



📆 नगर विकास न्यास, कोट्रा

पट्टा—विलेख (लीज होल्ड) व्यवसायिक



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

दिनांक 20 07-202 क्रमांक / 1134 मैसर्स डेनिम उवलपर्स लिठ जरिये अधीकृत हस्ताहारकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल पंजीकृत कार्यालय क्लंट मंध 1278, सुवालको विदी सिदी रेजीडेन्सी स्वाँट नंध 1-4 राजीव गरेबी नगर विस्तार रोड नंत 1 आई.पी.आई.ए. कोटा अथवा शहर कार्यालय पता (पदनाम) श्री/श्रीमती/स्श्री पुत्र/पुत्री 🐀 Shop no. J.C.-28 क्न्हाडी स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त मुखण्ड का पट्टा दिनांक......को निष्पदित किया जाता है। पटटा धारक के ह I HI TI DE

• पंजीकृत/पृष्ठांकन संलग्न है।

Registered and Endorsement Attached

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व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

[कृषि मृपि का देश-कृषि प्रयोजन के लिए उपयोग की मनुना और आवटन नियम, 2012]

पददे की शर्ते

करता बारक ने निक्रेग निवम के तरत एक	मुख्य निज गरि	तम कर दो है। भरः त	का भूकाक है। वर्गेय लीम है पूर्वा	多四
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- 2 पट्टा भारक अन्य भूकिएड विभिन्न भेव का जरभीन नहीं किना ज्यापन किन स्प्रतीय हैतु पट्टा विलेख जारी किना गया है। भूकिए पर प्रवित्त मधन विभिन्न में क्लिकित अनुन्ति ने करकेवित नपनीय अनुन्ति मधन प्रवित्त करने विभिन्न में करकेवित अनुन्ति ने करकेवित नपनीय अनुन्ति क्षिप परन्तु कर्मक स्पर्मीय हैनु निर्माहित मनवण्डी की प्रतान स्थितिक अनुन्ति ने करकेवित नपनीय अनुन्ति के प्रवित्त स्थानित क्षिप करकेवित करकेवित अनुन्ति ने करकेवित नपनीय अनुन्ति के प्रवित्त क्षिप करकेवित स्थानित क्षिप करकेवित करकेवित
- त पहुंचा भारक उन्तर पूछान्द्र को किया अथन अथन कार्य में हरतान्तरित कर गाउँचा तथा पुश्चान को तथ-पहुँचे कृष्य-लीच्या पर थे द मकत्या।
- टक्स स्वाप्ट के जिल्ला, इस्ताप्त पर अंदा के पर में नाम परिपर्टन जा लिए निवास में निव्यक्ति गुरून जावन के नाम पंजीकृत जिल्ला पर अधि कालून किये जायेंगे, गरस्तु कर्मावारक के कल्लाविकारी के समुत्त में कोई सामें देव नहीं होता.
- पट्टा निलेख का राज्यर / जीवन मांग निमम्/ कलवाडी संस्थाओं के पात काक (मोर्नेटा) क्या जा मकता, जिसके कि स्थानीय निवाद क अनुपाति ।
 स्था कर (२००६) वर्ष आदश्यकता नहीं होगे।
- 6 मुख्यम पर भवा निर्माण प्रदक्षित भवा विजयम क प्रमारणह तक्ष्म करना हिंगा।
- र. परदा करो (रूपनीप निक्रम) की दिन को कृति के पुरुषक है। रूपविभावन अपनर्यवन याम कृत्योन परिवर्षन नहीं विदा का सुद्रेगा।
- एट्स विलेख करी करने की विश्व में विश्व तिकार करना होगए। निविद्य अपनि विकित्य नहीं छूँचे कर विश्वतिक दर है अद्योध विस्तार किए का गहना अन्यक्ष प्रकृत देनेल विद्या का सकता है:
- प्रमुख किलेख के निम्मारन के प्रकाल नियम जिल्ला नहां कुछ कुछ पहुंचा विलेख जाना किया एवं है तो देखा भूकपढ़ का पहुंचा निरक्षा किया ना सबया।
- 10 पटल विलेख की योजना में उपलब्धि विकास पूर्व इसे बाल क्षय विकासकता, 'शूर निर्माण सहमानी शामित हुए। काल विका आरोगा।
- पद्दा तिलेख किन अधिनियन निवार्ग, नीकि विभिन्न क्षेत्रक कारी किया गया है। इनके सभी प्रकास व इसे लागू लागी केमती पालना नहीं करूने क पद्दा निवार किया जा करेगा। के

नोट :- निर्मेत मुख्यम में वर्त ने ३ लागू नही होंगी।

स्ताम्य दुवती हेत् बहुटे की प्रति कल सहि।

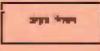
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पद्दा भारक के इस्ताबर

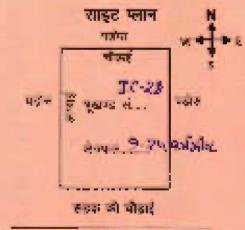
1. 1

शास्त्र :--

owner Boll-Bellevier bord om Boll-Nederlevier bord om Beach beden bielig



- वंबीकत्र गुलाकृत् गंजाम है।
- Registered and Endersoment Attached



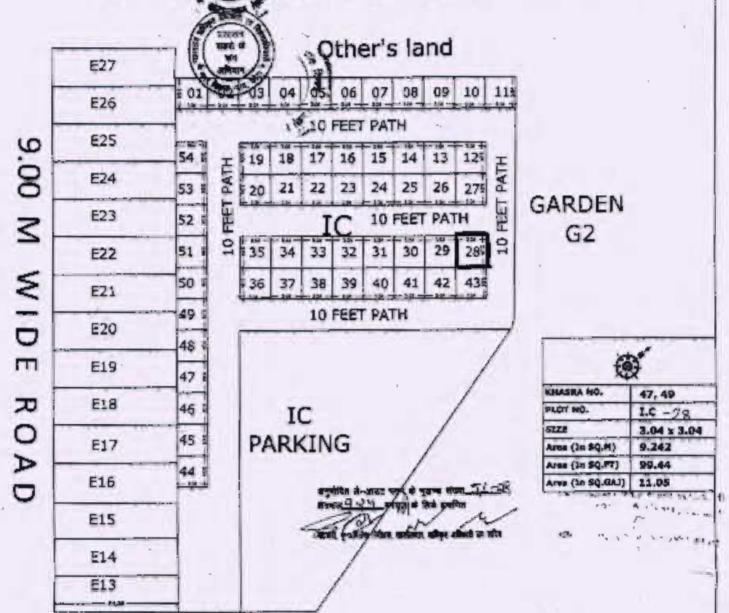
माइट प्लाम अलग से भी संक्षण कर सकते हैं। प्राह्मिकार अर्थन करारी (क्षण्या)

प्राप्तिकृत अधिकारी के शुक्ताकर मध्य 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)

Corne

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



12.00 M WIDE ROAD



SIGNATURE OF OWNER

GOVERNMENT OF REJUSTION REGISTRATION & STAMPS DEPARTMENT, RAJABITHON, AJMER SUB-REGISTRAR : KOTA-I

Fee Recolpt

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			Gord Arrandt Roomwas			3.0
			Gülerden Cest	:		8.58
Prom Year 2072 To Yoyk 2022		2022	Total Amount	:		7.60

Made of Payment (Alfade Number Amounts)

project Challen #8600 29 T 57

Supplementarion of Maphorni kercopy or Symphocopy forms

Signature of vicipions and daily of victor succept.

Q485°01

SUB PEQUETRAR

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

REPUBLIC OF INACKSERGATION OF TITLE EXTERPECT

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2	В	Nisene of the improvements consider, period of Grang the property has as second.	No. 1, 191A, Kom Raj. No. 1, 191A, Rajeev Gandhi Nagar Bana Road. No. 1, 191A, Rota Raj.
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BUDHI PRAKASH DADHICH Advocate & R.A. (Uo 40, Vikas Nagar Nanta, KOTA (Rai.)

B.P. Dudhich

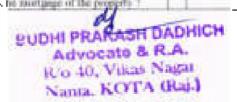
Advocate

Resident & Office – 40, Vikes Nagar, Nanta Road Kata (Raj.) Mah. 98295- 87807

6	 Whether the records of registration of the records relevant to the property in operation are new varification through any ordine portal or computer to 	ilahla for
П	b If such colline/congreter records are available, will serification or space checking are made and the spacetime in this regard.	ester say 1. Naturalidate
	e Whether the genuinaness of the atomp paper is pre- gre writted from any online portal and if so wh conflicting was made?	sible to be : Not excitable other succ
Ť	Property offered as security fulls within the just which adversariates office?	diction of : Sub Registrar Nets Ruj.
	5 Whether it is possible to have expensation of de- ecoposite of the property in question, at more than on authorization district registers/registers-general. If name all such offices ?	e office of so, place
	e Whether search has been made as all the offices per above?	ased at (h) : Yes
	d Whether the secretary in the officer of registering as any other research mostly registering of mall documents in respect of the property in question."	
5	Chain of title treating the title from the object title decil attablishing ritle of the property in question prodeoesses at telefacture of the course title hidder. An Manc's atterest in other ologion title is involved, search state title. A limited posical, depositing on site need for all such alog on the Title. In case of property offered as accomits for times of Rule and alone, search of title, secondarances for a poving than 10 years is manufactury.	trom the LUT Kom elletted w S.No. JC-28, Cardwood. Wileye Kumbadi, Kom Raj to Min Heritan Developers Limited, through malescined highway St. Majeria Kumar Patil Sin St. Rajaran Patil No. 1273, Servalha Ridde Siddhi Stehhenry, P.No. 14, Kajeer
9	Nature of Talle of the intended Montgages over the Propert Fall coverable eights, Leasthald Rights, Occupancy' Rights or team Holder or Gost Charter Allower etc.)	Y (whether : Finalhold Processor
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12	If acceptancy regific, whether	: Not applicable
	Such right is heritable and transferable Minetaspe sam by covered	. Not opposable
13	Nation of Music's extense, if any and if an, whether a company could be presided the machining procedure in beautifulny unantiparent usion to be obtained and the recesses to such conclusion.	region of : Not applicable or followed
_14	If the property has been transferred by way of this Satter Whether	ngsi Deret . : Not grplicable

BUDHI PRAKASH DADHICH Advocate & R.A. ICo. 10, Vikas Nagar Nama, KO'TA (Raj.)

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٠.	b. Any other espect affecting the subsite of the title proped	Set applicable
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	Д		: Not applicable
20	ш	If the property in Agricultural limit, who has the head lews parent mentione of Agriculture limit and whether them are any restrictions for constant enforcement of montpage	: Not applicable
		In case of agricultural property other relevant recemble : the contents as per local lower if any are to be confied or count: the collective of the title and eight to endosce the mortgage ?	: Not applicable
		In the case of conversion of Apriculture land for compression properties and the conversion of the con	Not applicable
21	अपूर्व अपूर्व		: Not apply white
<u>17</u>	۵	Whether the property is subject to any pending or proposed - lead econosition procuratings ?	
	Ь	Whether any search enquary is unado with the Lind Acquisition Office and the officence of such sometive quity.	. Nitt applicable
23	•	Whether the property is involved as at subject matter of tro- basebas which is parting to concluded ?	: No
	h	If we whother such titigation would adversely unject the counting of a valid mortgage or have any amplication of its feature value country.	Not applicable
	i:	Whether the rich documents have any court scalentaling, which points our only language of the property in operation 2 for each case please communities as such seal-menting.	Not applicable
24	l.	In case of partnership firm, whether the grouperty helenge to the lines and the short is properly ony street	Nor applicable:
	h	Property belonging to partners, whether thrown on hareligate Y Whether Strumbles for the same have been completed as per applicable form ?	. Not uprivable
	¢	Whother the person(s) prostory contigues has have authority to create prospect for and on helpful of the force.	Not applicable
25	Hon and with		Not applicable
	ls) ij ∎hee) Whither the property (to be mortaged) is purchased by the ser. Company from any pane Company or Limited Labelity tograms (LLP) find YYes / No.	Mosephooble
	ii) l mor io r	Figure, whether the unusery of charges of the property (to be agreed) has been carried out with Registers of Deminusian (RuC) expect of such vendos company / 1.3.P (soller) and the sendos approx (perchanes)?	i Mot applicable
	chai ures Yes	Whether the above someth of charges reseals may prim- reservoid to be managed to be managed in deal by the vendor company (arthr)?	Not applicable
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26	born	tops of Societies, Assessment, the exquired authority/power in rower and whether the martyage can be excuted, and the magnitive shoots. Dec-laws.	Norapplicable
27	· 8	Whether any POA is involved in the chain of adu Y	: Nu



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Resident & Office 48. Vikas Nagar, Nanta Road Kota (Raj.) Mob. – 98295- 87807

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B.P. Dadhich Advocare

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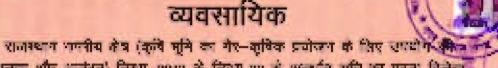
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स्थानीय विकास (पट्टा कर्ता) द्वारा पट्टा बारक के	ਹਵਾ ਹੈ ਤਕਰ ਬਚਾਰਕ ਤ	प्राप्ताना विस्तांक को
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नीट - कर्व भीते पुग्त पर अंकित है।

