment letter/letter of possession	: Not applicable
	k	Membership details in the Society etc.	: Not applicable
	l	Share Certificates	: Not applicable
	m	No Objection Letter from the Society	: Not applicable
	n	All legal requirements under the local Municipal laws regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	: Not applicable
	o	Requirements, like noting the Book charges on the records of the Housing Society, if any	: Not applicable
	p	If the property is a vacant land and construction is yet to be	: Not applicable

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	made, approval of lay-out and other precautions, if any.	
9	Whether the numbering pattern of the sale/deeds tally to all documents such as approved plan, agreement plan etc.	Not applicable
30	Encumbrances, Attachments, and/or claims whether of Government Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
31	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if no satisfaction of charge, if any.	84 years 2022 to 26.06.2022
32	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applicable
33	a. Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b. Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
34	Details of RTC, extract/certification/extracts/Katlas extracts pertaining to the property in question.	Not applicable
35	Whether the name of mortgagor is reflected as owner in the revenue Municipal Village records?	Not applicable
36	a. Whether the property offered as security is clearly demarcated?	Yes
	b. Whether the demarcation/ partition of the property is legally valid?	Yes
	c. Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37	Whether the property can be identified from the following documents, and emergency dash/draft circumstances, if any, revealed on such scrutiny?	Not available
	a. Document in relation to electricity connection.	Not available
	b. Document in relation to water connection.	Not available
	c. Document in relation to Sales Tax Registration, if any applicable.	Not available
	d. Other utility bills, if any.	Not available
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate/ comment on the same.	Not applicable
39	If the valuation report and/or approved sanction/ plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. If the valuation report and/or approved plan are not available at the time of preparation of TOR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available
40	Any intimation for creation of mortgage under any local or special enactment, devoid of proper registration of documents, payment of proper stamp duty etc.	No
41	Whether the bank will be able to enforce SARFAESI Act if required against the property offered as security?	Not applicable


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41	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage to favour of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not applicable
42	Whether the governing law constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
43	Additional suggestions, if any to safeguard the interest of Bank ensuring the perfection of security.	N/A
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/S Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri R/o Flat No. 1273, Sunvalika Bhikhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, H.P.A, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2015? Y/N	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plots in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 26/08/2023

Place: Kota


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Advocate

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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list under Annexure B and the other relevant factors;
3. I confirm having made a search in the Land Revenue records, I also confirm having verified and checked the records of the relevant Government Offices/ Sub Registrar's Office (s), Revenue Records, Municipal Encroachment Office, Land Acquisition Office, Registrar of Companies Office, Ward Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank, due to negligence on my part or by any defect in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned register office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious Deeds, if any, has been flagged by making necessary enquiries.
5. There are no prior Mortgage/Charge/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 year from 2022 to 26.06.2022 pertaining to the Immovable Property (s) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable) N/A.
7. Minor(s) and his/her interest in the property(ies) is to be extent of N/A (Specify the share of the Minor with Name). Stakes and if not applicable.
8. The Mortgage if created, will be available to the Bank for the liability of the outstanding Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Suwalka Road/hi Siddhi Residency, P.No. 1-4, Rajpur Gandhi Nagar Extn. Road No. 1, JP/IA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Suwalka Road/hi Siddhi Residency, P.No. 1-4, Rajpur Gandhi Nagar Extn. Road No. 1, JP/IA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

Note: Photo copy of Document No. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patel
3. Allotment Letter No. 1157 dt. 25.07.22
4. Certificate No. 1157 dt. 25.07.22
5. Regd. Lease Deed with Map dt. 05.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/Rules in force

12. It is certified that the property is SARFAESI Compliant

SCHEDULE OF THE PROPERTY (IES) S.No. 10/58, Gaudania, Village Kumbhari, Kota Raj

East - S.No. 10/49

West - S.No. 10/51

North- Road

South- P.No. 1-21

Date: 26.08.2022

R.P. Dadhich 

BUDHI PRAKASH DADHICH
Advocate & R.A.
H/o 40, Vikas Nagar
Naula, KOTA (Raj.)



श्रीमान् अशोक महेश्वरी
मुख्यपत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक 1090

दिनांक 20-07-2022

मैसर्स डेनिम डवलपर्स लि० जरिये अधीकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं० 1273, सुवासका सिटी सिटी रेजीडेंसी प्लॉट नं० 1-4 राजीव गांधी नगर
निवासी विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

जरिये

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

मुखण्ड सं. Shop no. I.C.-51 क्षेत्रफल 9.24 वर्गमीटर

राजस्थान ग्राम कुन्हाडी खसरा सं. 46, 47, 49

योजना गार्डनिया में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त मुखण्ड का पट्टा दिनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

प्र. राजीव, कोटा (प्रम.)

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

नगर विकास न्यास, कोटा

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

- पंजीकृत/पुष्पांकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निहित नियमों के तहत एक मुश्त लीज राशि जमा करा दी है। अतः उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार निश्चित की गई लीज राशि 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
2. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग उद्देश्य किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाए।
3. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
4. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर कंटा के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रेता पत्र अपेक्षित किया जाएगा, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
5. पट्टा विलेख का सरकार/जीवन बीमा निगम/अणुदात्री संस्थाओं के पास बंका (मोर्गेंज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
6. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
7. पट्टा धारता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन या भू उपयोग परिवर्तन नहीं किया जा सकेगा।
8. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अतः पट्टा विलेख निरस्त किया जा सकता है।
9. पट्टा विलेख के निष्पादन के पश्चात् नियम विस्तृत तथा तथा मुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
10. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकाराकर्ता यह निर्माण सहकारी समिति द्वारा बरत किया जायेगा।
11. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।

12. अन्य

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

साम्प्रद ड्यूटी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व IC-50 पश्चिम IC-52
उत्तर शास्ता दक्षिण रखवडा E-22

पट्टा धारक के हस्ताक्षर

1.

अग्रज निशान

2.

अग्रज निशान

साक्षी :-

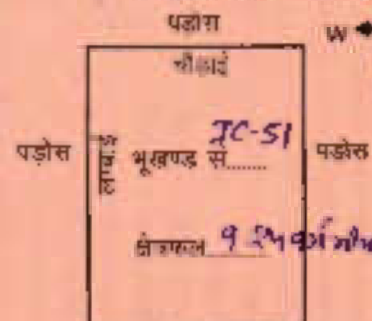
हरनाम Harnaam

नाम Haji Mohammod

पता Backhokhantg

अग्रज निशान

साइट प्लान



सड़क की चौड़ाई

साइट प्लान अलग से भी संलग्न कर सकते हैं।

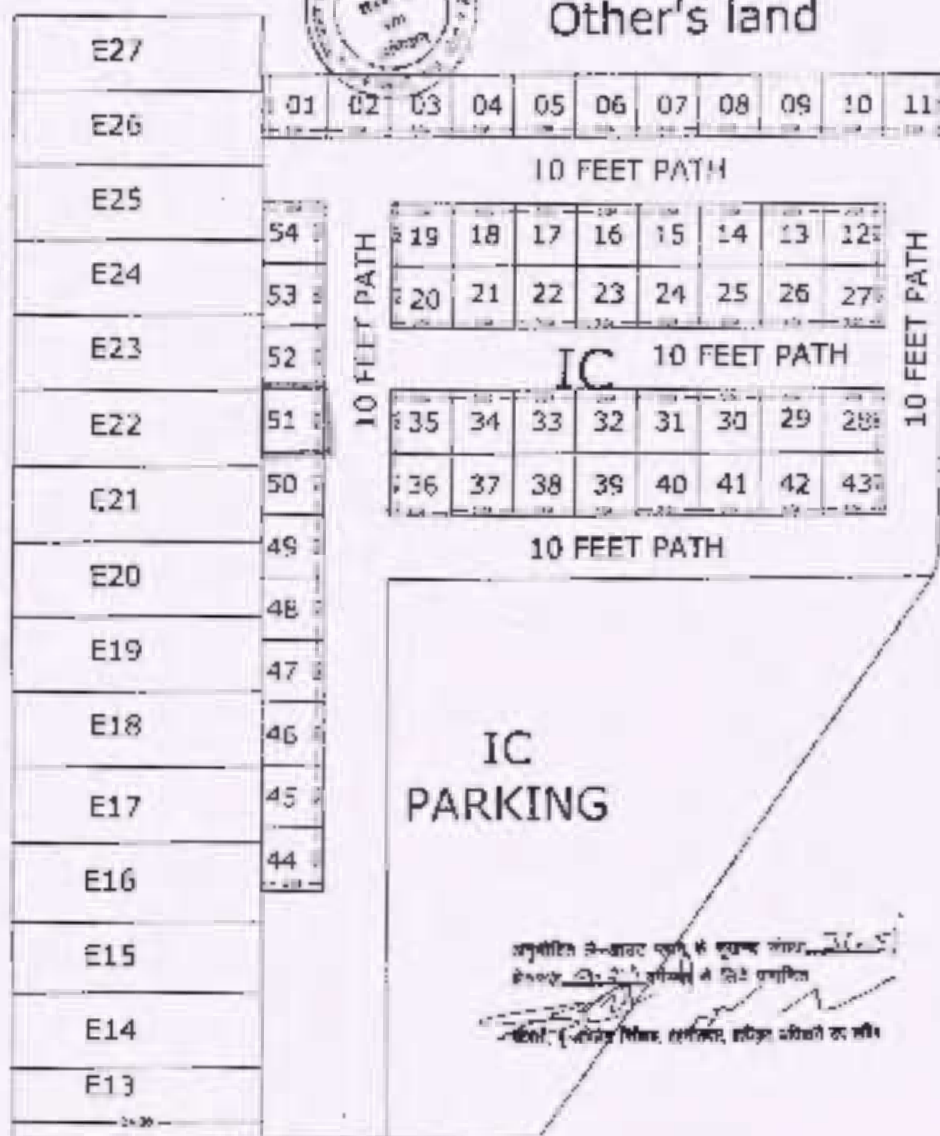
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
(सिगनेचर)
कमर विनायक मोहर मोहर