पंजीकृत/पृष्णंकन संस्था है।

Registered and Endorsement Altached

and Sales

व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

(कृषि सूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुवा और जावटन नियम, 2012)

पहडे की शर्त

मत्या भारत में निर्मा निषमों के बहुत एक मुक्त मीच पात्रि जमा करा दी है। कर जल्म भूतक क्ष वर्गद साम से मुक्त है।

- 2 पट्टा मास्क द्वारा भूबण्ड/मिणित सैच का उपयोग गाँँ किया जाएगा वित्त उपयोग रहु पट्टा वितेख जारी किया गाम है। भूबण्ड पर प्रयोग भाइत होंगे पच्या है। भूबण्ड पर प्रयोग भाइत होंगे पच्या है। विविध्य में प्रयोग भाइत होंगे पच्या है। विविध्य मानवर्ष में प्रयोग सुनिधित की जाते।
- अ करूप आरक्ष तक मुख्यार को विकाध अवार अन्य तकार में इस्तान्तरित कर तकेमा तथा भूतका को तम-महते (त्व-बीज) मर में दे राक्तमाः
- वक्त भूष्यपद से विक्रमान कराव्यक्त पर तथा के पर में नाम परिवर्तन के लिए निक्तर में नियंतिक शुक्त अवेदन के राज्य प्रजीकृत दिवस पन आदि इस्तुत किया अर्थने प्रश्या क्ल्याबारक के उत्तराधिकारी के समस्ते में कोई नारि इय नहीं लेगे :
- ५ पट्टा दिलक का सरकार/पीवन वीम निमम/कामदावी संख्याओं के पात तथक (मेंगील) रहा या महोता जिसके लिए अधानीय निकार के अनामित समाप पत्र (अपने की आमारकार नहीं होगी।
- मुख्यक कर नवन दिसाय जवालेश भवन विनिवर्ग के मानदरही एउट करना होगा।
- एक्ट कर्न (स्टानीय निकार) की बिना (वीक्ट्री के प्रतयक का उत्तविमानक/पुनर्गतन काम नगर्गण परिकारि ग्रही किया जा सकता.
- त पद्धा मिलेक लासे करने के दिननक ये निर्माणि संक्षी है निर्माण करना तीना। निर्माण अधी में निर्माण नदी होने पर निर्माल दर से अवधी विन्तार किया ना नजेक अध्यक्ष प्रदेश विनेता विरक्षा किया जा मध्या है।
- पहुंच दिनेत के निवाहन से प्रकाद निवम दिनद क्या तथा हुनकर पहला दिनेक प्रका किया गया है हा उक्त भूकरक का पहुंच नितन किया जा स्थापा
- पहल विनेश की वोगण के अलाधिक पेळास के लोगे अले अब विद्यासकारों कृत निर्माण सहकार समिने हाता करन दिया अच्छा ।
- ा, पर्य विशेष जिन अधिनिवर्ष, रियमे पीति, विशेषा के रहत जोरे किया गया है। इनक सभी प्रदेशन व करी लागू होगी जिनका नालना नहीं। करन पर परस्य निरस्त किया जा सकतार
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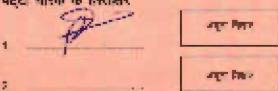
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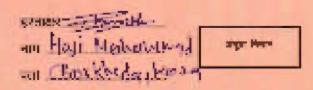
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पूर्व <u>T.C.MX</u> रक्ष्या शहरा^त जन्म T.C.-28 रक्षिण T.C.-30.

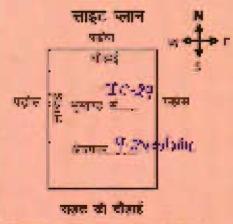
पट्टा शास्त्र के हस्ताक्षर



सामी :-



- पंजीकृत/पृष्ठाकन संसन्न है।
- Registered and Endorsement Attached

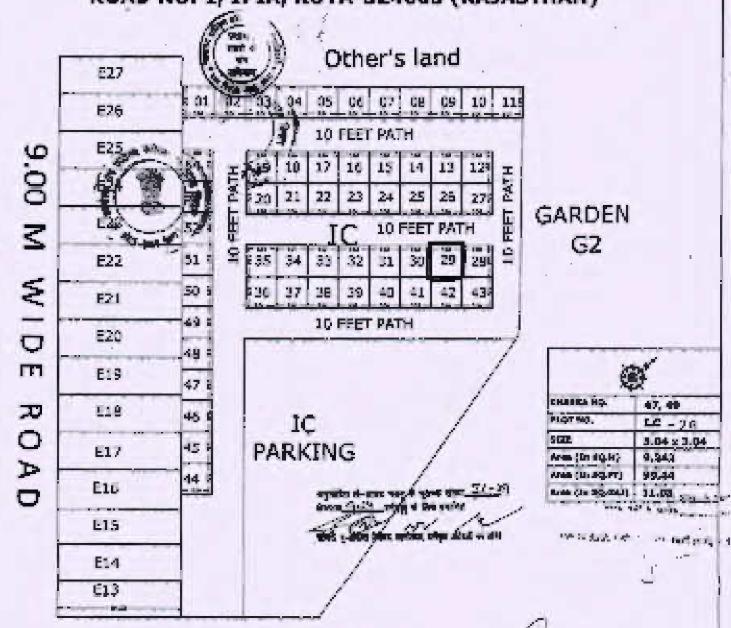


गारक प्राप्त अन्य हो थे। सुंत्रस्कृत्स्य समये है। (सम्बद्धि)

प्राचिक्त अधिकारी के हस्तावर सब नोहर

SITÉ 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 References REGISTRATION & STANKS DEPARTMENT, RAJABYHAN, AJMER SUB-REGISTRAK: NOTA-I

Fee Recolet

Print Date: 18-04-2022 2:25 FM **初期(中国教: iPom No. 9 (R2)) 76 8 121)** Can Request No. : ACC 25/21/23/01/98/11 1四年初2022年 Receipt Calle historia : A P. DADVICH Document & No. 202251123016961 ADVIDUATE MAIN Denty Davelgaers Led. r korta Acid war DOCUMENT OF TAXABLE | Nijearden Ald Keep 1911 FROD Value : 10 Confusion Value 1 70 : #0 Grid-Recisivation Fee Plea for Mamentandore Us E4 67 7 CS* 1 F.D. Certified copying food Un 87 16 949 (membereten) Starte @/www.conditrol. ED. : FO Stano Carty Выказанае. in agriculan ling. 1 65 Ponelly : 100 40 Good Williams 1/4_26_34 : 10 Other to F D Epilipay. 1 5 t a Cach Amount Received FIO Citizen Blain Cost N Prom Year 2022 To Year 2022 Tatal Ampliat E (64)

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CLIPPEOMITRAR

B.P. Dadhich Advocate

Resident & Office -40, Vilan Negar, Nanta Road Kota (Raj.) Mob. - 98295-8780?

BEPORT OF INVESTIGATION OF TITLE IN RESPECT

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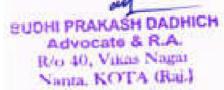
B.P. Dadhigh Advocate

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

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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 10, Vikos Nagar Nama, KOTA (Rai.)

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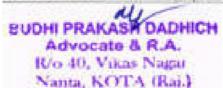


B.P. Dadhich

Advocate

Resident & Office 40, Vilas Nagar, Anata Road Kota (Raj.) Mob. = 98295, 87807

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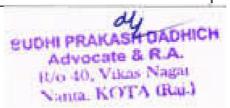
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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 10, Vikas Naga Naga, KOTA (Rail)

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B.P. Dadbich

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Resident & Olline 40, Vikas Nagur, Nasta Road Kota (Raj.) Mob. - 98295, 87867

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B.P. Dadbich Advocate

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

CERTIFICATE OF HULE

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- 7 Other seconds of the Topographs in detail mility into account all the middlines in the check for side structure B and the other recognitions.
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Year 1 Proto copy of Discharged No. 1 to 5 to let taken for the perjet and only project under RPR V Act.

- 1. Certificate of form position Mrs Dertin Developers Limited
- Residence Lener of Science of St. Royal, Kins of Paril.
- 1 Ultragent Letter Mar : 123 de 2009年金月
- Cartificate Sc. 1312 dt. 2010/022
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- 11. There are no logal importments for condition of the Mostgage on production of above stie deeds, the confection(goal) copies of which I have accoming under any applicable Lewi Rules in force.

45 If is certified that the property is SARFAES- Complant.

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Date: 16.16.2503

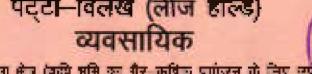
BETTAMASM DADHICH Advocate & R.A. 105-40, Vikas Namo Namo, KOTA (Ikal.)





🚅 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृष्ये भूमि का गैर-कृषिक प्रमोजन के लिए उपर्हें)। की अनुष्ट और अवंदन) निधम, 2012 के निधम 22 के अन्तर्गत भाम का घटटी विजय

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योजना गर ंनिया	ਜੇ ਚਿਹਰ ਹੈ
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निष्पदित किया जाता है।	वहत सा सद स रुका मैंकरूथ का सर्दर्श (संग्राक)
पट्टा बारक के हस्तक्षर	प्राधिकृत अधिकारी के हस्तामर मय मीडर
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नोट — सर्व पीछे पृष्य पर अंकित है।	

पेजीक्त / पृथ्वाकन संतरन है।

Registered and Endorsement Attached

2021 a

व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

(बार्ष भूमि का देर-कृषि प्रयोजन के लिए सपयोग की अनुष्टा और आवेटन नियम, 2012)

नद्दे की एतें

पटला बारक ने निर्देश निवर्ध के शहर एक मुझा लेंच सांके समा कर दो है। बद एका भूकाण कर वर्धिय जान के मुक्त है। हैं क

- ? ਸਨੂਲ ਬਾਟਲ ਤੂੰ ਜ ਪ੍ਰਕਾਲ / ਜਿੱਥਿ ਹੀਤਾ ਦਾ ਕਥਾਪੈਸ ਸਮੇਂ ਨਿਆ ਲਾਪੂਆ ਜਿੱਥ ਲਖਮੀਸ ਨੇੜੂ ਪੜ੍ਹੜ ਸਿੰਦੇਸ਼ ਗਈ ਨਿਆ ਪਸ ਹੈ। ਅੁਕਾਲ ਪਟ ਸਥਾਨਿਸ ਅਤਾ ਸਿਜਿਹਜ ਮੈਂ ਲਾਮਜਿਹ ਕਜ਼ਦੂਸੰ: ਜੋ ਰਵਰੀਨਿਸ ਦੁਪਸੰਧ ਮਜ਼ਦੂਸ ਵੀਜੇ, ਸਨੂਜ ਖ਼ਾਸਿਲ ਲਾਮੀਸ ਫੇਸ਼ ਜ਼ਿਲੀਵਿਸ਼ ਸਮਣਾਵੀ ਨੀ ਸਾਹਮ ਗੁਸੈਜਿਟਨ ਨੀ ਕਾਰੋ।
- पहुन धारक एक्स भूतम्य को विकार क्यादा अन्य ग्रहण में बुरलाकारिंग कर सकेमा नहां पृक्षम्य का यम पहुरे (तथ जीज) गर में वे सादेश।
- a रक्त भूक्य के विजय रहरतास्तरण पर कता के रहा है नाम रहिमान के लिए निमाय में विभिन्ति शुक्त समेदन के साथ पेटीशूर दिसम्पापन आहे. मस्तुत निमा तमीने प्राप्त मुक्त करकार के उत्तर विभागी के भागते में दहेंदें गति देव नहीं होगी।
- ५(१) दिल्ला का सरकार/ जीवन बीमा निमम् अनवाज जन्याओं के पान बवक (बीमेंब) कहा का सकता. जिसके सिए स्थानीय निकाद के अनामिक प्रमाण पत (५०००) की अनवस्थानक नहीं दीवी।
- मृद्धारद वर प्रथम निर्माण प्रयक्तित काम विभिन्नम् को कमद्रपटी जावा किर्देश होगा।
- पहुर बन्ते (स्थानीय निकाय) को चेना त्यांकृति क भूकाफ का नगरिकारण / कुनियन व भू नगरिक निर्दात को किया का नकेगा।
- ਤੇ ਜਨੂਨ ਉਕੰਗ ਵਾਲੇ ਕੁਸਤੇ ਨੂੰ। ਰਿਜਾਜ਼ ਦੇ ਜਿਸਟਿਰ ਸ਼ਰੂਪਿ ਪੈ ਜਿਸੰਘ ਸਕਤਾ ਜੇਗਾ ਜਿਸਟਿਰ ਸ਼ਹੂਬੇ ਪੈ ਜਿਸੰਘ ਤਵੀ ਹੁੰਦੇ ਪਰ ਜਿਸਟਿਰ ਸ਼ਰੂ ਦੇ ਰਸੂਬੇ ਨਿਆਨ ਵਿੱਚ ਗਾਤਾਬੇਟ ਕੁਤਕਬ ਪਟ੍ਰਤਾ ਪੈਲੰਡ ਜਿਵਨਾ ਵਿੱਚ। ਜਾ ਦੁਸਤਾ ਹੈ।
- पहुँ पैक्षेत के निमादन के प्रवाद निवम दिख्य तथा तथा पुगळा ज्या विशेष पण किया गया है तो उक्त पुष्टामा का पहला किया किया किया का पालता;
- is पट्टा मिलब की योजना है आचारिक दिवास पर रोने पाले जब दिवसकतो/ गृह किमोग सहकारी भिनेति हान करन किया पायेण i
- पहा पिलेच जिल्ला निवास, निवास, निवास के तहत जारी किया गया है। इनके सभी जान्यान के कर्त त्याम् होगी जिल्ली गांशना नहीं करने पर पहा निवस्त किया जा सकेगा.
- नोट : निर्नेत पूछान्द्र में को नं व लागू नहीं डोगी।

इटाण खुदूरी हेतु घड़ते की प्रति कल समि।

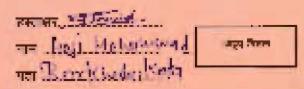
मुख्यम् के अलोग जी शीमाओं का विवरण:

पूर्व <u>रिदर्भी</u> प्रतिस्था *काम्प*र्वा — रिदर्भी क्षेत्र रहता रहता है।

पटला बारक के हत्त्वहरूर



साक्षी :=



- भंजीकृत / पृथ्वांकन संज्ञप्त है।
- Registered and Endorsement Attached

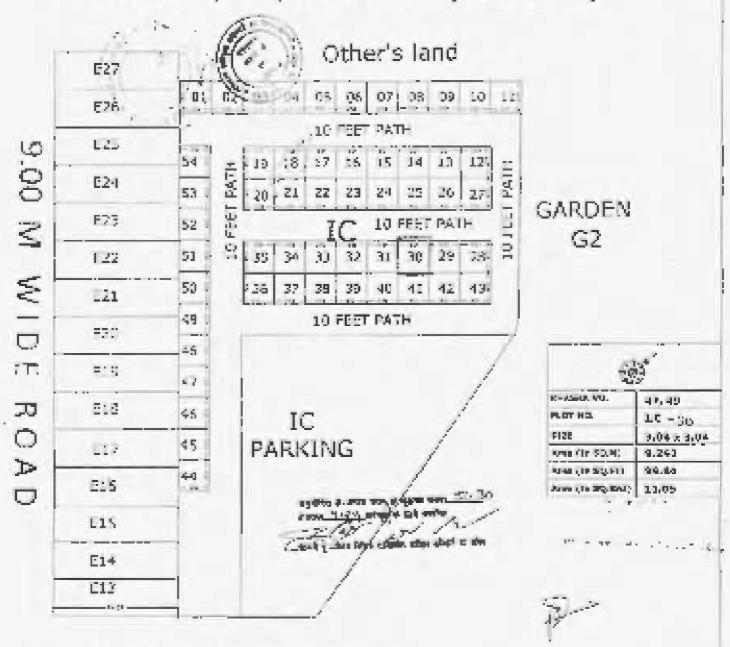


सहर पनन अलग से भी मेलग कर सकते हैं।

प्रापिक्त अधिकारी के हुस्ताबर पर मेलर

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)



12.00 M WIDE ROAD

SIGNATURE OF OWNER

1.8

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

Fee Receipt

Appendix I-Firm No. 9 (Rule 75 & 131)

Print Date

95-08-9022 5:34 PM

Fee Receipt No Name		202302123020202 B.P. DADHICH ADVOCATE, Mrs Denim Developers Ltd.	Receipt Data Oncurrent S. No.	1	26/08/2022 2022011/235/6013
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Document Type-	1	inspection And Search			
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Ord-Registrator, Fee	- 5	£0	Fee for Memorandum Us_84_87	:	ŧ
CSI	F	₹0	Certified copying lees Us_ST		70
Samp (Четопроит)		t	Reg (memorandum)	i	
Surchargo	2	FO	Sump Duly	- 2	8.0
Penalty		₹0	Inspection Inc		6.50
Us_25_34		40	Commission	1	9.5
Custody		F	Ohes	i	4.0
			Cash Amoura Received	:	10
			Other than Cosh	:	7.50
From Year 2022 To 1	rear .	7022	Total Amount		¥ 50

Mode of Payment (Alfode Humber Associat 9)

Pa-Cres Challen 95529846 6 50

Signature of presenter or applicant for copy or Search certificate

Signature of respect and date of return receipt

Couple or

SUB-REGISTRAR

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

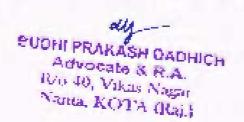
REPORT OF INVESTIGATION OF TITLE IN RESPECT

			OF IMMOVABLE PROPER	T١			
T	а	Name of the Bra	nch Business Unit Office seeking opinion	Ξ	Ble jus	rchao Real Es orby, Jaiper Rai.	tase Regulatory
	ŀ	CONTRACTOR NO. 1	and date of the letter under the cover of sents tendered for scrutiny are forwarded.	1	NE		
	c	Name of the Bor	Buser	1	Patil 1273, P.No.	Denim Benchpers, prierd signatury bl Sie Sh. Rajarum Suwalka Riddhi 1-4, Rajeev Guodhi 1914, Kota Raj.	h. Rajesh Kumar Paril Ro Flat No. Saddhi Residency.
2	я	Name of the quipments files as a	niteumeem company person offering the remiss.	:	Paul 1273, P.No.	Draim Developers rized signatury Si Sio Sh. Rajarum Sawalka Riddhi 1-4, Rajeev Gandhi 1P1A, Kota Raj.	h Rajesh Kumur Pacil Rio Elat No Siddhi Residenca
I	Ь		the Unit concern (berson body authority) only for creation of charge	:	India	deal Firm	
	c	State us to make	while enquesty is security offered (whether or homeover or its generality, etc.)		Hours	Arct	
3			sion of the immovable property ies offered	1			
	3	Survey No.		:	S.Nas. Raj.	IC-30, Cardenia, VI	llage Konludi, Kon
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	¢	Extent/area inche propeny	along plants back up som in case of boose			Sq. Mil.	
	d	Locations like n sub-district etc. I	ame of the place, village, city, registration, Doundaries.	:	West-	S.No. 1C-41 - Road - N.No. FC -27 - N.No. FC -27	
4	z	Protections of directions of	(le: diministry strutinion bearights and			Rapsh Remar Pa k Albiment Letter L Certificate No. 10	ers Limited r in fastor of SA 00 So. 1004 (t. 20.01),2
	ь	originals or cer certified.	nonts verified and as to whether they are tified copies or registration extracts duly originals in restated extracts from the revenue taker authorities by examined	i		Lease Beed at B 63 S.Na. 292 32	
	NO.	Duc	Name Nature of the Document			Original certified copy certified extract photosopy, etc	In case of unpies, whether the onspiral was sentiment by the Advisorite
_	1	H5.HR.12	Result Leane Devel			Origina)	Not applicable
5	reieva quaila origin	ex sub-regionar off blo by the propo al reveapes of fe	of all tide documents are obtained from the fire and compared with the documents made sed montgager? Please also enclose all es paid for obtaining certified copy of brance cestificate along with the Life.	:	Na		

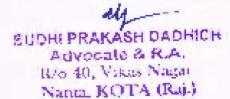
EUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagu Naura, KOTA (Rai.)

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

6	ń	Whether the examis of register utilize is recomm authorities relevant to the property in question are available for verification through any online penal or computer system?	:	No .
	h	If such association points received one mentionly whether day various true are constructing the mark and the economicals' findings in this repeate.		Nin aveilable
	c	Whether the genuineness of the stamp paper is possible to be girl verified from any miline portal and if so whether such verification was small?		Not available
7	0	Amparty official as sessing to be within the joi selection of which sub-implementality "	:	Suh Registrar Kota Raj.
	h	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrational manufacturing parameters. If so, pierce more all sum 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 authoratics or any other records reveal registration of multiple title documents in respect of the property in question?	:	No
×	ntle prod Min read such In e and than	is of tele tracking the title force the oklest title decel to the latest title decel to the latest title establishing tells of the property to question from the lease-one in title better. And wherever it's roterest or other clog on title is involved, search should be a for a further period, depending on the need for elearance of a clog on the Title. ass of property offered as security for book of No. 1.00 every above, search of title communications for a period of not less of the communications.		03 years 2022 to 26.08.2922 UTT Kora ellowed a S.No. 1C Ht, Cardento. Villege Kunhartt, Kora Haj to M/s Draim Developers Limited, through authorized seguntery Sh. Rajesh Kumur Putil S/o Sh. Rajeram Patil R/o Flut No. 1273, Naviolice Riddin Seldin Residency, P.No. 1-4, Rajers Gasethi Nagar Exts. Road No. 1, 1PhA, Kota Itaj, on the 20.017.22 and convents a Regil Lease Drait in Fassur of firm on the 05.08.23.
9	hil	us of Title of the intended Mongagor over the Property (whether contestings makes, Leaveland Rodins, Occupancy) Processor its or hazar Holive as Cont. Constant Alberta: etc.)	:	Freehold
10	10 lu	aschold, whother :	1	Not applicable
		Leave Decil parholy strompers and registered		Yest appplicable
		Lessue is permitted in mintgage the Leasehold right		Vot applienble
		Ameter of the Lessems spiral period of lesse		Not applies ble
		10 a sub-lease, check the lease deed in favour of Lease as to whether lease deed permits tub-leasing and moregage by Sub-Lease also	=	
	ę	Wiether the leasehold rights permits for the creation of any superstructure (if applicable)?	:	Not applicable
		Right to get reserval of the benediciding its and instance thereig.		Net qualicable
83	aran wéth char othe	Not, grant different Lease cum. Sale Agreement, whether the greement etc. provides for a knaple rights to the managing of without conditions, the managing is competent to are use at such property. Whether any parameters from Good to any respectively is required for constant of managing and discretization valid permission is assumble.		Nm applicable
12		engancy right, whather		Not applicable
		Such right is heritable and mansferable		
12		Mortgoge can be constrai		Not applicable
	ment inch In si	ne of Misser's inserval, if any and if su, whether creation of types could be possible, the modulinies procedure to be fullowed with promission to be obtained and the reasons for coming other moduling.		Nurt appuicable
14	1.110 de	e property has been transferred by way of Gift Santhament Data!	-	Nati applik alde



	4	The Gift/Sentement Band is duly stamped and registered	:	Not applicable
	b	The Gift/Settlement Dead has been attented by two witnesses		Not applicable
	Æ	The Carl-Septement Book transfers the property to Dunce	:	Not applicable
	đ	Whether the Donce has accepted the gift by signing the Gift/Sculement Deed or by a separated writing or by implication or by accious.	:	Not applicable
	В	Whether there is any restriction on the Donce in executing the gill/settlement deed in question.	:	Not applieshle
	1	Whether the Donce is in prosession of the galled purporty	2	Nor appliente
	ŗ	Whother any life interest is reserved for the Domor or my other person and whether there is a need for any other person to join the creation of managage.	:	Not applicable
	Ь	Any other aspect affecting the validity of the title passed through the gift/settlement dead	=	Not applicable
5		In case of partition/family actilement deads, whether the original dead is auxiliable for deposit. If and the modality procedure to be followed to create a valid and enforceable management.		Not applicable
	6	Whether mustation has been efficient and whether the sortgager in in provession and enjoyment of his share.	:	Not applicable
	C	Whether the purition made is satisf to law and the wortgager has required a mortgageble title thereas.	:	Not applicable
	đ	he respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/compliced with.	:	Net applicable
	Ċ	Whether any of the discoverity in question are excepted in competitives or in more than one set ? If set, additional processions to be tyles for assisting multiple of designs?	-2	Not applicable
6		ther the title documents include ason testumentary	=	Not applicable
	8	In case of wills, whether the will is equistered will en- universtanted will?	:	Not applicable
	h	Whether will in the matter needs a considerary perhaps and if so whether the state in produced by a competent (cost ?		Not applicable
	Б	Whether the property is mutated on the basis of will?	-	Not applicable
	4	Whether the original will be producted:		Not applicable
	¢	Whether the original death certificate of the testator is available?	:	Not applicable
	Г	What are the circumstances und/or documents to establish the will in question is the sert and final will of the testator? (Comments on the circumstances such as the availability of a doubrection by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to refy on the will, availability of Mother/Original title deers are to be explained.)	:	Not spelicable
7	ь	Whother the property is subject to any walkf rights? Whether the property belongs to church/rempte or my religious/ other testifulation having day resolution in propings of charges on each properties?	:	No spylicald:
	C	Proceedious/permissions, if any in respect of the above cases for creation of sections?	1	Nor applicable
K	ð	Where the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coperceners have no objection/ join in execution, mesor's abore if any, rights of female members etc.	8	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	-	Nest applications:
9	à	Whether the property belongs to any trust or is subject to the rights of one joust?	:	No
	ь	Whether the trust is a private or public mea and whether must dead specifically authorizes the montange of the property?	2	Not applicable