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**

9.00 M WIDE ROAD



**GARDEN
G2**

KHASRA NO.	47, 49
PLOT NO.	I.C - 51
SIZE	3.04 x 3.04
Area (In SQ.M)	9.247
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

अनुमति है-आवक प्लान में सुझाव लेकर
हस्ताक्षर किए जाने पर ही प्रमाणित
होगा। (संलग्न प्लान, एकांकित, एकीकृत प्रमाणित का भी)

अनुमति है-आवक प्लान में सुझाव लेकर
हस्ताक्षर किए जाने पर ही प्रमाणित
होगा। (संलग्न प्लान, एकांकित, एकीकृत प्रमाणित का भी)

[Signature]

SIGNATURE OF OWNER

IC-51

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA**

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 12-05-2022 8:12 PM

Fee Receipt No.	: 2022021230153118	Receipt Date	: 12/05/2022
Name	: B.P. DADHICH ADVOCATE, JAWAHAR NAGAR, KOTA	Document S. No.	: 202201123015717
Address	: KOTA		
Document Type	: Repetition And Search		
Face Value	: ₹ 0	Estimated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us 64_57	: ₹
CS	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

De-Draw Cheque 00430231 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Moh. - 98295-87807


**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch Business Unit Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil	
	c	Name of the Borrower	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwarka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPLA, Kota Raj.	
2	a	Name of the Unit/concern company/person offering the property as security.	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwarka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPLA, Kota Raj.	
	b	Constitution of the Unit/concern person/body authority offering the property for creation of charge	Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Borrower	
3	Complete or full description of the immovable property/ies offered as security including the following details			
	a	Survey No.	S.No. 1C-51, Gardenia, Village Kumbhari, Kota Raj.	
	b	Door/House no. (in case of house property)	S.No. 1C-51, Gardenia, Village Kumbhari, Kota Raj.	
	c	Extent area including plinth/ built up area in case of house property	9.24 Sq. Mt.	
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	East - S.No. 1C-50 West - S.No. 1C-52 North- Road South - P.No. E-22	
4	a	Particulars of the documents scrutinized serially and chronologically	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1090 dt. 24.07.22 4. Certificate No. 1090 dt. 30.07.22 5. Regd. Lease Deed with Map dt. 01.08.22	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified Note : Only originals or certified extracts from the registering/land revenue/other authorities be examined.	Regd. Lease Deed at R.No. 1 V.No. 1622 P.No. 183 S.No. 202203123112251 dt. 01.08.22	
SL. NO.	Date	Name/Nature of the Document	Original/certified copy/extract photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate
1	01.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/search/encumbrance certificate along with the TTR.		No	


BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

315 00360

40, Vikas Nagar, Nanda
Road Kirta (Haj.)
Mob - 98295-57502


BUDHI PRAKASH DADHICH
Advocate & R.A.
Rm. 10, Vikas Nagar
Nagda, KOTA (Raj.)

	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question.	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
15	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title therein.	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	: Not applicable
16		Whether the title documents include any testamentary documents/wills?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	: Not applicable
	c	Whether the property is mutated on the basis of will?	: Not applicable
	d	Whether the original will is available?	: Not applicable
	e	Whether the original death certificate of the testator is available?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother Original title deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any wakf rights?	: No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	: Not applicable
	c	Precautions/precautions, if any in respect of the above cases for creation of mortgage?	: Not applicable
18	a	Where the property is a H.U.F. joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	: Not applicable

	a	If so additional precaution/ provision to be obtained for creation of said mortgage?	Not applicable
	b	Requirements, if any for creation of mortgage to get the control state-lease registered to be used in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the land has current mortgage of Agriculture and and whether there are any restrictions for creation/enforcement of mortgage?	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws if one are to be verified to ensure the validity of the title and right to create the mortgage?	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, tenancy act/laws, statutes, Local Laws, SRT regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any existing or proposed law/regulation/procedures?	No
	b	Whether any search security is made with the? and the position Office and the outcome of such search/security	Not applicable
23	a	Whether the property is involved or is subject matter of any litigation which is pending or concluded?	No
	b	If yes, whether such litigation should adversely affect, the creation of a valid mortgage or not are indication of its future enforcement?	Not applicable
	c	Whether the title documents have any other seal/stamping which points out any litigation/attachment/claim to come in respect of the property in question? In such case please comment on such seal/stamping	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the firm is properly constituted	Not applicable
	b	Property belonging to partners, whether known or undisclosed? Whether liabilities for the same have been completed or are undischarged?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, check the following papers, Board resolution, authorization to create mortgage/creation of documents, Registration of any prior charges with the Company Registrar (Rt), minutes of Shareholder meeting for creation of m/o.	Not applicable
	b	Whether the property (to be mortgaged) is pledged by the above Company, firm and other Companies or Limited Liability Partnership (LLP) firm? Yes/ No	Not applicable
	c	If yes, whether the records of charges of the property (to be mortgaged) has been entered with Registrar of Companies (Rt) in respect of such vendor company? (LLP/firm) and the vendor company (partner(s)).	Not applicable
	d	Whether the above records of charges comply any prior charge transactions, or the records concerned to be mortgaged) quoted to the vendor company (seller)? Yes/ No	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges encumbrances have been satisfied?	Not applicable
26		In case of Societies, Association, the required authority power is between and whether the mortgage can be created, and the requisite conditions, complies.	Not applicable
27	a	Whether any DDA is mortgaged in the chain of title?	No

1	Whether the PDA is now complete with current i.e. a Development Agreement with Power of Attorney. Also please clarify whether the same is a registered document and (if yes) has created an interest in favour of the land developer and as such is enforceable as per law.	Not applicable
2	In case the title document is executed by the PDA holder, please clarify whether the PDA intended is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietor/ Company in favour of their Partners/employees/Attorneys and Representatives or (ii) one for Advance Loans, MORTGAGE, Agreement of Sale, Sale Deeds etc. in favour of buyers or other users (Builder's PDA) or (iii) other type of PDA (Developer's PDA).	Not applicable
3	In case of Builders' PDA, whether a certified copy of PDA is available and the same has been verified/compared with the original PDA.	Not applicable
4	In case of Developer's PDA (i.e. PDA other than Builders' PDA), please clarify the following matters in respect of PDA:	Not applicable
4.1	Whether the original PDA is available and the title investigation is done on the basis of original PDA?	Not applicable
4.2	Whether the PDA is a registered one?	Not applicable
4.3	Whether the PDA is a special or general one?	Not applicable
4.4	Whether the PDA contains a written authority for execution of this document in question?	Not applicable
5	Whether the PDA was in force and not voided or null because invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of charge/holder etc.)	Not applicable
6	Please comment on the genuineness of PDA?	Not applicable
7	Please respond to the question on the enforceability and validity of the PDA?	Not applicable
28	Whether mortgage is being created by a PDA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/attested/authenticated in terms of the Law of the place where it is executed.	Not applicable
29	If the property is a Department or Government/semi-government complex, check and comment on the following:	NA
a	Provisional Land Occupancy (PLC) or the Land Building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/Builder	Not applicable
d	Independent title verification of the Land under Building in question.	Not applicable
e	Agreement for sale (if any registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Receipt/copy of registration of the agreement, development agreement, PDA, etc.	Not applicable
h	Approval of building plan, permission or appropriate local authority etc.	Not applicable
i	Consent/consent in favour of Society/Condominium/Residential/Commercial/Community/Plaza/Hotel/Hotel/possession	Not applicable
j	Membership deed in the Society etc.	Not applicable
k	Share Certificate	Not applicable
l	No Objection Letter from the Society	Not applicable
m	All legal requirements under the local Municipal laws, including ownership of Plot/Apartments/Building/Regulations, Development/Local Regulations, Cooperative Societies/ Laws etc.	Not applicable
n	Requirements for getting the work stopped on the grounds of the existing occupancy if any.	Not applicable
p	If the property is a vacant land and construction is not to be	Not applicable

	note approval of layout and other provisions, if any	
5	Whether the underlying nature of the dispute falls fully in all documents such as approved plan, registered plan etc.	Not applicable
20	Encumbrances, Advertisements, and in claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
21	The period covered under the Encumbrances Certificate and the date of the present claim from the encumbrance is correct and it is satisfaction of claims. Liens.	01 years 2022 to 31.06.2023
22	Details regarding property tax or land revenue or other statutory dues paid payable as is due and if not paid, what remedy?	Not applicable
23	a) Litigation pending elsewhere, whether occupied out of use, jointly person	Not applicable
	b) Whether the Objective Certificate under the Income Tax Act is required/obtained.	Not applicable
24	Details of P.T. and other taxation extracts/Chitta extracts pertaining to the property in question.	Not applicable
25	Whether the name of registration is reflected correctly in the revenue Mutual Village record?	Not applicable
26	a) Whether the property is Rural/semi-rural? Is it already demarcated?	Yes
	b) Whether the demarcation pattern of the property is legally valid?	Yes
	c) Whether the property has clear access to the documents?	Yes
	(The property should be legally accessible through natural channels to transport goods to factories / houses, as the case may be)	
27	Whether the property can be identified from the following documents and accessories available at present, if not provide the same.	Not available
	a) Ownership in relation to documents submitted	Not available
	b) Document in relation to water connection	Not available
	c) Document in relation to Water Tax Registration, if any application	Not available
	d) Take away bill, if any	Not available
28	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the following documents or any other documents such as valuation report, survey plan, etc. or the actual ground boundary? If so please describe variance in the report.	Not applicable
29	If the valuation report and/or approved sanctioned plan are such available, please mention at the time including the documents and the responses and location of the property on the said document and that in the file shall. If the valuation report and/or approved plan are not available at the time of presentation of DR, please provide them separately subsequently, as and when the same is made available to the advocate.	Valuation report are available
30	Any handwritten or variation of documents under the hand of signed persons, details of other collection of documents, payment of paper stamp duty etc.	No
31	Whether the Bank will be able to require a MORTGAGE, if required against the property offered as security.	Not applicable