	c	If so arbitrarial presentions, permissions to be obtained for contain of salid evertuage."		Not applicable
	d	Requirements, if any for creation of mortgage as per the central state laws apolicable to the miss in the content.	ž	Not applicable
70	a	Si the property is Agricultural land, whether the isolal laws permit mortgage of Agriculture land and whether there are any restrictions for creations enforcement of maragage.		Not applicable
	b	in case of agricultural property other referent measure documents as perforced laws, if any are so he verified to ensure the validity of the title and right to enforce the moreograps?		Not applicable
	C	to the case of conversion of Agriculture land his assumenced progress as otherwise, whether exposite procedure list knowle permission obtained.	ż	Nor applicable
21	rugu Agri	obser the property is effected by any local laws or other lations having a bearing on the creation security (viz. industral Laws, weather sections, monorities, Laust Laws, NFZ lations, Costair Zone Regulations, Environmental Chammes,	3	Not applieshie
2.7	Я	Whether the property is subject to any pending or proposed land equisition proceedings?	:	No
	h	Whether my secretisempting is made with the Lord Acquesition Office and the outcome of such search tenainty.	1	Not applicable
23	а	Whether the property is involved in an subject nuclear of any licigation which is pending or constuded."	1	No
	l:	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its fitting enforcement?		Not applicable
	ė	Whatles the talk discoveries have any court scalling-king which prints out any firigation satisfarmed security to count in respect of the property in question? In such case please is more on such seal marking.	:	Net applicable
24	a	In case of partnership from substant the property belongs to the firm and the dead is groupedly registered.	:	Not applicable
	ŀ	Property belonging to partners, whether thrown on headings ? Whether formalities for the same have been completed as per- applicable tawn.	ž	Not applieshie
	e	Whatler the person(s) creating mortgage has have authority to constructing age. For and on behalf of the firm.	:	Not applicable
25	Born event with bory	themer me property belongs to a Limited Company, check the top, it proves. Bound involution, authorization to create tagged execution of discussions, Registration of any prior charges the Company Registrar (ROC). Articles of Association vision for execution scales.	÷	Not applicable
	abus	Whether the property (to be montgaged), is purchased by the company from any other Company or Limited Liability neighbor (LLP) from 2 Yes. No.		Nor applicable
	ingri in n	I yes, whether the search of charges of the property (to be typiged) has been carried out with Registral of Companies (RoC) spect of such vendor company / TTP (seller) and the vendor pany foundaiser).		Nor applicable
	eler eren Yes	Whether the above worth of thereos reveals any prior governments were, on the property (proposed in be mertgaged) and by the vendor company (seller)?		Not applicable
	char Yes			Not applicable
26	boco	nee of Securies. Association, the required authority power to news tool islander the moregage can be created, and the requisite latents, barefores	=	Not applicable
27		Whether my POA is involved in the chain of role		Nes

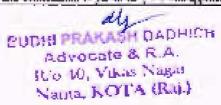
Substi PRAKASH DADHICH Advocate & R.A. Rio 40, Vikas Naga Nama, KOTA (Rai.)

B.P. Dadhich

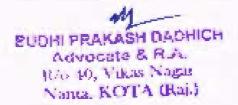
Advocate

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	b	Dev	from the POA is one coupled with interest i.e. a depresent Agreement-cum-Power of Attorney. If an phase is whether the same is a registered document and benee it.	Ξ	Nm applicable
		25 501	posted an interest or faceur of the builder/developer and this increasable as got law		
	c	please the F Units Repr Agra flats	se the title document is executed by the PCIA brider, a clarify whether the PCIA involved is (a) one executed by builders viz. Companies Froms fled exhall a Proprietary ents in favour of their Portners/Employers/Authorized executatives to sign Flot Albument Letters, NOCs, much of Sale, Sale Devels, etc. in favour of severs of units (Builder's PCIA) or (ii) other type of PCIA troop PCIA).		Not applicable
	d.	avail origi	or of Builder's POA, whether a certified copy of POA is note and the same has been verified compared with the ral POA.	Ξ	Not applicable
	e		se of exampson PCIA (i.e. POA other than Builder's POAL a clarify the sullowing clauses in respect of POA.	=	Not applicable
		i	Whether the original POA is varified and the list- my stigation is skew in the basis of original POA?		Not appliesable
		, ji	Whether the POA is a registered one?		Not applicable
		- 10	Wrietler the PDA is a special or general one?		Not applicable
		iv	Whether the POA contains a specific enforcing for execution of title decision in question :		Not applicable
	r	inval (Plea offic	har the PNA was in force and not revoked or had become id on the date of execution of the document in question? se clarify whether the same has been ascertained from the of sub-registrar also?)	Ξ.	Not applicable
		Physe	c communition the genuineness of POA.?	-	Not applicable
	h		attenuated operator on the unforceability and validity of ΩA^{2}		Not applicable
16	gono pive sum	izone: s the	nortgage is being created by a POA holder, check, a fitte Prover of Altorney and the extent of the provers rein and whether the some is properly expended themsested in terms of the Low of the phase, where it is		Nisi applicable
ð	III de	e prop & and	ets is a flas aparument or residential commercial complex, cumment on the felikowing		Nuc
	F		over 5 Land owner's title to the land huilding		Not applicable
-	6		Topinem Agreemed, Prever of Attorney		Not applicable
	· r		it of authority of the Developer builder		
	a	que			Not applicable
	d	que Agro	on omen. for sale (duly registered)		Not equipment.
	d v	que Agro Poyo	over conent for sale (duly registered) soil of people stamp days		
	, i	quasi Agro Poyo Roqu agree	non oment for sale (duly registered) sont of proper stamp dety iroment of registration of sale agreement, skwologowat ment, PCIA, etc.		Not equipment.
	- X - T	Agro Paya Roqu agro Appr auth	tion tement for sale éduly registered (sent of proper stamp dety iroment of registration of sale agreement, describquient ment, PCIA, etc. soul of building plant, permussion of agreement resil arity, etc.		Not egystealde Not egystealde Not egystealde Not egystealde
	i u	Agree Poso Requirement Appropriate Cons	tion tement for sale (duly registered) sent of proper stamp date iroment of registration of sale agreement, devokgment ment, PCIA, enc soul of building plant permussion of agreement level prily, etc. eyone of System of Society Condominium researche.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	4 E	Agree Poyn Requirement Appropriate Constitution	tion tement for sale (duly registered) sent of proper stamp decy iroment of registration of sale agreement, skewdomout ment, PCIA, etc. swal of building plant, permussion of agreement lead arity, etc. eyange on Sevina of Society. Condentinium researmed pancy Certificate offerment letter letter of presentation.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	i E B	Agree Proper Requirement Appropriate Constitution Occurrence Ment	tion tement for sale (duly registered) sent of proper stamp decy iroment of registration of sale agreement, devokgment ment, PCIA, etc. swal of building plant, permussion of agreement feath arity, etc. eyange on fevour of Society. Condentinium consermed pancy Certificate offerment letter letter of presession lenship details in the Society etc.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	4 E	Agro Proper Requirers Approach Corp Occu Mem Share	tion content for sale (duly registered) sent of proper stamp dety iroment of registration of sale agreement, development ment, PCIA, etc. swal of building plant permussion of appropriate feurl urity, etc. eyanar or fevour of Society Condominium researced pancy Certificate offorment letter letter of presension lenship details in the Society etc. • Certificates		Not eggiendle Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	2 - 4 S 2 - 1	Agree Poyer Requisites Approach Cara- Ocet Ment Shar- No C	tion toment for sale (duly registered) sent of proper stamp dety iroment of registration of sale agreement, devolutionant ment, PCIA, etc. swal of building plant, permussion of agreement feath arity, etc. eyanar or fevour of Society. Condominium researmed pancy Certificate offorment letter letter of precession lenship details in the Society etc. e Certificates		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	2 - u	Agree Property Agree Appropriet A	tion content for sale (duly registered) sent of proper stamp dety iroment of registration of sale agreement, development ment, PCIA, etc. swal of building plant permussion of appropriate feurl urity, etc. eyanar or fevour of Society Condominium researced pancy Certificate offorment letter letter of presension lenship details in the Society etc. • Certificates		Not eggientle Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	2 - 4 S 2 - 1	Agree Poyen Requirement Appropriate Constitution Constitu	toment for sale (duly registered) sent of proper stamp decy instruction of registration of sale agreement, development ment, PCIA, one social of building plant permussion of agreeopoute fourt prity, etc. eyange on Sevinar of Society Condominium consermed pancy Certificate offorment letter first of precession banship details in the Society etc. e Certificates bigget requirements make the least Manicipal Issue, cing ownership or flore/Apartments Building lations, Development Control Regulations, Consporative		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 lay-out and other presuntants, if any		U
	q	skicomercs such as approved plan, agreement plan etc.	=	Not applicable
30	Cer	conferences. Academents, and or claims whether of Government, mind or State or other Local authorities or Thing Party claims, as ou, and details incrent.		Not applicable
3.1	The person covered make the Uncombraness Certificate and the name of the person in whose favour the connectrance is created and if so, satisfaction of charge, if any. Details reporting property tax or languagement to other Statistics that paid paid what controls?		=	#1 years 2022 to 24.08.2022
57				Not applicable
ì.i	a	Urban land ceiling clearance, whether required and if so, details thereon.		Not applicable
		required/obtained	:	Not applicable
14		tacks of RTC extracts metation extracts Kutha extracts partaming the property in question.		Nos applicable
1.5	DH-	nother the name of mortgagus is reflected as owner in the reversed micipal/Village records?	E .	Nat applicable
36	a	Whether the property referred as security is clearly demarcated ?	:	Yes
	h	Whether the demarcation partition of the property is legally valid?	1	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).	i	Yes
27	Whether the property can be escribinal from me believing documents, and discrepancy doubtful discurrenances, if any provided on such society?		9	Nint available
Ħ	0	Document in elation to electricity connection	:	Non available
7	ŀ	Document in relation to water improvement	:	Nin available
	e	Decrement in relation to Sales Law Reguscration. Comy applicable	8	Not available
Ħ	d	Office unity falls of one	:	Nm available
18	conference descriptions is any of the take documents or any other documents (such as values on report, sultry bills, etc.) or the actual custom boundary. I if so please elaborate construction the same		-0	Nut app@scathle
5.9	If the common report and/or approved/sommond plans are made available, prove common on the same unchading the comments on the description and hometwise of the property of the said document and that in the fille deeds. (If the vervation report and/or approved plan are not available at the time of preparation of TIP, please provide those comments subsequently, no making the same available to the advance.)			Valuation report not available:
4 [1	Any harmonistics for covering of moragogy under any local of special concurrence, details of proper registration of documents, payment of proper vision than year.		5	Nu
41		either the Bank will be able to enforce SARFAES! Aut, if required against property offered as securing.	1	Not applicable



B.P. Dadhich

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12	In case of alcaner of original title decels, details of logal and other improvements for consistent of a proper, usled and enlargestic energy, by appeal of seminist consents only ceremed end, as also any precaution to be rather by the Bank in this regard.		Not applicable
1.3	Within the governory back and unicertal documents of the congregor varies than matter persons) permits creation or congage and additional productors, if any to be taken as such cases.	:	Not opplicable
##	Auklitional separas relevant for investigation of ratio as per local laws	7	Nn
41	Alkithment suggestions, if any to saleguard the interest of Banki ensuring the perfection of security.	1 :	N.A.
16	The specific persons who are majornil to create mongage to deposit аксимента спользу топудде.		NGs Demin Developers Limited, through authorized signatury Sh. Rajesh Kumar Paril S/a Sh. Rajeram Patil R/a Flat No. 1273, Sowalka Riddhi Siddhi Residency, P.No. 1-4, Rajera Gandhi Nagar Fata Rond No. 1, 1914, 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 Estine Regulatory Authority? If so, the dentity of such registration are to be furnished.		Not applicable
	Whether the registered agreement live sale as prescribed in the above. Act/Rues there under is executed?		Nut applicable
	Whether the stetrals of the againment plot in question are verified with the list of number and types of opartments or plots banked as aplended by the promoter in the website of Real Estate Regulatory Ambority?		Not applicable

Date : 26,08,2022 Praix - Kota

B.P. Duffried, Advantage

800HI PRAKASH DADIDCH Advocate & R.A. R/o 40, Vikas Nagar Nagar, KOTA (Rai.)

B.P. Dadhich Advocate

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

CERTIFICATE OF STILE

I have commend the Congress Late Blook structed or be deposited relating on the schooling programmers, and referred as security to way of "Equipable Morrgage" and that the documents of true referred to in the squares are valid evidence of right, rate and interest and that it the soid Equipable Morrgage is created, it will satisfy the reconstructs of a cartinuous Equipable Morrgage and I further certain that

- 2 These estimated for Disturbance in death arting into account all the guidelines in the check has safe Agreement I and the other relevant factors.
- 3 Fornism having made a search in the Land/Reverse reports. I use confirm having worked and checked the records of the relevant Generation Office, Sub-Registration Office, Registration Office, Sub-Registration Office, Registration Office, Wirkl Recad Johnston applicable). The net find another place we which would preven the Tute Bettern from creating a wirkl Multipage. I am higher expression, if any large is anosad to the flow that the applicance on my point in marking search.
- 4. Full-twing wanters of Land Brazants/Reveaux Research, relating Title Deeds, confried copies of such side circle abbuned from the command registrar office and encommon certificate (ILC). Thereby certify the genumeness of the Title Deeds Sussicious/Double if any, loss from elactified by making necessary enquiries.
- 5. Shore we so proor Mongrege/Charges/execumbrances whateoever, as could be seen from the Encumbrance Ceruhrane for the period of 01 years from 1922 to 26.08.2022 pentations to the Unimovelite Property (as) covered by above and Title Deeds. The property is fing from all Incompress.
- 6 In case of promonenteequeur change or levour of the Bank, were are no other manages/charges other than already stand in the Loan continents are agreed to be the Mongacon and the Bank (Delete, whichever is not applicable) N.A.
- Idinon's) and healther everes in the property (as) is to be extent of M.A. (Seconds the share of the Minne with Name). Strike and if
 not applicable).
- Die Nottage if greater will te gradde in die Burk fo die Liebrity of de mande, frances. Mis Denita Derektpers
 Limited, fibrough authorited signatury Sh. Rajesh Kumur Patil Sto Sh. Rajerons Patil Rio Flat No. 1273,
 Sowolke Riddhi Sichthi Residency, P. No. 1-4, Rajero Gandhi Nagar Extu, Road No. 1, IPLA, Keta Raj.
- 9. Leaville dut Mis Benira Developers Limited, through authorized signatory \$\overline{\pi}\$. Rajesh Kumar Patil \$\overline{\pi}\$ \$\overline{\pi}\$, Rajerara Patil \$\overline{\pi}\$ of \$\overline{\pi}\$. Rajerara Patil \$\overline{\pi}\$ of \$\overline{\pi}\$ \$\ove
- In case of creation of Mentionic by Deposit of other deeds, we certify that the deposit of following title deadwithcoments would create
 a valid and entimizable narrouse:

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

- 1. Comfords of Incorporation MAS Denim Developers Limited
- 2. Resolution Letter to Servor of St. Rajosh Komur Publi
- Allotue at Letter No. 1084 dt. 28.01.22
- Certificate No. 1084 dt. 2007 22.
- S. Rogic Coner Deed with Map du 65.08.23
- 11. There are no legal impediments for creation of the Mortgage on production of above tric deeds, the certificationignal copies of which I have examined under any applicable Law/ Rules in force.

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

SCHOOL I. F. OF THE PROPERTY (IES.) S. No. IC-10, Gardenia, Village Kunkadi, Kota Raj.

[ps; - 5.No. [C-4]

West Road

North- S.No. 16-29

Smith S.No. 1C-31

Daily - Sking. 2027

B P Imple Athrocate

RUDHI PRAKASH DADHICH Advocate & R.A. (Co 40, Vikas Nagat Nama, KOTA (Rai.)





📺 नगर विकास न्यास, कोटा

पट्टा—विलेख (लीज होल्ड) व्यवसायिक



राजरणान नगरीय क्षेत्र (कृषि भूमि का नैप-कृषिक प्रयोजन के लिए उपयोग के अनुझा और आवटन) नियम, 2012 के नियम 22 के अन्तर्गत मूमि का पट्टा विलेज

अनुझा और आवटन) नियम, 2012	के नियम 🚜 के अन्तरीत मूमि का पट्टा विलेख 📳 🔠
耐湿/1132	Ser. 20 02 2022
कैयमें बेरिय बदसपर्ग सिंह जो	देवे अधीव्यत हस्तावाकको राजेश कुणर पाटिल पुत्र भी संजासम पाटिल
पद्धा धारक का नाग 956	
पंतीकित कार्यासय प्रसेव गंग-1275, सुवा	लका सिद्धी सिद्धी रेजीकेची प्लीट तंत्र १-४ पाणीय गाँवी नगर
निवासी विस्तार रोड ना । आई पी.आई.ए. कोटा	2
6	14 444
	अशवा रहे
man over front . A. Owner . V	A DOMESTIC OF THE PARTY OF THE
पदरा धारक पैसर्ग 📥 शहर	
	जरिये
(पदनाम) श्री /श्रीमती /स्श्री	पुत्र पुत्री
A STATE OF THE PARTY OF THE PAR	AL CONTRACTOR OF THE PROPERTY
निवासी	9.24 वर्गमीटर
भूखण्ड सं Shop no. I.C3	मंत्रफल
कुछाई।	खामरा स <u> ५6,५7,५9</u>
-3/4-	
योजना	ने शिवत है।
स्थानीय निकाय पिटटा कर्ता। दाश प्रतटा शरक के	पद्म में उक्ता भूखण्ड का पट्टा दिनांकक्षे
निष्पादित किया जाता है।	The state of the s
गिन्सादत किया जाता है।	
गटटा धारक के तरतन्त्रप	प्राधिकृत अभिकारी के इस्तक्षर मय मोडर
D क पंचीयक.	कारा (मध्यमः अपवर्षत अभ्याता क हम्लाकर नेता नाहरः
1 - 1	
2.	मा अकार कार, बोटा

- पंजीकृत / एक्टॉकन शंतरन है।
- Registered and Endovsement Attached

नोट – वर्त वीक्रे पृष्ट ।र अकित है।

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

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

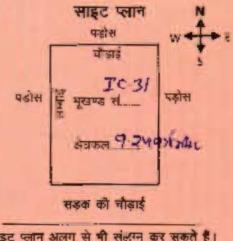
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	अथना	
पटटा धारक की प्रत्येक वर्ष लीज राशि	प्रति वर्ष अध्वश्यक रूप से जमा करानी होती। एक बार नियत की गई लीज शशि	10

के परधात और भूखण्ड के प्रत्येक विकथ / हस्तान्तरण पर 25 प्रतिशत की बृद्धि होगी।

- पट्टा घारक द्वारा भूखण्ड / निर्मित क्षेत्र का उपयोग वहीं किया आएगा जिस उपयोग हेत् पटटा दिलेख जारी किया गया है। भूखण्ड पर प्रचलित भदन दिनियम में सम्बन्धित अनुसूची में उत्लेखित उपयोग अनुद्रोय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की वालना सुनिष्टिचन की जाये।
- पत्ता भारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तन्तरित कर सकेना तथा भूखण्ड को उप-पट्टे (सब-लीज) वर भी दे सकेगा।
- उक्त भूखण्ड के विक्रय / हस्तान्तरण पर केता के पढ़ा में नाम परिवर्तन के लिए निकाय में विधारित शुल्क आवेदन के साथ पंजीकृत विक्रय पन आदि प्रस्तुत किये जावेंगे, परन्तु पत्टाचारक के उ.त्तराधिकारी के भागले में कोई राशि देव नहीं होगी।
- पट्टा विलेख का रास्कार / जीवन बीमा निगम / ऋणदात्री संस्थाओं के पान बरक (नोगेंज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनागरित प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
- मुखप्ड पर भगन निर्माण प्रचलित भगन विनिधमों के मानदण्डों तहत करना होगा।
- पट्टा कर्ती (स्थानीय निकाय) की बिना स्वीकृति के पूखप्ड का जपविभाजन / पुनर्गठन व मू उपयोग परिवर्तन नहीं किया जा सकेगा। 7.
- पटटा दिलंख जारी करने की दिनांक से निधारित अवधि के निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि जिरतार किया जा राकंगा अन्यशा पट्टा विजल निरस्ट किया जा सकता है।
- पट्टा डिलेख के निष्पादन के रश्चात् नियम विरूद्ध तथा तथ्य धुपाकर पट्टा विलेख प्राप्त किया गया है तो उका मूखण्ड का पट्टा निरस्त किया जा सकेश।
- पटटा विलेख को योजना में आन्तरिक विकास पर होने वासे ळय विकासकर्ता / वृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
- पट्टा विलेख जिन अधिनियमों, नियमों नीति निर्देशन के तहत जारी किया गया है। इनके सभी प्राक्तान व शर्त लागू होगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।

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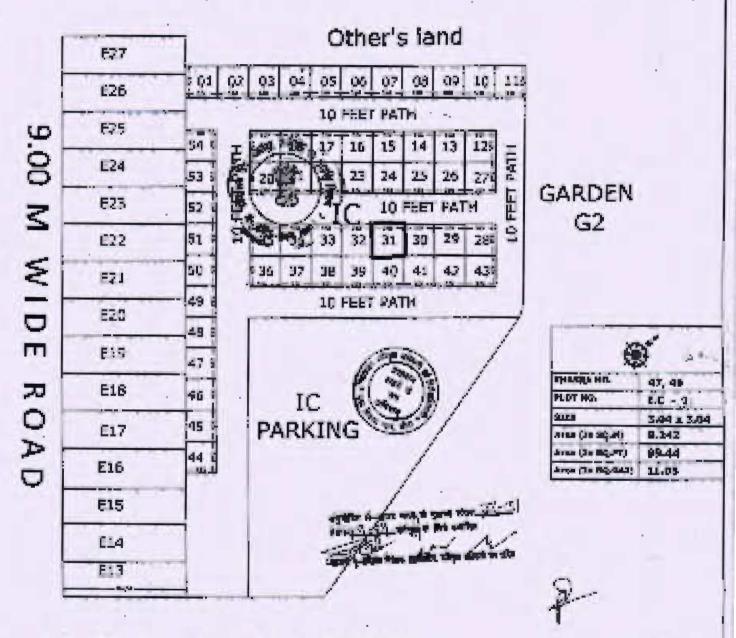
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पंजीकृत / पृष्ठांकन संलग्न है।

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)



12.00 M WIDE ROAD

(3) ·

SIGNATURE OF OWNER

Committee of Anjardian REQUISTRATION & BTAMPS DEPARTMENT, RAJASTHAN, AUMER BUS-RESISTRAR : KUTA-I

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Contract

SILE-RESIDENT FLAR

B.P. Dadhich

Adviscate

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

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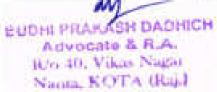
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BUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagar Nama, KOTA (Raj.)

B.P. Dathich Advocate

Resident & Office 40, Vilga Nagar, Nagaz Resul Kata (Raj.) Mob. = 98295-87807

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Resident & Office 40, Vikus Nagar, Nanta Road Kofa (Raj.) Mob. = 98295- 87807

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

B.P. Dadhich

Advocate

Resident & Office – 40, Vikas Nogar, Nanta Baad Kota (Raj.)

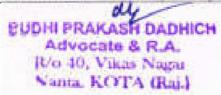
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BUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagar Vanta, KOTA (Raj.)

Resident & Office – 4th, Vikus Nagar, Nanta Road Kota (Raj.) Mob. 98295-81807

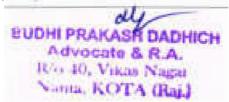
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B.P. Dadhich Advocate

Resident & Office -40, Vikas Nagar, Nanta Read Kota (Raj.) Mob. - 98295-81807

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B.P. Dadhich

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

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B.P. Dadhich

Advocate

Resident & Office 40, Vikus Nagar, Nanta Hoad Kota (Raj.) Mah. - 98295- 87807

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- 10 In case of the interest Managage by Pages in Ministerheid for notice that Madagreet of Informing 500 dates documents would conduct visible and make additional conduction.

Note: Mario copy of Document No. 1 to 5 to be taken for the registration of project uniter RER U.S.:

- 1. Conflicte of Incorporation Mis Penint Developers Limited.
- 2. Resilient recommitteeour of St. Rayoli Muser PAil.
- Michaelph Letter No. 1132 dt (1007.22)
- a. Centificati No. 8 [304]: 24.8170
- Book, Lower Dunk with Marc dt. 2007.23.
- 11. There are no legaritmpediments for creation of the Mortgage on production of above title death. The contributionighnal capacs of which share examined under any applicable Law? Notes or force

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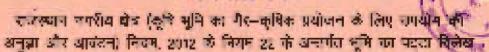
BJF Dunk Ministra BUDHI PRAKASH DADHICH Advocate & R.A. (Uo 40, Vikas Nagar Nagar KOTA (Raj.)





गार विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



海相中/ 1085

ल्याक 20.07 2022

पेसर्स विनय अभाजपसं (ति। जारिये व्यक्ति हसाक्षरकतां उज्जेन जुन्न पार्टिस पुत्र भी राजारान पार्टिस
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- पंजीकृत / पृष्ठांकन संवापन है।
- Registered and Endorsement Attached

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

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

पटटे की शर्ते

पटटा धारक ने निक्रित निक्रमों के तहत एक मक्त लीज शशि जमा करा दी है। अट. एक्स भक्षण्ड 🤧 वर्षीय लीज से युक्त है 🟥

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के पश्चात और श्रुष्टण्ड के प्रत्येक विकय / हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।

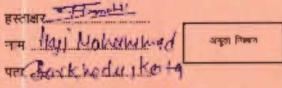
- पट्टा भारक द्वारा भूरण्ड / निर्मित क्षेत्र का उपयोग नहीं किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखाय पर प्रवित्तन भवन विनिवय में राम्बरियत अनुसूची में ताल्लेलित उपयोग अनुजेय होंगे, परन्तु प्रत्येक उपयोग हेतू निर्धास्ति मानदण्डों की पालना सुनिश्चित की जायें।
- पटटा भारक एका भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे राकेगा।
- ज़ाल भुखण्ड के विक्रय / हस्तान्तरण पर क्रांता के पक्ष में नाम परिदर्तन के लिए निकाय में निर्धारित शुक्क आदेवन के सूक्ष्य पजीकृत विक्रय पत्र आदे प्रस्तृत किये जार्येगं, परन्तु पड्डाबाएक के उत्तराधेकारी के मानले में कोई शशि देय नहीं होगी।
- पटता विलेख का सरकार / जीवन बीमा निगम / ऋणदात्री संस्थाओं के पास बंधक (भोगेंज) रखा जा सकेगा, जिसके लिए स्थानीय निवाय क अनागिक प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
- भुखण्ड पर मबन निर्माण प्रचालेत भवन विनियमी के मानदण्डो तहत करना डोंगा।
- पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपनिभाजन / पुनर्गठन व भू उपयोग परितक किया जा सकेगा।
- पट्टा विलेख जारी करने की दिनांक से निर्मारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण वहीं होने पर निर्धारित दर से अवधि बिन्हार किया जा सकेंगा अन्यथा पहुटा विलेख निरस्त किया जा सकता है।
- पहुँदा चिलंक के निष्पादन के पृथ्वात नियम विरुद्ध तथा तथा जुपाकर पट्टा बिलेख भएत किया गया है तो उबल भूखण्ड का पट्टा लिस्स किया
- पदेता विलंख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता / गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
- षेट्टो विलंख जिन अधिनियमें, नियमें नीति, विनियम के तहत जारी किया गया है। इनके सभी पादधान व शर्त लागू होगी जिनकी पालना नहीं। करने पर पटटा निरस्त किया जा सर्वना