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42	In case of transfer of original title deeds, details of legal and other requirements for creation of a mortgage, sale and sub-mortgage mortgage by deposit of certified extracts duly authenticated, as also any procedure to be taken by the State or the court?	Not applicable
43	Whether the governing law/instrumental document of the mortgage states that actual personal presence/creation of mortgage and delivery of possession of land is to take place in such cases?	Not applicable
44	Is there any rule relating to assignment of time in mortgage deed?	No
45	Additional requirement, if any, suggested for interest of Bank in mortgage, perfection of mortgage?	N/A
46	The specific persons who are required to execute mortgage deed should documentarily establish.	M/s Devini Developers Limited, through authorized signatory Sh. Rajesh Kumar Plot No. Sh. Rajaram Plot No. Plot No. 1275, Sonwala Subhi Subhi Residency, P.O. U.I. Rajpur Ganshi Nagar Kato Road No. 1, 1124, Kota Raj.
47	Whether the Real Estate (Regulation and Development) Act, 2016 is in force?	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are also furnished.	Not applicable
	Whether the registered agreement for sale is recorded in the State Archives then, under is recorded?	Not applicable
	Whether the details of the agreement, plan, in quantum are verified with the local number and types of apartments or plots? And, as provided by the master in the website of Real Estate Regulatory Authority?	Not applicable

Date: 28/05/2022

Place: Kota



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Nanta, KOTA (Raj.)

Advocate

Wub. - 2H125-82807

1. Certificate of Incorporation, MicroMedia Development, Limited
2. Resolution of the directors of MicroMedia Development
3. Memorandum of Association of MicroMedia Development
4. Memorandum of Association of MicroMedia Development
5. Memorandum of Association of MicroMedia Development
6. Memorandum of Association of MicroMedia Development
7. Memorandum of Association of MicroMedia Development
8. Memorandum of Association of MicroMedia Development
9. Memorandum of Association of MicroMedia Development
10. Memorandum of Association of MicroMedia Development

61 12875


B.P. Prakash Pradip
Advocate & P.A.
Rm 40, Vikas Nagar
Noida, KOTA GATE



श्रीमान् भवार्थः गान्धर्व
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नगरीय क्षेत्र (नृवि) गृह का गैर-कृषि प्रयोजन के लिए उपयोग की
अनुज्ञा और आवेदन) विधम. 2012 के नियम 22 के अन्तर्गत गृह का पट्टा विलेख

समांक/1106

दिनांक 20/7/2021

मैलार्ड सेलिम इमलपर्स लि. जसिने अर्धवृत्त इलाकाकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम

13/पुत्री

पंजीकृत कार्यालय फ्लॉट नं० 1273, गुवालाकरी सिटी रेजीडेन्सी ब्लॉक नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

निवासी

अधवा

पट्टा धारक मैलार्ड

कार्यालय पता

2021

जसिने

(पदनाम) श्री/श्रीमती/श्री

पुत्र/पुत्री

निवासी

Shop no. I.C.-51

924 वर्गमीटर

मुखण्ड सं.

कुसाही

क्षेत्रफल

राजस्थान ग्राम

गांधीनगर

खसरा सं.

46/47/49

संकेतना

ने स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त मुखण्ड का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1

38 एप्रैल, कोटा (पुत्री)

2

3

नोट - हर्त पीछे पृष्ठ पर अंकित है।

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
- कवर विवरण पत्र कोटा

- पंजीकृत/पुष्पांकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

- पट्टा धारक ने निहित नियमों के तहत एक मुक्ता लीज राशि जमा करा दी है। अतः उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।
अर्थात्
- पट्टा धारक को प्रत्येक वर्ष लीज राशि _____ प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार नियत की गई लीज राशि 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
- पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों पर पालना सुनिश्चित की जावे।
- पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
- उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
- पट्टा विलेख का सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (पॉर्नज) रखा जा सकेगा जिसके लिए स्थानीय निकाय के अनुमति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
- भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
- पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपयोग/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
- पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
- पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छुपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
- पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
- पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है; इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
- अन्य _____

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प झूठी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व IC-51 पश्चिम IC-53
उत्तर रस्ता दक्षिण रस्ता E-23

पट्टा धारक के हस्ताक्षर

-
-

अंगुठा निशान

अंगुठा निशान

साक्षी :-

हस्ताक्षर Hameed

नाम Maji Mohammad

पता Boakheda, Moh

अंगुठा निशान

साइट प्लान



सड़क की चौड़ाई

साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी के हस्ताक्षर भय मोहर

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



SIGNATURE OF OWNER

IC-52

**Governor of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA**

Fee Receipt
Apprec. Form No. 9 (Para 75 & 151) Print Date : 18-01-2022 12:05 PM

Fee Received For	: 2022012010000	Receipt Date	: 18/01/2022
Name	: B.P. MADH CH SONOCHAL, K/A Jagan Chandra Lal	Document No.	: 2022012010000
Address	: KOTA		
Document Type	: Impression and Stamp		
Base Value	: ₹ 0	Regulated Value	: ₹ 0
Govt. Regulation Fee	: ₹ 0	Fee for Memorandum Used, ST	: ₹ 0
CG	: ₹ 0	Carroll coupling fee for Govt	: ₹ 0
Stamp/Memorandum	: ₹ 0	Reg. for Memorandum	: ₹ 0
Stampage	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Impress for Govt	: ₹ 50
Legal Fee	: ₹ 0	Impress for	: ₹ 0
Locality	: 2	Other	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount)

₹ 50.00 Cash 2022000 ₹ 50

Signature of presenter of App Receipt
Copy of Stamp and Fee

Signature of Receiver
and Seal of M. No. 10000

Signature

SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mobile: 98295-47887

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

Name of the land/Immovable property seeking opinion		Registration Desk Forest Regulatory Authority, Jaipur Raj.
a	Reference No. and date of the letter under the cover of which the documents referred to herein are forwarded	Nil
c	Name of the Developer	M/s. Devam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 127A, Sumatra Kirti, Noida Residence, D.No. 14, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
2	a	Name of the person/consent authority person seeking the property requisition
	b	Name of the landowner personally/authority seeking the property for creation of charge
	c	State as to whether the property is security offered to the lender/creditor/agent/bank or as guarantee etc.
3	a	Describe in full description of the immovable property as offered as security, including the following details:
	b	Survey No.
	c	Plot/ House no. (number of house property)
	d	Extent/area including plot/ built up area or area of house property
	e	Location like name of the place, village, dist., registration, jurisdiction and boundaries
4	a	Particulars of the documents examined serially and chronologically.
	b	Notice of documents verified and as to whether they are original or certified copies or registration extracts duly certified
	c	Note: Only original or certified extracts can be relied upon; but documents in other languages be examined.
5	a	Name/Name of the Document
	b	Original verified copy or not
	c	In case of verified, whether the copy is correct or not
6	a	Original
	b	Not applicable
7	a	Whether certified copy of all title documents are obtained from the relevant authorities/office and compared with the documents made available by the proposed mortgagor? Please also enclose of original receipts of fees paid for obtaining certified copy of documents, see documents submitted along with the title.
	b	No

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6	a	Whether the records of revenue office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b	If such online computer records are available, whether any verification or cross checking the same and the comments findings in this regard.	Not available
	c	Whether the same record of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made.	Not available
7	a	Property declared as summary fully within the jurisdiction of which sub-registrar office?	Sub Registrar Kota (a)
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices.	No
	c	Whether search has been made in all the offices named in (b) above?	Yes
	d	Whether the search in front of all registering authorities or any other possible source registration of multiple title documents in respect of the property in question?	No
8		Claims of title tracing the title from the title deed filed to the title deed establishing title of the property in question from the predecessors in title referred to the current title holder. And whenever priority interest or other claim on title is involved, same should be made by a further period depending on the need for clearance of such claim in the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title documents must for a period of not less than 30 years is mandatory.	81 years 26221-19442302 TTI Kota plotted at S.No. 60-52, Garden, Village Kumbhari, Kota Raj. is M/s. Hemu Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri Rm Flat No. 1273, Sunshades Richhvi Siddhi Residency, P.No. 1-4, Rajpura Gandhi Nagar East Road No. L JP1A, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 01.08.22.
9		Nature of Title of the mortgaged property over the Property whether full ownership rights, Leasehold Rights, Easement, Easement Rights or Joint Tenancy and Joint, Jointed Allotment etc.	Freehold
10	a	Leasehold whether	Not applicable
	b	Lease Deed is duly stamped and registered	Not applicable
	c	Lease is permitted to mortgage the Leasehold right	Not applicable
	d	Duration of the Lease and period of lease	Not applicable
	e	If a sub-lease, copies the lease deed in favour of Lessee and whether lease deed permits sub-letting and mortgage by Sub-Lessee	
	f	Whether the leasehold holds permits for the creation of any other document? (applicable)	Not applicable
11	a	Right of redemption of the leasehold rights and nature of lease of	Not applicable
	b	Govt. grant/Chitani/Lease-cum- Sale Agreement, whether grant/permission provides for redeemable rights to the mortgagee with or without conditions, the mortgagee is competent to cause change on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		Redemption right whether	Not applicable
	a	Redemption right is heritable and transferrable	
	b	Mortgage can be created	Not applicable
13		Nature of Mortgage in case of any and if so, whether creation of mortgage could be possible, the procedure to be followed including any permission to be obtained and the reason for coming to such conclusion.	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable

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Nanta, KOTA (Raj.)