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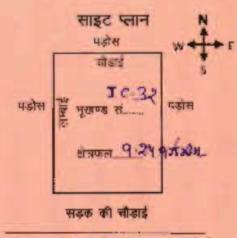
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भूखण्ड के पड़ोस की सीमाओं का विवरण:-





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



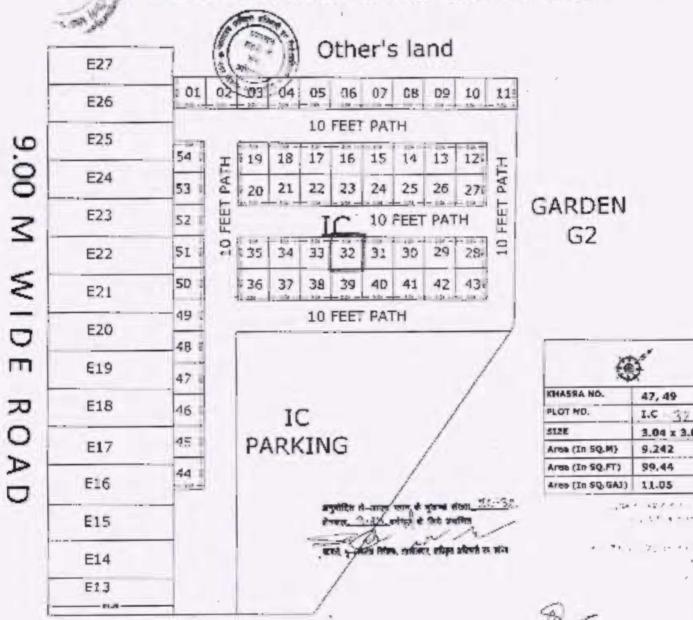
साइट प्लान अलग से भी संलग्न कर सकते हैं।



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)

2

M/S DENIM DEVELOPERS LIMITED, REGISTERED OWNER :-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

3.04 x 3.04

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

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Cashier

SUB-REGISTRAR

Advocate

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

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ģ	d Chartitle pred Mean made such than	respect of the property in question, at more than one office of sub-registrar district remistrar registrar general. It so, please name all such offices? Whether venich has been made at all the offices gained at (b) above? Whether the searches in the offices of registering authorities or are, other records neveal registration of multiple title decuments in respect of the property in question? In of title tracking the title from the oldest take deed to the latest deed establishing title of the property in question from the eccessors in title interest to the current title holder. And wherever or's interest or other clog on title is invulved, search chieflinher to be a for a further period, depending on the used for clearance of clog on the Tale. In our property offered as accurity for loans of Rs. 1.00 crore above, search of title encumbrances for a period of nor less.		No Of years 2022 to 12 08 2822 UTF Kida offutted a S.Na. IC-J2, Gardenia Village Kunhadi, Kota Raj to M/s Deatin Developers Limited, through authorized signatory Sh. Rojesh Kumar Patil No Sh. Rajaram Patil Rio Flat No. 1223, Shrwafka Riddhi Niddhi Resadency, P.No. 1-4, Rajeev Gandhi Nagar Extr. Risati No. 1, 1915. Kida Raj, on dt. 20.07.22 and execute a
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ģ	Chartitle pred Most mad such hine and than	are, other resords neveral registration of multiple title decuments in respect of the property in question? In not title tracking the title from the oldest title deed to the latest deed establishing title of the property in question from the excessors in title interest to the current title holder. And wherever or's interest or other clog on title is invulved, search chieflithe to to a further period, depending on the used for eleurance of clog on the Tale. see of prosperty offered as accurity for loans of Rs. 1.00 crore above, search of title encumbrances for a period of nor less	:	Il years 2022 to 12 08 2822 UTF Kita offutied a S.Na. IC-J2, Gardenia Village Kunhadi, Kota Raj to M/s Deatin Developers Limited, through authorized signatory Sh. Rojesh Kumar Patil No Sh. Rajaram Patil Rio Flat No. 1223, Shrwafka Riddlii Niddhi Resadency, P.No. 1-4, Rajees Gandhi Nagar Extr. Risati No. 1, 1915. Kota Raj, on dt. 20.07.22 and execute a
ģ	title pred Mes med such liner and than	in of title tracking the title from the aldest title deed to the latest deed establishing title of the property in question from the excessors in title interest to the current title holder. And wherever or's interest or other clog on title is invulved, search chicald be to a further period, depending on the used for eleurance of clog on the Tale. see of prosperty offered as accurity for loans of Rs. 1.00 crore above, search of title encumbrances for a period of nor less		Ulf Kota ollutted a S.Na. IC-J2, Gardenia, Village Kunhali, Kota Raj to M/s Deatin Developers Limited, through authorized signatory Sh. Rojesh Kumar Patil No Sh. Rajaram Patil R/o Flat No. 1223, Sawafka Riddlii Niddlii Resedency, P.No. 1-4, Rajees Gandhi Nagar Extr. Risati No. 1, 1915, Kota Raj, on dt. 20.07.22 and execute a
	Se who			Regt Lesse Deed in favour of firm on dt. 01.08.22.
li)	ائناد	rec of Tatle of the intended Marrangor over the Property, (whether invueshry rights, 3 easehold Rights, Ossaquaney Possessor as or time Holder of Govt. Grantee Allotsec etc.)	1	Fireehold
		aselald, whether :		Not applicable
	4	Leave Deed to duly stamped and registered		Not applicable
_	b	Lessue is permitted to minitage the Lensehold right		Not applicable
	e	Juratine of the Lease mexpered period of lease		Not applicable
1	d	If a sub-lense, check the lense deed in ferour of Lessee as to whether lease deed parents sub-lensing and interpage by Sub- Lesses also.	i	
	e	Whether the leasehold rights permits for the creation of any superstancture (if applicable).		Not applicable
	ť	Right to get renewal of the leasehold rights and nature thereof		Not applicable
	gran with chas other	Dovt grant of somes Leave-com- Sale Agreement, whether it upreement etc. provides for alterable rights to the mortgagor or without conditions, the mortgagor is competent to create up as such property. Whether any permission from Cost or any realthority is required for creation of mortgage and if so whether ended permission is available.	:	Not applicable
13	Jg an	xopancy right, whether		Not applicable
-	d	Such right is heritable and transferable		100.4
	b	Mortgage can be created		Net applicable
13	Natural of the land of the lan	are of Manor's interest, if any end it in, whether creation of tigage could be possible, the modulatest procedure to be followed ading court permission to be obtained and the renews for contage, ach conclusion.		Not applicable
14		e property has been transferred by way of Gift Settlement Deed	:	Nor applicable



	3	The Gift Settlement Deed is duly stamped and registered		Nut applicable
	6	The Gift Sertienney Deed has been attested by two witnesses		Not applicable
	6	The Gift Settlement Deed trensfers the property to Douce		Not applicable
	d i	Whether the Dance has accepted the gift by signing the	:	Not applicable
		Giff Settlement Deed or by a segarated varining or ba-		
		implication or by actions		
-	e	Whether there is any restriction on the Donor in executing the		No applicable
		gift settlement doed in question.		two ablatemen
				Part and the Sales
_	1	Whether the Denoc is in presentation of the grifted property		Not applicable
	92	Whether may life interest is reserved for the Donor or any other	1 : 1	Not applicable
		person and whether there is a need the any other person to join		
		the creation of mistange.	L _	
	lı	Any other aspect affecting the validity of the title passed	7	Not appheable
		through the grif settlement deed		
19	а	In case of partition family settlement deeds, whether the		Not applicable
		original deed is available for deposit If not the modality		
		pancedure to be followed to exerte a valid and enforceable	L U	
		nsortgage		
	h ·	Wheater muration has been effected and whether the		Not applicable
		instrigagor is an possession and unistyment of his state.		and Successive
	c	Whether the partition made is valid in law and the mortgages		Not applicable
	-	has acquired a mortgagable citle thereon		rwor approxime
				Marada Marada Alba
	J	he respect of partition by a decree of court, whether such	-	Not applicable
		deense has became final and all other conditions formalities		
		are completed complied with,		
	Ľ	Whother any of the documents in question are executed in	7	Nix applicable
		counterparts or in more than one set ? If so, additional		
		presentions to be taken for avoiding multiple martgages ?	\mathbf{E}_{0}	
15	Wite	ther the take documents melade any testiminatary	:	Not applicable
		izients walls ?		
	a	he case of with, whether the will is registered will or	:	Not applicable
		capegistered will?		
	b	Whether will in the matter needs a mandatory probate and if so	-	Nie applicable
		whether the same is produted by a competent court?	11	The all bureaute
-		Whether the property is insulated on the huses of will ?		Visconski odelo
	0		-	Nin applicable
_	:1	Whether the original will is a variable?	1	Not applicable
	r.	Whether the original death certificate of the testator is		Not appliesable
		gendable 1	Ш.	
	ť	What are the encounstances and or documents to establish the	1	Not appliesable
		will in question is the last and final will of the testator?		
		(Cammonts on the circumstances such as the availability of a		
		declaration by all the beneficiaries about the		
		geomitioners validity of the will, all parties have acted upon the		
		wife, etc., which are relevant to rely on the wife availability of		
		Mother Original little deeds are to be explained in		
17		Mother Original title deeds are to be explained in		Mo
17	a	Whether the property is subject to any work rights?		No.
17	a b	Whether the property is subject to any work rights? Whether the property belongs to church temple or any	:	No Not applicable
17		Whether the property is subject to any work rights? Whether the property belongs to charch temple or any refigence other restinations (assignment of cont	-	
17	ь	Whether the property is subject to any waki rights? Whether the property belongs to church temple or any reingones other institutions bearing any restriction in creation of charges on such properties?	:	Not applicable
17		Whether the property is subject to any work rights? Whether the property belongs to church temple or any refigious other institutions bearing any restriction in creation of charges on such properties? Precombinus permissions, of any in respect of the above gases.	-	
	b	Whether the property is subject to any work rights? Whether the property belongs to church temple or any refrigious other institutions bearing any restriction in creation of charges on such properties? Precontinue permissions, of any in respect of the above cases for creation of mortgage?	1	Not applicable
17	ь	Whether the property is subject to any waki rights? Whether the property belongs to charch temple or any refigious other institutions besting any restriction in creation of charges on such properties? Precontinue permissions, of any in respect of the above cases for creation of mortgage? Where the property is a HUCL point tomals property, mortgage	:	Not applicable
	b	Whether the property is subject to any work rights? Whether the property belongs to church temple or any refigious other institutions bearing any restriction in creation of charges on such properties? Precontinue permissions, of any in respect of the above cases for creation of mortgage? Where the property is a HUCL point family property, mortgage is created for family baseful legal accessive, whether the Major	1	Not applicable
	b	Whether the property is subject to any waki rights? Whether the property belongs to charch temple or any refigious other institutions besting any restriction in creation of charges on such properties? Precontinue permissions, of any in respect of the above cases for creation of mortgage? Where the property is a HUCL point tomals property, mortgage	1	Not applicable
	b	Whether the property is subject to any work rights? Whether the property belongs to church temple or any refigious other institutions bearing any restriction in creation of charges on such properties? Precontinue permissions, of any in respect of the above cases for creation of mortgage? Where the property is a HUCL point family property, mortgage is created for family baseful legal accessive, whether the Major	1	Not applicable
	b	Whether the property is subject to any work rights? Whether the property belongs to charch temple or any refigious other institutions beging any restriction in creation of charges on such properties? Precontinue permissions, of any in respect of the above cases for creation of mortgage? Where the property is a HUC point family property, mortgage is created for family baseful legal economic, whether the Major Corporeties have no objection join in execution, minor's share if my rights of fensale members osc.		Not applicable Not applicable Not applicable
	e a	Whether the property is subject to any wikit rights? Whether the property belongs to charch temple or any refigious other institutions beging any restriction in creation of charges on such properties? Precontinue permissions, of any in respect of the above cases for creation of mortgage? Where the property is a HUC point family property, mortgage is created for family benefit legal economic, whether the Major Corporeties have no objection join in execution, minor's share if any rights of fensale members on. Hence these comments to any other aspect which may adversely	1	Not applicable
18	b a a	Whether the property is subject to any wikit rights? Whether the property belongs to charch temple or any refigious other institutions beging any restriction in creation of charges on such properties? Precontinue permissions, if any in respect of the above cases for creation of mortgage? Where the property is a HUC point family property, mortgage is created for family benefit legal economic, whether the Major Corporetiers have no objection join in execution, minor's share if any rights of fensale members on. Hence the validity of security in such cases?	4	Not applicable Not applicable Not applicable Not applicable
18	e a	Whether the property is subject to any wikit rights? Whether the property belongs to charch temple or any refigious other institutions beging any restriction in creation of charges on such properties? Precontinue permissions, if any in respect of the above cases for creation of mortgage? Where the property is a HUE! joint family property, mortgage is created for family benefit legal economic, whether the Major Corporetiers have no objection join in execution, minor's share if my rights of female members or. Hence the validity of security in such cases? Whether the property believes to any trust or is subject to the		Not applicable Not applicable Not applicable
	b a a	Whether the property is subject to any wikit rights? Whether the property belongs to charch temple or any refigious other institutions beging any restriction in creation of charges on such properties? Precontinue permissions, if any in respect of the above cases for creation of mortgage? Where the property is a HUC point family property, mortgage is created for family benefit legal economic, whether the Major Corporetiers have no objection join in execution, minor's share if any rights of fensale members on. Hence the validity of security in such cases?	4	Not applicable Not applicable Not applicable Not applicable



Resident & Office – 40, Vikas Pagar, Namta Road Kota (Raj.) Mob. 98295–97807

	<	If we accepted procedure, processing to be about the	· Ne opphase
	4	Requirements, if my for meeting of our gage as per for secret store has applicable to the too in the mate.	Natapplice e
₽e		If the property is Agricultural lend, whether the level given perfect configure of the cultivate had one whether the concurry restricted on processing processes of management.	. Not policytle
		In case of agricultural property after referred county decreases to per local toxic allege me in the south of the milk and a phi in princes the neutrons. If	Set gyleidle
		In the case of conversion of Agreedous land to consecutaring purpose or reservoice netwhet requires in reaching relikated permanent observed.	Na applicate
11	regio Again	that the property is afficient to use hard these is refer- departy service is because no instruction security that southers turned meaker excises immension tand there of 2 houses Contal Year Departations to consecuted Consecu-	Saturnisable
	2	bird oran stor, accordings?	: NJ
		Whether are search organs in make to at the Lore Adaption of Oddies and the restorate of such search require.	: Necessarie de la
23	3	Whether the perpent, is invulned in an efficie maker of any highway which a penting or one rules ?	No.
	7	It is whether such largeton, would accorde when the excepts of a mild exertings or laws any explicance as to fours enforcement.	: Nicoppleane
		Whether the order treatments have any count confinements of the property in quantities. It is not now please contract of the property in quantities. It is not now please contract or such some people in	: Malupriluatio
٠.	1	In our of participate from whater the populs being a to the form of the four is propelly registered.	: Neu applikante
	•	Properly individual to promote industry between a southern Whether formulation for the peak and been completed as so applicable loss.	: IAs. applicable
		Whether the persons counting quegage has have autocote on costs exertings to coll or hold of the figure	: Mis golicave
54	Her rec with pro	Median the property belongs to a Liceted Company, exect on morning process. Broad considering, interpretation to executional processing the execution of the processing the Company Reporter (BDC), considering Accountments without for recognized on.	: Net applicates
	Fur.	Whether the property (to be mestyreed) is an elevent by the to Creapare. Then and reflect Formular on Cambrid Collecting needs a (ULP) from Pine 1 No.	the applicable
	319 11.9 000	If yes whether the exact of thates to the property (to be property for the property of the property (but the property of the p	Netapplemen
	April Inter Yes	Whether the above courch to charge reveals an iproving a security to the market of the percent (perposed to be market paid to the market or appears) (action)?	Not applieshle
	Yes.		(4), applicable
áti.	3000	sec of Speciation Autoentition, the monitor's authority income in cover and inflighter the recongregate day be exerted, and the imperitor fellows, level execu-	Enterplicable
77	- N	Wheteening PCA, a involved in the desired rule?	, Bot



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

	h	Whether the 1914 is one amplied with resonation at Consideration Automorphisms of American III is placed	:	Net applicable		
		change who has the same in a represent document may have at the created an interest in factor of the harbon sevelator and an much a protectable as not law.				
-	10	In man the title diagrams is executed by the 1906 wider		Not amplicable		
		please dant) whether the NOA medical billy one contained to the bridges via Acongrues. Figure University or Proposition Contains in Score of their Entire Engineers Archarian's Engineering to Sign Part Abstract Letters. NOCs. Agreement of Sale, Sale Deads, one in larger of Yeavis of Cats, and a children NOA) on (6) other type of POA.				
-	-	Distance PCIA: The Mark State of Mark States and Mark States of Ma		Networks		
	4	make at the same his been we firefunqued with the crossed PDA.	i	NATATEORY		
	<	Substitution of the Artifaction of the Health Artifaction of the Health Artifaction of the Artifaction of th		Phi applicate		
		Whether the origina POA is registed and the little immengation is dope on the beautiful reignal POA 4.	÷	Min. applicance		
		i Weather the RAA just registered one?		Not tendicable		
-11		Warder the KIA is a special or secural one?"		Met gegekenk		
4		Windler In POA political a specific authority for expectation of falls document to question. ¹	1	No amikabk		
	ı	Whether the PCA was to Severand not revolved at the house a revoid on the date of expension of the presence, or question? Flower chairly whether the materials reconsisted their the authorists showing the respective of a first submitted that the second of the second o		New applicable		
	3	Please or concern on the sensitive search 5.50 /	١.	No. applicants		
		The appropriated agrees on the advectable heard corder of				
	•	The Place 2	:	Чес аррі кара		
s.	Who part to the pa			Not applicable		
8.	Who partitions are supported to the supp	The PLANT there may be not being proposed by a TNTA hadder, which is being of the proposed by a TNTA hadder, which is being of the proposed at Alberta and which the stage in proposed searched probabilistic that is because if the lines of the place where I is used. If proposed is a flot appropriation assumes a comparental degree a stage comment on the following.		Man spelicants		
	Who part government of the control o	The Plant's following the property of the property of the property of the property and the other, of the property of the prope		Man spelicants No. No. No. applicants		
	Who joint gives the control of the c	The Plan I show a request to a TSTA hadder, which increment of the Person of Aramer, and the other, of the process of the real matter that is because if the law of the plane where I is not represented the first of the plane where I is not removed to the property of the plane where I is not removed to the property of the plane where I is not removed to the half-rains. Proceedings that the affection is the law buildings. Decomposed Agreement Process Arameter.		Man spelicants		
	Who part of the care of the ca	The Plant I there may make to be mere created by a TNTA hadden, which is proposed the Provency Alloward and the other, of the proven- or there is and which the large in property research probablished in the large of the large of the plane where I is not. I proposed to a followard of resources, compared the process such comment on the following. Province of the large of the policy building. Decomposed Agreement Province Africans.	:	No spolicano No spolicano No applicano No applicano		
	Who part of the care of the ca	the plant of the process of the land building of the process of the process of the process of the process of the process of the process of the process of the process of the process of the process of the plane of t	1	No spylicante No applicante No applicante No applicante Este applicante		
	Who parts given the control of the c	the first is the control to a 1914 habital short increase in hence or and the a 1914 habital short increase of the fewer of Aromes and the other, of the process of the control of the fewer of the first of the place where the property of the first of the place where the property of the first of the place where the property of the first of the following. Promoters for the adhresing. Promoters for the adhresing to the fact that building. December of the first process of the fact that the first had been a subject to the semiconer of the first and and a had been account to the semiconer of the first and and a had been account. Adjunction the safe thick registered;		Not applicants Not applicants Not applicants Not applicants Not applicable Not applicable		
	Who parts a series of the control of	the plant of the process of the second of the second of the process of the process of the process of the process of the process of the process of the process of the process of the process of the process of the process of the plane of the p	1	No spolicano No applicano No applicano No applicano No applicano No applicano No applicano		
	Who part of the control of the contr	the flow? The marriage is being created by a 1914 habite, which intermed of the flower of Aromer, and the extent of the provent theorem and whether the same in property executes perhaption and in Secure of the law of the place where this not. I property to a flot appearant of executions from account operates a not comment on the inflowing. Province of and reason of the land building. Decorated Agreement Province Aromery. Estant of architecture of the Lord and or hadron in cause of the province of the Lord and or hadron in cause of the posterior of the Lord and or hadron in cause of Agreement of any strong the agreement development agreement. Phys., etc.	:	Mai regulicante Noi applicante Noi applicante Noi applicante Noi applicante Noi applicante Noi applicante Noi applicante		
	Who parts over the same over t	the first is the control to a 1814 habite, where the receives of the fewer of Aromes and the extention to the provent of the receiver and whether the same of the law of the place where I is not required without a fell appearant or resources, contracted operate is a fell appearant or resources, contracted operate is and comment or the adhering. Province of an inverse of the policies building. December of an inverse of the foreign building. December of an inverse of the foreign building in care or the reflection of the Lord united building in care or the same of an inverse building in care or the same of any state of a province of a prov	:	Mai regulacanto Noi applicanto Noi applicanto Noi applicanto Noi applicanto Noi applicanto Noi applicanto Moi applicanto		
	Who part of the control of the contr	The first is the control of the second of the second of the fewer of Aromer, and the extention is the provent of the real and schools. The same in property executed perhaps in the first of the fewer of the place where it is not on the first of the place where it is not or property is a full appearant of resources, contract on the following. Province of the laterage of the published building. December of an inverse of the following building. December of an inverse of the following building. December of an inverse of the following building. Extended to anthony of the following matter of the seminary of the following the following matter of an inverse of any standard of the agreement development agreement. Phys. ct. Agreement of any standard of the agreement development agreement. Phys. ct. Agreement of declarate place permanent of agreement development agreement. But the agreement of agreement agreement of declaration of the agreement development agreement. But the agreement of agreement agreement of declaration of the agreement development agreement. But the agreement of agreement agreement of agreement agreement of agreement agreement of the agreement of agreement of agreement agreement of agreement agreement of agreement agreement of agreement agreement of agreement agreement of agreement agreement of agreement of agreement agreement of agreement agreement agreement of agreement agreem	:	Managolicano Na Na: applicano Na: applicano Na: applicano Na: applicano Na: applicano Na: applicano Na: applicano Na: applicano		
	Who ports on the control of the cont	The first is the control of the SAA halder, which is the markets of the fewer of Aromer, and the extention the process of the entire and which the first stage in property executed pollowing that hald is because if the lines of the place where I is not a property is a following the lines of the place where I is not a comment on the inflowing. Promoters four lossings the policy building. Demonstration the inflowing Aromer, Aromer, Established and exchange of the lines for the military in cause in the verification of the Lond uniter halfling in cause in Aromer, of registration of rate agreement development agreement. Phys. etc. Agreement of population of rate agreement development agreement. Boy, etc. Agreement of development percentages of agreement accounted comments of development agreement. So development agreement is account of section place. Continuous concerned Company, Continuous allocation following the comments of process of percentages.	:	Managolicano Not applicano Not applicano Not applicano Not applicano Not applicano Not applicano Not applicano Not applicano Not applicano Not applicano Not applicano Not applicano		
	Who parts over the same over t	The first is the control of the second of the process of the restrict of the fewer of Aromes and the extention to the process of the restrict of the fewer of Aromes and the extention the process of the restrict of the fewer of the place where the property is excepted polymetric and in the terms of the law of the place where the restrict of the otherwise. Processes the transfer of the law building. Processes for the aromes the Aromes Aromes. Removes for the experiment of the lamb building. Decembers for the configuration of the Land and or building in case of the terms of experiment of experiment. Aromes are for the terms of experiment of experiments. Aromes of experiments. The experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments of experiments.	:	Man applicants Not applicants 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		
	Who part of the pa	The first is the content of the a 1914 habite, which is a reason of the flower of Aromer, and the extent of the process of the content and which the flower of the property research perhaps that is because if the lines of the place where I is not a property is a flat appearant or resources to macroal exercise and comment or the following. Promoters for the adhering in the pulling building. Decembered Agreement Process Aromete. Establish a substray of the Torology months building in cause in the verification of the Lord united building in cause in Agreement in substray of the Torology months building in cause in Agreement of adjustment o	:	Not applicants Not applicants 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 Not applicable Not applicable Not applicable Not applicable		
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	his ofers such is a more plant at the more than the most of the control of the co		ALL SITTINGS
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11	The partial covered under the Fermelecture Certificate and the council of the covered on Whose Partial the equivalence is counted end. (See earliesture of charge 1 and.)		Ol pages 2022 to 12 4903162
12	Details regard to property us or betterwise or after naturally like paid prouble as or declared if you paid what weeks?		Konappi edise
11	Uthan hard cooling electrics. Administrating a soluted by details threete.		Nonepplacanic
	h Westle, No Direction Certificate assist the feature Tax Act is accounted detained.	i	Not applicate
14	Details of RTC extress matrice extress Refer extress pertinang	П	Exceptable
	to the property is question.		
17	Whether the same of morranger is reflected as woned in the revenue of Managed Village remains?	:	Not applicable
ie.	a Manher the property offered wiscountry (sedesthy) or assured 1	:	Yes
	b Whether the timescreen junction of the property is Eastly in cond?		Yes .
	" Wether the deposits for close recess as per pregners."	-	(e)
	(Use property should be bigothy accomited through normal carriers to transport goods to factories - houses, to the case tray bel.		
(1	Whether the impurity can be identified from the following decommon and discognized doubtful discognized. When recorded as each country.		Not exclude:
	Program of the left in the account. The second company is a second company in the s		Noterialide
	- Deciment in which its battle committees		National Inhibits
=	. Use were a function to Sites Sec. Deputations, of any applicable	:	viu, contable
	c Sharekyhin i aw		Kutus eleble
26	in super of the boundaries of the property oblides there is a cofference theoretical and of the odd documents are not observed as the first term of a contract term of the odd o		Not applicable
30	If the reflection report and to approved transported plans are made available, placed a second in the term, such diagram construct on the description and boundaries of the property and to and declarate and district the actual declaration of the property and to and declaration and the the state of any analysis of TIP places are the three assumers to suspen to the matter burston and actually burston and actually burston and actually the same analysis.		Videos el resembre worlde
n	Any horizontarios for express of mergage under my local or special mention in Color of proper my decrea of the messic, pryoras of proper mengodity re-	:	No
-1	Whether the Sank will be able to unbeen SARRANSI Act. If equival against the cooperty official structure in	: 1	Not applicable
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B.P. Dadhich