B.P. Dadhich

Advocate


Resident & Office –

40, Vikas Nagar, Nanta

Road Kota (Raj.)

Mob. : 98295-87807

	a	If so additional documents possession to be obtained to creation of said mortgage?	Not applicable
	b	Requirements, if any for creation of mortgage as per the central statutes applicable to the bank in the matter	Not applicable
20	c	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any relaxations for creation/enforcement of mortgage.	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the said right in enforce the mortgage?	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedures followed permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security over Agriculture land, worker colonies, mines, land laws, ST? regulations, Panchayat Regulations, Governmental orders etc.	Not applicable
22	a	Whether the property is subject to any pending or proposed suit or litigation proceedings?	No
	b	Whether any search enquiry is made with the Land Acquisition Office and the records of such search enquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	c	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its enforcement?	No applicable
	c	Whether the title documents have any court not mentioning other points on any litigations/affidavits executed in court in respect of the property in question? In such case please confirm on such court order.	No applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly executed.	Not applicable
	b	Property belonging to partners whether share or partnership whether liabilities to the same have been completed by all applicable laws?	Not applicable
	c	Whether the present existing mortgage has been priority to prior mortgage for and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, Bank or Banking company, Power resolution, authorization to create mortgage creation of documents, Registration of all prior charges with the Registrar, Registrar (ROC), Attorney of Association concerned for commercial use.	Not applicable
	b	Whether the property to be mortgaged, is purchased by the same Company, firm or other Company or Limited Liability Partnership? If Yes? No	No applicable
	c	If Yes, whether the record of changes of the property to be mortgaged has been carried out with Registrar of Companies (RoC) in respect of such transfer company. If Yes? (fill in the transfer company's name)	Not applicable
	d	Whether the above record of changes reflects any prior charge encumbrances on the property proposed to be mortgaged created by the transfer company (seller)?	Not applicable
	e	If the above record of changes reflects charges, whether such charges encumbrances have been released? Yes/No	Not applicable
26		In case of Societies/ Association, the required authority power to borrow and whether the mortgage can be created, and the requisite resolutions, by-laws.	Not applicable
27	a	Whether any POA is involved in the chain of title?	No


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 R/o-40, Vikas Nagar
 Nanta, KOTA (Raj.)

B.P. Dadhich

Advocate

Resident & Office –

40, Vikas Nagar, Nanta

Road Kota (Raj.)


MoB. – 98295- 87807

2	Whether the POA is not accepted with regard to a Development Agreement-Sale Deed of a house? If so, please specify whether the same is a regional document and hence it has created an interest in favour of the holder/development association, if necessary, to give law.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA holder is a person elected by the Bankers viz. Co-operative Banks, (Incorporated or Proprietary) Co-owners in favour of their Partners/Employees/Authorized Representatives, or sign for Attachment Terms, POA's, Agreements or Sale deed/Deeds, etc. in favour of buyers of flats/apartments (Builder's POA, or (i) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified compared with the original POA.	Not applicable
e	In case of common POA, has POA holder (that Builder's POA) please clarify the following clauses in respect of POA.	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is registered one?	Not applicable
iii	Whether the POA is special or general one?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not withdrawn, had become void on the date of execution of the document in question. (Please specify whether the same has been ascertained from the office of registration or not?)	Not applicable
g	Please comment on the genuineness of POA?	Not applicable
h	The consequential impact on the genuineness and validity of the POA?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the power of Attorney and the extent of the powers given, further, also whether the same is properly executed, stamped/authenticated in terms of the Law at the place where it is executed.	Not applicable
29	If a property is a flat/apartment/semi-detached/ commercial complex, check and comment on the following:	Not applicable
a	Builder's/land owner's title to the land/building	Not applicable
b	Development Agreement/Sale Deed of a house	Not applicable
c	Existence of authority of the Builder's/holder	Not applicable
d	Independent title evaluation of the land and/or building in question	Not applicable
e	Agreement for sale (if already registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Registration of registration of sale agreement/development agreement/ POA etc.	Not applicable
h	Approval of Building plan, permission of appropriate local authority etc.	Not applicable
i	Consentance in favour of Society/Co-owners incorporated Company, certificate/Authority letter from a "residence"	Not applicable
j	Membership details in the Society etc.	Not applicable
k	Share Certificates	Not applicable
l	No Objection letter from the Society	Not applicable
m	All local requirements under the local Municipal Law, regarding ownership of flat/apartment/ Building Regulations/ Development Control Regulations/ Cooperative Societies Law etc.,	Not applicable
n	Agreements to deposit the Bank charges in the records of the Co-owners Society, if any	Not applicable
o	If the property is a vacant land and construction is yet to be	Not applicable

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Nanta, KOTA (Raj.)

B.P. Dadhich**Advocate****Resident & Office –****40, Vikas Nagar, Nanta****Road Kota (Raj.)****Mob. :- 98295- 87807**

	g	roads, approval of lay out and other provisions, if any. Whether the numbering pattern of the units/tlots tally in all documents such as approved plan, agreement plan etc.	Not applicable
30		Encumbrances. Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
31		The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and of an amendment of charge, if any.	01 years 2022 to 19.09.2022
32		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applicable
33	a	Urban land ceiling documents, whether required and if so, details thereof.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	Not applicable
34		Details of RTC, encumbrances, existing/katha errors pertaining to the property in question.	Not applicable
35		Whether the nature of mortgage is reflected as owner in the revenue Municipal/Village records?	Not applicable
36	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ partition of this property is legally valid?	Yes
	c	Whether the property has clear access as per documents / (The property should be legally accessible through normal routes to transport goods to factories / houses, as the case may be).	Yes
37		Whether the property can be identified from the following documents and accompanied/related requirements, if any provided as under/separately?	Not available
	a	Document in relation to electricity connection	Not available
	b	Document in relation to water connection	Not available
	c	Document in relation to Sales Tax Registration, if any applicable	Not available
	d	Other utility bills, if any	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate comment on the same.	Not applicable
39		If the valuation report and/or approved/confirmed plan are made available, please comment on the same including the comments on the description and boundaries of the property as the said documents and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of YDC, please provide these comments subsequently or making the same available to the advocate.)	Valuation report not available
40		Any intimation on creation of mortgage under any law or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable


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42	Is any of above-mentioned title deeds, notice of sale and other requirements for creation of a proper title and enforceable mortgage by deposit of said documents duly verified and, whether any provision to be taken in the deed in this regard.	Not applicable
43	Whether the necessary documents of title and mortgage, together with all papers, records, documents, and all mortgages and all other documents, if any to be taken in such cases.	Not applicable
44	Additional documents not for inclusion of title in present deed.	No
45	Additional documents, if any to be deposited in the Bank, ensuring the payment of money.	No.
46	The specific persons who are required to execute mortgage deeds.	M/s. Dharma Developers Limited, through authorized signatory: Sh. Rajesh Kumar Patel, S/o Sh. Rajaram Patel, B/o Sh. N. 1255, Anandika Estate, Sindhvi Residency, C.No. 14, Rajeev Gandhi Nagar East, Road No. 1, BPLA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate Regulation and Development Act 2016 – RERA.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration can be furnished.	Not applicable
	Whether the registered document for sale is presented in the deed.	Not applicable
	Whether the details of the apartment, plot or government is verified with the list of number and types of apartments or plots being approved by the promoter or the authority of Real Estate Regulatory Authority.	Not applicable

Date: 10. 8.2022

Place: Kota

B.P. Dadhich, Advocate

DR. PRAKASH DADHICH
Advocate & R.A.
c/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

K.P. Dadhich
Advocate

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CERTIFICATE OF TITLE

I have examined the title of Title Deeds intended to be deposited relating to the schedule property and offered as security by way of "Mortgageable Mortgage" and that, the documents of title referred to in the schedule are valid evidence of right title and interest and that if the said Mortgage is created, it will satisfy the requirements of creation of Mortgageable Mortgage and I further certify that

1. I have examined the documents in detail, along with records of all the said Deeds in the above list under Clause 12 and the other relevant Deeds.
2. I further having made a search in the Land Revenue records, Taluk records, Revenue records and checked the records of the records of Government Offices, Sub-Registrar Office for Revenue Records, Mines and Geology Office, Land Acquisition Office, Registrar of Companies Office, Water Board, Government of India, and Land Revenue records which would prevent the Title Holders from creating a valid Mortgage. I am liable responsible if any, has incurred to such due to negligence on my part or by my agent or my lawyer.
3. Following scrutiny of Land Revenue Records, records Title Deeds, certified copies of said Title Deeds obtained from the concerned revenue office and records in Government (G.O.), I hereby certify the genuineness of the Title Deeds, mentioned under Clause 12.
4. There are no prior Mortgage Charges and encumbrances whatsoever, as would have arisen from the Government Office records for the period of 40 years from 2013 to 19/08/2022 pertaining to the term name Company mentioned by above said Title Deeds. The aspects in favor of all Encumbrances.
5. In case of future subsequent change or revision of the Bank, there are no other mortgage charges than that already stated in the loan documents are agreed to by the Mortgagee and the Bank, (Bank, whichever is not applicable).
6. Vendor and his heirs interest in the property mentioned in the entry of R.A. (Rajasth) the date of the Release with Name: Suresh Chandra (if not applicable).
7. The Mortgage if created, will be available as the bank for the 12/07/22 of the following Bankers, M/s Dendra Developers Limited, through authorized signature Sh. Rajesh Kumar Patel S/o Sh. Rajendra Patel R/o Flat No. 1273, Simalka Midahli Siddhli Roadway, P No. 1-4, Rajeev Gandhi Nagar Main Road No. 1, I.P.N., Kota Raj.
8. I certify the M/s Dendra Developers Limited, through authorized signature Sh. Rajesh Kumar Patel S/o Sh. Rajendra Patel R/o Flat No. 1273, Simalka Midahli Siddhli Roadway, P No. 1-4, Rajeev Gandhi Nagar Main Road No. 1, I.P.N., Kota Raj. has no other encumbrances or charges on the schedule property except a further agree that the Vendor Deeds are genuine and a valid mortgage can be created and the said Mortgage would be subsistent.
9. In case of creation of Mortgage by Deposit of title deeds, we certify that the Agent: Following Title deeds documents would create a valid and subsistent mortgage.

Notes- Please copy of Document Nos. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Dendra Developers Limited
2. Resolution Letter in favor of Sh. Rajesh Kumar Patel
3. Release Letter No. 12/07/22
4. Certificate No. 12/07/22
5. Copy of same Deed with Map No. 01/04/22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds. The certificate/origines copies of which I have examined under any applicable Law/Rules in force.

12. It is certified that the property is SARFALIS Compliant.

SCHEDULE OF TITLE DEEDS (12/07/22) No. 40, Nanta, Village: Kanta, Kota (Raj.)

East – S.No. 20/51
West – S.No. 20/52
North – Road
South – Plot 1-23

Date: 12/08/2022


B.P. Dadhich, Advocate

BUDHI PRAKASH DADHICH
Advocate & R.A.
10/40, Vikas Nagar
Nanta, KOTA (Raj.)



स्वीडिश चरमोन्मत्त १५५०
मुद्रणालय, गणेशधाम, मुंबई.



नगर विकास न्यास, काँडा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्र भूमि का गैर-कृषि उपयोग के लिए उपयोग की अनुमति और आवंटन) नियम, 2012 के विधवा 22 के अन्तर्गत भूमि का बदला विवरण

तमनांक / १९८३

दिनांक: १०/३/२०११

मेलने देविम खलवसे लिप जायिसे अर्धकृत हस्तामरकरा राखेह कृपार पाटिल पुन श्री राजानन पाटिल

महटा शास्त्रक का नाम पुन/पुनः

पंजीकृत कार्यालय-फ्लॉर-नं०-1253-सुपलकर सिटी-मिडल पेजीबेनी-प्लॉट नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 1 अर्जुनीबाई.ए. कोला

अथवा

पक्षी शिकार नैसर्गिक **★ शहर** कार्यालय पत्रा **2021 ★**

जरिमे

(पदनाम) श्री/श्रीमती/सुश्री..... पत्र/पुत्री.....

निगदी

पुस्तक सं. Shop no. LC-53 से उपकृत ७२४ वर्गमीटर

कुन्हाडी

गार्हपत्या

स्थानीय निकाश (पट्टा कर्ता) द्वारा पट्टा धारक के पास में डबल मूखण्ड का पट्टा दिनांक.....को निष्पादित किया जाता है।

गददा धारक की हस्ताक्षर

1. _____

2.

નોંધ - શર્મે પાંતે દુધ વર ઓકેલ છે।

प्राधिकृत अधिकारी को हस्ताक्षर नय मोहर

4-TE 10.00 10.00 10.00

- पंजीकृत/पुष्टीकृत संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

- पट्टा धारक ने गिहित नियमों के तहत एक मुश्त लीज राशि जमा करा दी है। अतः उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार नियत की गई लीज राशि 15 वर्ष के भ्रवात और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
- पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लिखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाए।
- पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
- उक्त भूखण्ड के विक्रय/हस्तान्तरण पर लेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
- पट्टा विलेख का सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय का अनागति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
- भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
- पट्टा शर्तों (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
- पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
- पट्टा विलेख के निष्पादन के भ्रवात नियम विरुद्ध तथा तथ्य पुत्रकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
- पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहायी समिति द्वारा वहन किया जायेगा।
- पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया है; इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।

अन्य.....

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प इयूटी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व IC-52 पश्चिम IC-54

उत्तर रास्ता दक्षिण भूखण्ड में E-24

पट्टा धारक के हस्ताक्षर

1.

2.

अगुआ निवास

अगुआ निवास

साक्षी :-

हस्ताक्षर

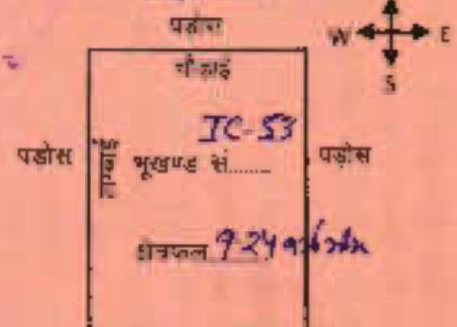
नाम Haji Mohammad

पता Bakhshiyar

अगुआ निवास

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached

साइट प्लान



सड़क की चौड़ाई

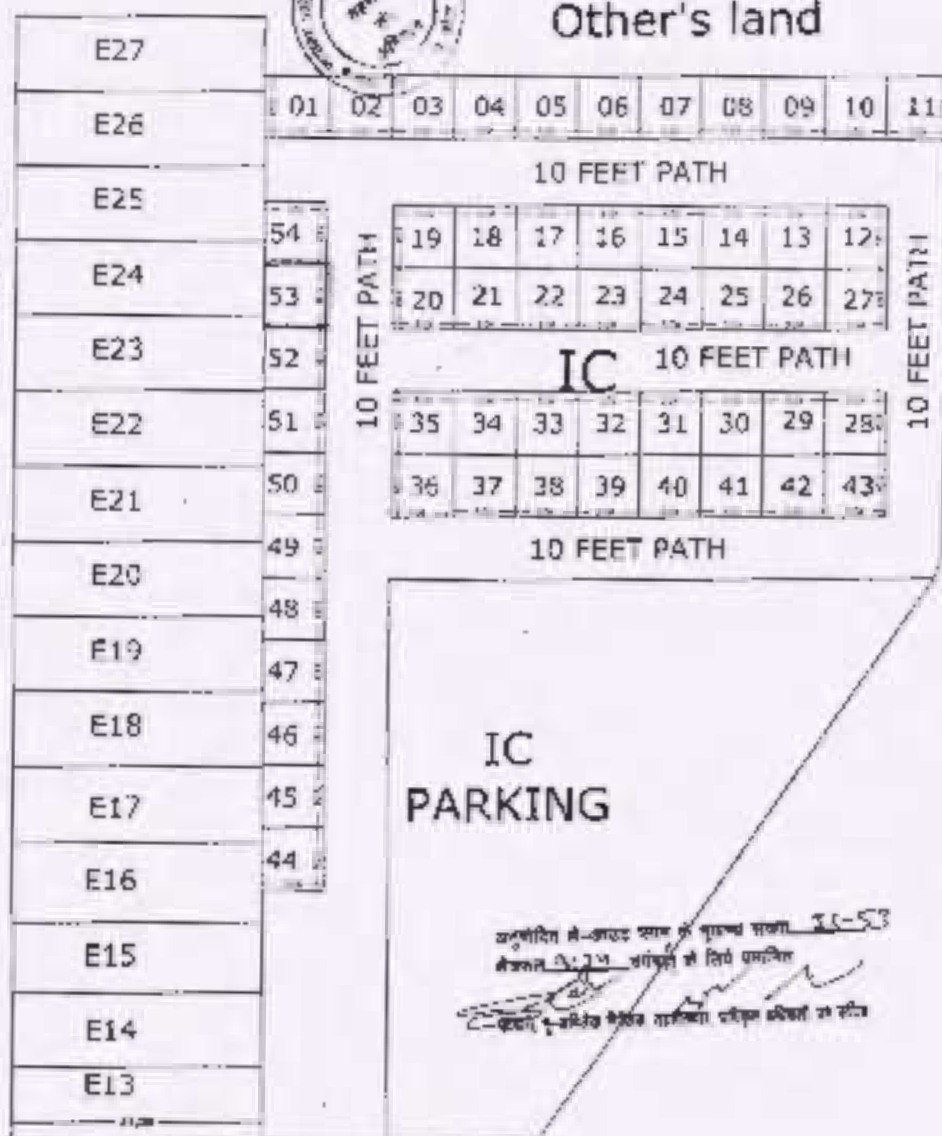
साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
कायम किया

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**

9.00 M WIDE ROAD



KHASRA NO.	47, 49
PLOT NO.	I.C. - 53
SIZE	3.04 x 3.04
Area (In SQ.M)	9.242
Area (In SQ.FT)	99.44
Area (In SQ.GAJ)	11.05

SIGNATURE OF OWNER

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA

10-53

Fee Receipt
Appendix I-Form No. 9 (Rule 76 & 131) Print Date : 10-09-2022 12:24 PM

New Record No.	: 202201129015009	Fee of Form	: 15000000
Name	: RUP. DADHICH ADVOCATE, S/L Devi Durgasagar Ltd.	Document No.	: 202201129016009
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Estimated Value	: ₹ 0
Old Registration Fee	: ₹ 0	Fee for Memorandum Un_Mem	: ₹ 0
ESI	: ₹ 0	Carried over (Old Val_07)	: ₹ 0
Stamp (Memorandum)	: ₹ 0	Reg. Fee (Memorandum)	: ₹ 0
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection Fee	: ₹ 0
Un_Mem	: ₹ 0	Commission	: ₹ 0
Others	: ₹ 0	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 0
From Year 2022 To Year 2022		Total Amount	: ₹ 0

Mode of Payment (Mode Number Amount)

A copy of this RECEIPT is to be

Signature of presenter or applicant for
copy in Govt. certificate

Signature of registrar
and date of return receipt

Stamp

SUB-REGISTRAR

B.P. Dadhich
Advocate

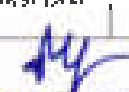
Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 99295-87807

REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF PROPERTY AND PROPERTY

1	a	Name of the Firm/ Business Unit/ Office/ etc. (if any)	Rajasthan Real Estate Regulatory Authority, Jaipur, Raj.		
	b	Reference No. and date of the letter under the cover of which the documents/records for scrutiny are forwarded.	Nil		
	c	Name of the Firm/ Business Unit/ Office/ etc. (if any)	M/s. Daman Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Swastika Biddhi Biddhi Residency, P.No. 1 & Rajawadeyhi Nagar Estate, Road No. 1, RPA, Kota Raj.		
2	a	Name of the concerned person/ person/ persons relating to the property for scrutiny.	M/s. Daman Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Swastika Biddhi Biddhi Residency, P.No. 1 & Rajawadeyhi Nagar Estate, Road No. 1, RPA, Kota Raj.		
	b	Constitution of the concerned person/ persons authorized relating to the property for scrutiny of change.	Individual Firm		
	c	State as to under what capacity person/ persons referred to in (a) are acting as business or otherwise, etc.	Business		
3	a	Complete or full description of the immovable property/ies referred to/scrutiny including the following details:			
	b	Survey No.	S.No. 10-50, Gaudara Village Kumbhari, Kota Raj.		
	c	Plot/ House/ etc. (in case of house property)	S.No. 10-50, Gaudara Village Kumbhari, Kota Raj.		
	d	Plot area including plan of built up area in case of house property	9.24 Sq. Mt.		
	e	Location like name of the place, village, city, registration sub-division/ etc. (if any)	East - S.No. DC 32 West - S.No. DC 31 North - Road South - E.No. E 24		
4	a	Examination of the documents (authenticity) and chronology	1. Certificate of Incorporation M/s. Daman Developers Limited 2. Resolution passed in favour of Sh. Rajesh Kumar Patel 3. Allotment Letter No. 2088 D. 24/07/22 4. Certificate No. 1088 dt. 24/07/22 5. Regd. Lease Deed with Map dt. 01/09/22		
b	a	Examination of documents on file and as to whether they are originals or certified copies or registered extracts duly certified	Regd. Lease Deed dt. R.No. 1 V.No. 1622 P.No. 482 S.No. 2022047239/172250 dt. 01/09/22		
	b	Note - Only original or certified extracts from the registering/ land revenue/ other authorities be submitted			
SL. No.	1	Date	Signature of the Document	Original/ certified copy/ certified/ whether original was submitted to the Advocate.	Remarks
		01/09/22	Daman Developers	Original	Not applicable
5	a	Whether certified copy of all title documents are obtained from the relevant authorities and compared with the documents made available in the proposed mortgage? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/ search certificate along with the TDR.	Yes		

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6	a	Whether the records of registered office of relevant authorities represent as the property in question are available. For verification through any online portal or computer system ?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the documents/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be get verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have resolution of documents in respect of the property in question at more than one office of sub-registrar/district registrar/registration-general. If so, please name such offices ?	No
	c	Whether search has been made in all the offices named in (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title in respect to the current title holder. And whenever Mutual Consent or other legal title is involved, search should be made for a further period, depending on the need for clearance of such legal title. In case of property offered as security for loans of Rs. 5.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	All legal Suits No. 18108/2022 D.D. Since dated 28.06.2022, Gadhara, Village Kumbhari Kota Raj to M/s Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel Rm Flat No. 1273, Kumbhari, Kumbhari Kumbhari Kumbhari, P. No. 2-1, Rajaram Gadhara Nagar Kumbhari Road No. 1, DPLA, Kota Raj on dt. 28/06/22 and revenue & leased. & since Dated in favour of firm on dt. 01.08.22
9		Nature of Title of the Intended Mortgage over the Property (whether full ownership rights, Leasehold rights, Partnership, Predecessor Rights or from Buyer or Govt. Undertaking/Other etc.)	Leasehold
10		If Leasehold, whether:	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Leasee is permitted to mortgage its Leasehold right	Not applicable
	c	duration of the Leasehold period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permitted charging and mortgage by Sub- Lessee also	Not applicable
	e	Whether the Leasehold rights permits for the creation of any superstructure or appliances?	Not applicable
	f	Right to get renewal of the Leasehold rights and nature thereof.	Not applicable
11		Check grant deed/initial agreement- Sale Agreement whether grant agreement etc. provides for assignable rights to the mortgagee with or without conditions, the mortgage is competent to create charge on such property. Whether any permission from Govt. or any other authority for original for creation of mortgage and if so whether such valid permission is available	Not applicable
12		If mortgage right, whether:	Not applicable
	a	Such right is heritable and assignable	Not applicable
	b	Mortgage can be created	Not applicable
13		Nature of Mutual Consent, if any and if so, whether creation of mortgage could be possible, the registration procedure to be followed including prior permission to be obtained and the records in support of such conclusion	Not applicable
14		If the property has been transferred by way of Gift/ Settlement/ Deed, whether	Not applicable


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	a	The Gift/Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift/Settlement Deed has been attested by two witnesses	Not applicable
	c	The Gift/Settlement Deed transfers the property to Donee	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by action	Not applicable
	e	Whether there is any restriction on the Donee in executing the gift/settlement deed in question.	Not applicable
	f	Whether the Donee is in possession of the gifted property.	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a word for any other person to join the execution of mortgage	Not applicable
	h	Any other aspect affecting the validity of the title passes through the gift/settlement deed	Not applicable
13	a	In case of partition family settlement deeds, whether the original deed is available for deposit, if not the modality procedure to be followed to create a valid and enforceable mortgage	Not applicable
	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of its share	Not applicable
	c	Whether the partition deeds is valid in law and the mortgagee has acquired a mortgageable title thereon	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/conditions incorporated/complied with	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional measures to be taken for creating multiple mortgages?	Not applicable
14		Whether the title documents include any testamentary documents (will)?	Not applicable
	a	In case of will, whether the will is registered will or unregistered will?	Not applicable
	b	Whether will is the authentic testamentary instrument and/or whether the same is probated by a competent court?	Not applicable
	c	Whether the property is included in the bequest of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original death certificate of the testator is available?	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of blood, Original title deeds are to be continue.)	Not applicable
17	a	Whether the property is subject to any such rights?	No
	b	Whether the property belongs to church, temple or any religious, other institutions having any restriction in creation of charges on such properties?	Not applicable
	c	Prescriptions/prescriptions, if any, in respect of the above cases for creation of mortgage?	Not applicable
18	a	Where the property is a Hindu joint family property, mortgage is created for family benefit legal necessity, whether the Mitakshara Coparceners have no objection join or creation minor's share if any, rights of female members etc.	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19	a	Whether the property belongs in any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable

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1	c) Are additional documents/permissions to be obtained for creation of valid mortgage?	Not applicable
2	d) Buy interests, if any for creation of mortgage as per the central state laws applicable in the east in the matter	Not applicable
3	a) If the property is Agricultural land, whether the land has a permit mortgage of Agricultural land, and whether there are any restrictions for creation of mortgage of mortgage	Not applicable
4	b) In case of agricultural property other relevant records/documents as per local law, if any, are to be verified to ensure the validity of the title and right to mortgage mortgage?	Not applicable
5	c) Is the creation on basis of Agricultural land for commercial purposes or otherwise, whether require a permission for grant permission obtained	Not applicable
6	d) Whether the property is subjected to any local laws or other regulations having a bearing on the creation security (i.e. Agricultural Land, market conditions, mortgages, Land Laws, S.M. regulations, Special Zone Regulations, Environmental Clearance, etc.)	Not applicable
7	a) Whether the property is subject to any litigation or proposed land measuring proceedings?	No
8	b) Whether any court order is made with the Land Acquisition Officer for the interest of such security description?	Not applicable
9	a) Whether the property is involved in or subject matter of any litigation which is pending & concluded?	No
10	b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its interest/interest?	Not applicable
11	c) Whether the title documents have any court proceedings, which pertain and any litigation which have resulted in court in respect of the property in question? In such case please mention on site a self marking	Not applicable
12	a) In case of partnership firm, whether the property belongs to the firm and the firm is properly registered?	Not applicable
13	b) Property belonging to partners whether having or not? If so, whether the firm has been registered as per applicable laws?	Not applicable
14	c) Whether the property mortgage and has a authority to create mortgage on behalf of the firm	Not applicable
15	a) Whether the property belongs to a Limited Company, check the following points: Board resolution with mention of creation mortgage execution of documents Registration of any prior charges with the Company Registrar (RCC) Articles of Association, memorandum and so on	Not applicable
16	b) Whether the property has been mortgaged by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No	Not applicable
17	c) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) or Record of such search company - LLP (Seller) and the vendor company (purchase)?	Not applicable
18	d) Whether the above search of charges reveals any prior charges or encumbrances on the property proposed to be mortgaged created by or vendor company (seller)? Yes/No	Not applicable
19	e) If the search reveals encumbrances or charges, whether such charges and encumbrances have been satisfied? Yes/No	Not applicable
20	f) In case of Securities Association, the required documents have to be given and whether the mortgage can be created and the company resolutions, bylaws	Not applicable
21	a) Whether the PDS is available in the state of sale?	No

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h	Whether the POA is one created with intent i.e. a Development Agreement-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer in search of immutability as per law.	Not applicable
i	In case the title document is executed by the POA holder, please clarify whether the POA holder is duly associated by the Builders viz. Companies, Firms, Hindu, Jain, or Religious Community & Government of their Persons/Employees/Auxiliary Representatives to sign the Agreement, Future MOA, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats etc. (Builder's POA) or if other type of POA (Owner's POA).	Not applicable
j	In case of Builder's POA, whether a certified copy of same is available and the same has been verified/compared with the original POA.	Not applicable
k	In case of Owner's POA (i.e. POA holder is not Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
1	Whether the original POA is signed and the title investigation is done on the basis of original POA?	Not applicable
2	Whether the POA is a registered one?	Not applicable
3	Whether the POA is executed in presence of?	Not applicable
4	Whether the POA contains a specific authority for execution of title document in future?	Not applicable
5	Whether the POA was at time not not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of a registered office?)	Not applicable
6	Please comment on the genuineness of POA.	Not applicable
7	The undersigned, advocate on the endorsement and validity of the POA?	Not applicable
26	Whether, notwith a being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given. Given and whether the same is properly executed & properly authenticated in terms of the law of the place where it is executed.	Not applicable
27	If the property is a flat/apartment or residential/ commercial complex check and comment on the following	No
a	Approved and permit rules on the land/Municipal	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Existence of building plan/development plan	Not applicable
d	Independent title verification of the land and the building in question	Not applicable
e	Agreement to sell (title registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of sanction of site/development/development agreement POA etc.	Not applicable
h	Approval of building plan/permission of appropriate local authority etc.	Not applicable
i	Sanctioning in favour of Society/Co-ownership concerned	Not applicable
j	Emergency Certificate/other letter from local government	Not applicable
k	Minutes and details in the society etc.	Not applicable
l	Notice of intimation	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local/Municipal laws, regarding ownership of flat/apartment, Building Regulations, Development Control Regulations, Cooperative Societies Laws etc.	Not applicable
o	Requirement of stamp duty, the Bank charges on the account of the Housing Society, etc.	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

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made approval of his and other persons, etc., that;	Not applicable
q. Whether the numbering given to the said family in the documents such as reported plan, agreement, plan etc.	Not applicable
34. Local records, Subdivisions, and all other official Government, Central or State or other Local authorities or Third Party claims, Loans etc., and lands charge.	Not applicable
35. The period covered under the Plan proposed Certificate and the nature of the estate in which the subdivision is created and the satisfaction of charge if any.	40 years 2022 to 15.08.2022
36. Details regarding property tax or land revenue or other similar dues payable or payable and if not paid, how normally?	Not applicable
37. a. Other outstanding documents, whether required and if so, details thereof.	Not applicable
b. Whether the Objection Certificate under the Income Tax Act is required/obtained?	Not applicable
38. Details of ETC (other registered estate) other entries, pertaining to the property in question.	Not applicable
39. Whether the record of mortgages collected as owner in the revenue Municipal Village records?	Not applicable
40. a. Whether the property offered is already sub-divided?	No
b. Whether the subdivision certificate of the property is legally valid?	Yes
c. Whether the property has other access as per documents?	Yes
d. If the property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	
41. Whether the property can be identified from the following documents, and description thereof and other uses of the said subdivision?	Not available
a. Certified copy of the subdivision certificate	Not available
b. Document in relation to the subdivision	Not available
c. Document in relation to the subdivision, if any, approved	Not available
d. Other relevant documents	Not available
42. To request of the foundation of the property. Whether there is a different subdivision map of the said subdivision or any other documents (for subdivision map, if not by the said map of the said subdivision, if no plan is submitted, certificate of the said).	Not applicable
43. If the nature of report and approved certificate and plan are made available plan, certificate of the said including the certificate of the subdivision and foundation of the property, a formal document and the said certificate.	Not applicable
44. If the nature of report and approved certificate and plan are made available plan, certificate of the said including the certificate of the subdivision and foundation of the property, a formal document and the said certificate.	Not applicable
45. Are the documents for creation of mortgage, sale, lease or other transactions, duly registered or proper registration of documents, payment of proper stamp duty etc.	No
46. Whether the Bank will be able to release 80% of the loan, if the property is not the property offered as security?	Not applicable

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42	In case of absence of original title deeds, details of logs and other requirements for creation of a proper, valid and enforceable mortgage by deposit, if offered, shall duly retained shall also not provision to be taken by the Bank in this regard.	Not applicable
43	Whether the following two conventional documents of the mortgagor (other than natural persons) powers creation of mortgage and address provisions of an undertaking in such cases.	Not applicable
44	Additional type of mortgage in investigation of title or pre-conditions.	No
45	Additional mortgage - Mortgage subject to the order of Bank regarding the performance of account.	N.A.
46	The specific person who are required to create restrictive covenants document creating mortgage.	M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar, Flat No. Sh. Rajaram, Flat No. Flat No. 1152, Sureshika Rishi's Shanti Residency, P. No. 14, Rajgarh Gandhi Nagar Bani, Road No. 1, IPIA, Kota (Raj.)
47	Whether the Real Estate (Regulation and Control) Act, 2016 is applicable to the project? Yes	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are as follows:	Not applicable
	Whether the registered agreement is duly as per the Act, the rules and the provisions thereunder is presented?	Not applicable
	Whether the details of the apartment, plot in question are verified with the list of number and types of apartments or plots booked as indicated by the promoter in the website of Real Estate Regulatory Authority.	Not applicable

Date: 19.06.2023

Place: Kota


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1. I have examined the Documents related to taking loan secured off the gold loans to the bank but could not find the other relevant papers.
2. I confirm having made a search in the Land Revenue records. I also confirm having verified and checked the records in the relevant Government Offices, District Administration Office for Revenue Records, Municipal/Urbanization Office, Land Acquisition Office, Registrar of Companies Office, World Bank (wherever applicable), District Land Revenue Office, in which would present the Title Deeds having covering a valid Mortgage. I am financially responsible if any loan is shown to the bank due to negligence on my part or by any means or malpractice.
3. Following is name of I and my immediate Relatives including Title Deeds, certified copies of each title deeds obtained from the concerned register offices and encumbrance certificate (EC) which certify the particulars of the Title Deeds. Specially Page 12 are not been classified for making encumbrance inquiries.
4. There are no prior Mortgage Charges encumbrance whatsoever, as could be seen from the Encumbrance Certificate for the period of 10 years from 2002 to 30.06.2012 pertaining to the immovable property now covered by above said Title Deeds. The property is free from all Encumbrances.
5. In case of several subsequent changes in favour of the Bank, there are no other encumbrance charges other than already stated in the Land Revenue are attached to the Mortgage and the bank records, whenever is not available, etc.
6. There is and has been no other in the property (which is to be covered by A) Specify the name of the owner with some. Since not applicable.
7. The Mortgage Document will be available to the Bank in the custody of the lending persons. Mrs. Madan Choudhary (limited) through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Bilar No. 1275, Shivaji Kishori Kishori Roadway, P.No. 1-4, Rajeev Gandhi Nagar East, Road No. 1, PTA, Kotha Huj.
8. I certify that Mrs. Devika Choudhary Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Bilar No. 1275, Shivaji Kishori Kishori Roadway, P.No. 1-4, Rajeev Gandhi Nagar East, Road No. 1, PTA, Kotha Huj is aware of the details and Marketable EC's are attached in property file. I further certify that the above said bank is providing a valid mortgage as requested and the said Mortgage will be effective for the period of duration of Mortgage by deposit of title deeds, as per (i) that the deposit of all existing title deeds for mortgage would create a valid and enforceable mortgage.

1. Certificate of Incorporation, M/S Domain Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patel
3. Affidavit sworn by M/S Domain Developers Limited
4. Certificate No. 1440348, 20/07/22
5. Seal, Loose Deed with Stamp No. 44,48,22

Date JK082p21



U.S. DEPARTMENT OF HEALTH AND HUMAN SERVICES

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श्रीमान् अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1105

दिनांक 20/7/2022

मैसर्स डेनिम डवलपर्स लि० जरिये अधीकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

निवासी पंजीकृत कार्यालय फ्लेट नं० 1273, सुवालका पवित्री सिटी रेजीडेंसी प्लॉट नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

अथवा
पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021
जरिये
(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

मुखण्ड सं. Shop no. LC-54 क्षेत्रफल 924 वर्गमीटर

राजस्व ग्राम कुन्हाडी खसरा सं. 46, 47, 49

योजना गार्डनिया में स्थित है।

स्थानीय निकाय (पट्टा कती) द्वारा पट्टा धारक के पक्ष में उक्त मुखण्ड का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2. _____

17 पंजीकृत, कोटा (प्रथम)

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
(सहस्र)
नगर विकास न्यास, कोटा

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

- पंजीकृत/पृष्ठांकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्तें

- पट्टा धारक ने निहित नियमों के तहत एक मुक्त लीज राशि जमा करा दी है। अतः उक्त भूखण्ड 99 वर्षीय लीज से मुक्त है।
अथवा
पट्टा धारक को प्रत्येक वर्ष लीज राशि..... प्रति वर्ष आवश्यक रूप से जमा करानी होगी। एक बार नियत की गई लीज राशि 15 वर्ष के पश्चात् और भूखण्ड के प्रत्येक विक्रय/हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
- पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाएगी।
- पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
- उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पास में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
- पट्टा विलेख का सरकार/जीवन बीमा निगम/अपदा की संस्थाओं के पास बंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क अनापूर्ति प्रमाण पत्र (NAC) की आवश्यकता नहीं होगी।
- भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
- पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपभोग/पुनर्वसन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
- पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अथवा पट्टा विलेख निरस्त किया जा सकता है।
- पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य धुपार पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
- पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले जैसे विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
- पट्टा विलेख जिन अखिनिर्माणों, नियमों, नीति, विनियम के तहत जारी किया गया है। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
- अन्य.....

नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि:

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व IC-53 पश्चिम रास्ता
उत्तर रास्ता दक्षिण भूखण्ड में E-24, 25

पट्टा धारक के हस्ताक्षर

1. [Signature]

2.

साक्षी :-

हस्ताक्षर

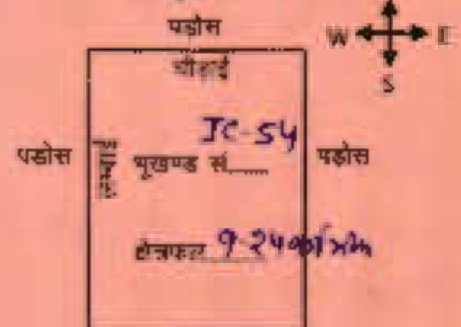
नाम Arif Mahmood
पता Barkhad, Kotla

अंगुष्ठ निशान

अंगुष्ठ निशान

अंगुष्ठ निशान

साइट प्लान



सड़क की चौड़ाई

साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
मय निवास रास्ता, कोला

- पंजीकृत/पुष्टीकृत संलग्न है।
- Registered and Endorsement Attached

**SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT
KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51,
VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA
(RAJASTHAN)**

**OWNER :- M/S DENIM DEVELOPERS LIMITED, REGISTERED
OFFICE AT FLAT NO. 1273, SUWALKA RIDDHI SIDDHI
RESIDENCY, PLOT NO. 1-4 RAJEEV GANDHI NAGAR EXT.
ROAD NO. 1, IPIA, KOTA-324005 (RAJASTHAN)**



SIGNATURE OF OWNER

IC-54

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR: KOTA-I

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date: 26-08-2022 9:34 PM

Fee Receipt No.	: 202202123023243	Receipt Date	: 26/08/2022
Name	: B.P. DADHICH ADVOCATE, Nya Denim Developers Ltd.	Document S. No.	: 202201123018513
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum (Us_54_57)	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Flag (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_54_57	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Made of Payment (Hilode Number Amount 2)

at e-Gov Chaitan (Amount ₹ 0)

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. - 98295-87807

REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY

1	a	Name of the Branch/Business Unit/Office seeking opinion	:	Rajasthan Road Estate Regulatory Authority, Jaipur Raj.	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	:	Nil	
	c	Name of the Donor/owner	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwalha Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPA, Kota Raj.	
2	a	Name of the unit/concern/company/person offering the property/ies as security	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwalha Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPA, Kota Raj.	
	b	Constitution of the Unit/concern/person/body/authority offering the property for creation of charge	:	Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	Borrower	
3		Complete or full description of the immovable property/ies offered as security including the following details.	:		
	a	Survey No.	:	S.No. 10/51, Garteola, Village Kumbhari, Kota Raj.	
	b	Plot/House no. (in case of house property)	:	S.No. 10/51, Garteola, Village Kumbhari, Kota Raj.	
	c	Extent/area including plinth built up area in case of house property	:	9.24 Sq. Mt.	
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	:	East - S.No. 10/51 West - Road North - Road South - P.No. 1/24 & 25	
4	a	Particulars of the documents scrutinized/scrutiny and chronologically.	:	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution/Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment/Letter No. 1105 dt. 20.07.22 4. Certificate No. 1105 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 17.08.22	
	b	Name of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering land revenue other authorities be examined	:	Regd. Lease Deed dt. R.No. 1 V.No. 1626 P.No. 22 S.No. 202203123112887 dt. 17.08.22	
	Sl. No.	Date	Name/Nature of the Document	Original/certified copy/scrutined extract/photocopy etc.	In case of copies whether the original was scrutinized by the Adversary
	1	17.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed counterpart? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search/lease/transfer certificates along with the TIR.		No	


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A/c 40, Vikas Nagar
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B.P. Dadhich
Advocate

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5	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar general. If so, please name all such offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And whenever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 50 years is mandatory.	01 years 2023 to 26.08.2022 UTI Kota allotted a S.No. IC-54, Gardens, Village Keshadi, Kota Raj to M/s Daman Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri H/o Flat No. 1273, Sureshika Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, I.P.E., Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 17.08.22.
9		Nature of Title of the intended Mortgage over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or lease, Holder or Govt. Consent A/Better etc.)	Freehold
10		If leasehold, whether	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessor is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessor as to whether lease deed permits sub-letting and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get covered of the leasehold rights and nature thereof	Not applicable
11		If Govt. grant allotment Lease-cum- Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such said permission is available.	Not applicable
12		If occupancy right, whether	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether	Not applicable

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	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been executed by two witnesses	Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by explanation or by actions	Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question	Not applicable
	f	Whether the Donee is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join in creation of mortgage	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	Not applicable
15	a	In case of partition/family settlement deeds, whether the original deed is available in deposit. If not the machinery available to be followed to create a valid and enforceable mortgage	Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	Not applicable
	e	Whether any of the documents in question are executed in counterparts or is more than one set? If so, additional precautions to be taken for avoiding multiple mortgages :	Not applicable
16		Whether the title documents include any testamentary documents/wills?	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will?	Not applicable
	b	Whether will in the matter creates a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
	c	Whether the property is mortgaged on the basis of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original death certificate of the testator is available?	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother's Original title deeds are to be produced.)	Not applicable
17	a	Whether the property is subject to any third rights?	No
	b	Whether the property belongs to Charitable or any religious or other institutions having any restriction in creation of charges on such properties?	Not applicable
	c	Objections/permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18	a	Where the property is a J.P.T. joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection join in execution, minor's share if any, rights of female members etc.	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable

BUDHI PRAKASH DADHICH
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Nanta, KOTA (Raj.)


	c	If in addition permissions/ permissions to be obtained for creation of valid mortgage ?	:	Not applicable
	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgaging of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	:	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage ?	:	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permissions obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SHZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	:	No
	b	Whether any search/enquiry is made with the Land Acquisition Officer and the outcome of such search/enquiry.	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any court seal-marking which points out any litigation/attachment security to court in respect of the property in question ? In such case please comment on such seal-marking.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether shown in balance sheet ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the partner(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a	Whether the property belongs to a Limited Company. check the Memorandum, Articles, Board resolutions, authorizations to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association, prospectus for common seal etc.	:	Not applicable
	b	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	:	Not applicable
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	:	Not applicable
	d	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	:	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges encumbrances have been satisfied? Yes/No.	:	Not applicable
26		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title ?	:	No


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b	Whether the POA is one created with interest i.e. a Development Agreement+Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is irrevocable as per law.	:	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	:	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	:	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	:	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA ?	:	Not applicable
	ii. Whether the POA is a registered one ?	:	Not applicable
	iii. Whether the POA is a special or general one ?	:	Not applicable
	iv. Whether the POA contains a specific authority for execution of title document in question ?	:	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also !)	:	Not applicable
g	Please comment on the genuineness of POA ?	:	Not applicable
h	The unopposed opinion on the enforceability and validity of the POA ?	:	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	:	Not applicable
29	If the property is a flat/apartment or residential commercial complex, check and comment on the following:	:	No
	a. Promoter's/Land owner's title to the land/building	:	Not applicable
	b. Development Agreement/Power of Attorney	:	Not applicable
	c. Extent of authority of the Developer/builder	:	Not applicable
	d. Independent title verification of the Land and/or building in question	:	Not applicable
	e. Agreement for sale (only registered)	:	Not applicable
	f. Payment of proper stamp duty	:	Not applicable
	g. Requirement of registration of sale agreement, development agreement, POA, etc.	:	Not applicable
	h. Approval of building plan, permission of appropriate local authorities, etc.	:	Not applicable
	i. Consent/yes in favour of Society/Condominium concerned	:	Not applicable
	j. Occupancy Certificate/allotment letter/letter of possession	:	Not applicable
	k. Membership details in the Society etc.	:	Not applicable
	l. Share Certificates	:	Not applicable
	m. No Objection Letter from the Society	:	Not applicable
	n. All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	:	Not applicable
u	Requirements, for noting the Bank charges on the records of the Housing Society, if any.	:	Not applicable
p	If the property is a vacant land and construction is yet to be	:	Not applicable

BUDHI PRAKASH DADHICH
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		made, approval of lay-out and other precautions, if any	
	q	Whether the numbering pattern of the units/tots tally in all documents such as approved plan, agreement plan etc	Not applicable
30		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Loans etc. and details thereof.	Not applicable
31		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and of sex, satisfaction of charge, if any.	01 years 2022 to 26.08.2023
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy "	Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	Not applicable
34		Details of RTC, extracts mutation extracts Katcha extracts pertaining to the property in question.	Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue Municipal Village records ?	Not applicable
36	a	Whether the property offered as security is clearly demarcated ?	Yes
	b	Whether the demarcation /partition of the property is legally valid ?	Yes
	c	Whether the property has clear access as per documents ? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37		Whether the property can be identified from the following documents, and discrepancies/doubtful circumstances, if any revealed on such scrutiny ?	Not available
	A	Document in relation to electricity connection	Not available
	B	Document in relation to water connection	Not available
	C	Document in relation to Sales Tax Registration, if any applicable	Not available
	d	Other utility bills, if any	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, utility bills, etc.) or the actual current boundaries ? If so please elaborate comment on the same.	Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. If the valuation report, and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available
40		Any recommendation for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?	Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard	:	Not applicable
43	Whether the governing law/constitutional documents of the mortgagee (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases	:	Not applicable
44	Additional aspects relevant for investigation of title as per local laws	:	No
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	:	N.A.
46	The specific persons who are required to create mortgage deposit documents creating mortgage	:	M/s. Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Paril No. Sh. Rajaram Paril B/o Plot No. 127A, Survalia, Boddhi Siddha Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPLA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	:	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is essential?	:	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

Date : 26-08-2022

Place : Kota


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records, I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar's Office (s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Work Order (wherever applicable). I do not find anything adverse which would prevent the Title holders from creating a valid Mortgage. I am Not/Am responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned register office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 80 years from 2022 to 26.08.2022 pertaining to the Immoveable Property (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent claims in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable) N/A.
7. Minor/ist and his/her interest in the property(ies) is to be extent of N/A (Specify the share of the Minor with Name). Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the lending Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sawalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sawalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj, has/has an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

Note- Photo copy of Document Nos. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Affidavit Letter No. 1146 dt. 28.07.22
4. Certificate No. 1146 dt. 28.07.22
5. Regd. Lease Deed with Map dt. 17.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY (IES): S.No. EC-54, Gardenia, Village Kunhadi, Kota Raj.


East - S.No. EC-55

West - Bypass

North - Road

South - T. No. E 21 & 22

Date - 26.08.2022


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