Advocate

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

40	is not of electric of engine, rule cook, details or legal and after a requirement for contains of a proper would and colorately contains to be expected or an interest or the table for the frank in this means.	Not applicable
-17	Whether the processing treatment between the means of the mean gages, the team control persons, persons extended at the require that additional providence of any or to take meanth there.	For applicable
11	Additional agrees interior for recordinal rotal lide reported at least	N-
17	Additional suggestions, if any to subground the interest of Banks are nine that parketing of contents.	N.s.
l:	The specific passes who are commed to contravely enquals expend a determined median revigings.	Mis Brain Developers Limited, through malamined signatory Sh. Rajeck Farmer Publ. See Sh. Supercer Publ. Rev Hall No. 1273, Samulka Birkithi Sukihi Revidency, 2004, 7-4, Super Greethi Nagar Jana, Road So. 1, 1274, Kote Raj
47	Whether the Real Table Person owner under Real India Recyclation and Development (Art 2007) VIN	No applicance
	whether the project is equation, with the Res. Desire Regulation. Associated by the desired affects regulation and to be foreigned.	National sectors and sectors are sectors and sectors and sectors are sectors and sectors and sectors are sectors and sectors and sectors are sectors and sectors and sectors are sectors and sectors and sectors are sectors and sectors and sectors are sectors and sectors and sectors are sectors and sectors are sectors and sectors are sectors and sectors are sectors and sectors are sectors and sectors are sectors and sectors are sectors and sectors are sectors and sectors are sectors are sectors and sectors are sectors are sectors a
	Whether the regardered assertions and as presented in the above. Are the college under a comment."	N-Rapplicants
	Whether the details of the conversely plot in question as some divide the tip of surface and types of sparameters or plots broken as usered at the promoter in the pickole of their states legislation. Sufficiently	Sea, applicance

Date 12 of high Phys. Kine euphi PRARISWUADHICH Advocate & R.A. 100-40, Vilian Napo Name, KOTA dian) Adendate

Resident & Office. -ML Wikes Marsay, Names. Road Role [Rep.] Mark. - 98295-89807.

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- Chair Parametrica Greenway and an intervention and at the enterior of the fact that the Greenway Hard and Land received in the line.
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- There are no provi Marquigo Caugas de Jaconnece recessor un la coule border born de l'Arminiment, rechessationne per sélat. ntigere per 2001 to 2000 2002 para super de himoente l'impare successoré la envector fait un trait de prèpara d And Present Discusions and
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- traducing a community of My Donlar Dovelogie's Jurisbed.
- Renderlan Levier In by series Sa. Riginal Europe P. G.J.
- Microsoft February 1005 dt. 2005.21
- (femiliary No. 1865 Jr. 2005 25)
- Regardona Deed with March, mank 12.
- There are policing imperiments for the allow of the Mortgage or production of shows title deserts, the compressioning real copies of which I have seemined professory applicable was Raille proc
- 10. It is betterfield that the property is SAUA ALSO Complians.

STITESCEE PRODUCTION PROPERTY SIZESCE ROSE POST, Condender Mining Constraint, No. 5 Hoj

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Series - Series - 101 MA

Harrist Company

B.P. Dadlick Advocate **BUDHI PRAKASH DADHICH** Advocate & R.A. R/o 40, Vikas Nagar Nann, KOTA (Rai.)





राजस्थान नगरीय क्षेत्र (कृषि शृषि का गैर कृषिक वर्याजन के लिए समयोग की अनुज्ञा और आवंदर्ग) नियम् 2012 के नियम 22 के अन्तर्गत भूमि वर्ग पर्दा विलेख

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मैससे विनिद् स्वलपर्थ विध जि	ये अधीकृत हस्तावरकती याचेर कुमार पाटित पुत्र सा रामागम बन्दरा
पट्टा गरका का नाम	52/ F3/ 43/
ांजीक्से कार्यातम एक्ट नंध १३२३. सुवार	सकत्। विद्धीः किन्द्रीः केलीक्टेन्सीः प्रशंदिः पोतः १००३ - १००४ व प्रशंदीः नगरः
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	A STATE OF THE STA
मददा धारक नंसर्थ	काथालय पता 2021
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नाजस्य ग्रह्म	use vi 46,47,49
योजनागार्बेनिमा	में स्थित है।
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निष्यदित किया जाता है।	
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पट्टा धारक के इस्ताकर	, प्राधिकृत क्रिकारी वी कुर तासर मय मोहर
	-
ी अर शंबी	यक, कोटा (वृक्षम्) क्या क्रिकेट कोटा
2	

- पंजीकृत/ पृष्ठांकन गंतान है।
- Registered and Endorsement Atteched

नोट नहीं पीके पुरस पर अकित है।

age and

व्यवसारिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रबंधन के लिए स्पर्याण को अनुज्ञा और आवटन नियम, 2012)

पट्टे की शर्वे

1. पत्रा भारक ने निहित्त नियमी क तहत एक पुनत लीज राति जमा करा ही है। जत एका भूकाण ७) दर्शाव जीज में पुनत हैं। अस्ता

पट्टा भारत को प्रतिक वर्ष तील संवित्तात्माता................ यदि वर्ष व्यवस्थात स्त्री संवित है । एक शह विकार के पर्द सीच रहित कर वर्ष के प्रदान और भूजन्य के प्रत्येक विकार हरना नगर पर ११ प्रतिकत का दृष्टि होगी।

- पत्ता एएक द्वार मूख्य अनिवेश हैत का एपनाम की किए जाएग जिस करने महितु पहुरा मिलेक जारी किए नमा है। भूकर का प्रचित अनन विभिन्न ने सम्बन्धित अनुमुदी में उल्लेखित उच्चान अनुदेश होग, परन्तु करक उच्चार एतु निवादित नानदरही की जानना मुनिन्दित की करी।
- 🗴 पहुँदा भारक प्रकट भूजाक को बेळव अथक अन्य प्रकार से कुलान्तरिक कर सकेगा कमा भूजपत्र को राग-पहले (शह जीवर) पर भी है वर्कमा ।
- तक्त पुरुष्क के विक्रमा/ इन्तान्तरेय पर तेना के यह में भाग प्रतितित के लिए निकान में निवारित सुक्त आदेवन के साम प्रतिवृद्ध विक्रम पर अदि प्रस्तृत किने कानेन, कन्तु पुरुष्क का के अजनाधिकाने के सामने ने बाई तामि देव गुड़े होगी।
- s. पहुँहा बिलेस का सरकार/ सोहत श्रीमा निरमा/कामहात्री सन्धाकों से पास श्रीस (पीनैक) रक्षा का गर्ने पा किशार किशार मानिय निर्माण के अनापिता क्रमाय पर (NOCC) की अनुसारकार नहीं होती।
- मुखण्ड पर भवन निर्माण प्रवित्ता भवन विमेदनों के मुख्यपूर तहत करना होगा.
- 🙏 महारा जतां (स्थापीय जिंकर) की जिल रवीकति के शूरायत का नमनिभातन/ पुरम्केन न भू उपयोग महिनीनि निधी का समन्या।
- ह. पहला निक्षण तारी करने की दिनाव से निव्यक्ति अवस्थि में निवाण करना होता। निवालिक अविधि में विकास की प्राची पर निवालिक दन से अविधि विकास निवाल किया का सकता है।
- पहला जिल्ला के गम्बाद के गम्बाद किया विक्रम क्या क्रम क्या क्या पहला जिल्ला भारत किया गमा है तो उन्ता क्षेत्रपट का पटला निस्ता दिला। का प्रकेश ।
- in पटटा क्रिकेश की पंजन में गुलारिय विकास पर होने वाने खब विकासकरों / एवं निर्माण सहकर्ता समिति प्राय नहन किया जानेगा।
- करने क पटल किया जा सर्वमा।

अट ≔ निर्मित भूषण्ड में यह ने ६ लानू नहीं छोगी।

रमान सुनुधी हेलु पर्दे की प्रती फल नशि।

भुरतप्रत के प्रतीस की सीमाओं का विवरण-

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पटटा भारक के हस्तावर

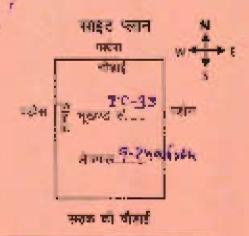
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प्रजीकृत / गृष्णकृत राज्यन है।

Registered and Endorsement Altriched



साइट प्लान अलग से में सलगा कर उच्छे हैं।

प्राप्तिकृत अधिकारी के हस्तत्वक मृत मेहर

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)

16. 200

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)

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12.00 M WIDE ROAD

SIGNATURE OF OWNER

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

Fee Requipt
Appendix AForm No. 9 (Rule 75 & 131) Print Date 12-06 2022 5-51 PM

Fine Reported No.		202202120010802	Receipt Dale	:	12/08/2022
Name	1	B.P. DADRICH ADVOCACE M's Betern Developers Un	Document S. No.	:	20220112301970
Aggress	:	NOTA			
Decement Type	:	Investion And Search			
Face Value	:	P U	Evaluated Value	:	ra
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CSI	;	₹0	Carsiled copying Idea Us 57	2	6.3
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Ju 25 24		to	Commencian	:	4.0
Custody	;	Ł	ארמחולו	i	\$ D
			Cash Amount Received	;	20
			Olmor than Cash	:	7 60
From Year 2022 To Y	negr	2022	Yotal Amount		. 7 50

Mode of Payment (#Mode Number Amount #)

€ a-time Chalge, 55479505 € 50

Signature of presenter or upplicant for copy or Seatth certificate

Signature of recipient and observed in the control of the control

Casher

SUB REGISTRAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

		OF IMMOVABLE PROPER	TY	D. B. B. B. S. S. S. S. S. S. S. S. S. S. S. S. S.		
'	"	Name of the Branch Bestness Unit Office seeking opinion		Rajasilian Real Estate Regulatory Authority, Jaipur Raj.		
	j.	Reference No and date of the letter inners the cover of which the documents tendered for senting are forwarded.	: '	Nil		
	ť	Name of the Horrower	:	M's Denim Developers Limited, flarengh authorized signatury Sh. Rajesh Kumar Patil S/n Sh. Rajeram Patil R/n Flat No. 1273, Suwolka Rishihi Sishihi Residency, P.No. 1-4, Rajees Gandhi Nagor Kaha Road No. I. R'IA, Kota Raj.		
2	H	Name of the matterscens company person offering the property less as security.	1	Mis Dential Developers Limited, through authorized signatury St. Rajesh Kumar Putil Sio Sh. Rajarum Patil Rio Fint No. 1271, Suvutka Riddhi Siddhi Residency, P.No. I-4, Rajesy Gundhi Nagur Lain. Road No. I, IPIA, Kota Raj.		
	- b	Crossitution of the Unit concern payour body authority offering the property for creation of charge		Individusé Firm		
	c	State as to ender whit capacity is security offered (whether as point applicant or baccower or as greatened), etc.)	1	Borrover .		
5		dute or full description of the immorphic property ics offered many including the following details				
	0	Sgreey No.	:	S.No. 1C-33, Gardenia, Village Kunbadi, Kata Rag		
I	ŀ	One House so (in case of house property)	:	S.No. 10 33, Gardenia, Vallage Kunhadi, Kota Roj.		
	v	Extent area excluding plints, built un urou ai case al hiuse properly	: ;	9.24 Sq. Mt.		
	J	Locations like name of the piace, vellage, only, registration sub-district etc. Roundaries,	:	East S No. 1C 36 West - Road North- N No. 1C 32 South- 6.70s. IC 34		
9	4	Particulars of the documents sentilized sensitic and chronologically		1 Certificate of Encorporation N Denim Nevelopers Limited 2. Resolution Letter in favour of S Rejorb Komer Paril 3 Allotmens Letter No. 1131 dt 20.07 2 4. Certificate No. 1133 dt 20.07 22 5. Regd. Lease Deed with Map 01.08.22		
	0	Nature of documents verified unit as on whether they are originals or certified copies or requiremine extracts duly certified.		Rogd. Leave Devil at B.No. 1 V.No. 1622 P.No. 185 N.No. 202203123112253 dl. 01.08.22		
		Note: Only originals or certified extracts from the registering, land revenue other authorities be examined				
	SE NO	Date Name Nuture of the Document		Original certified In case of copies, only featified whether the category ero smithized by the Admente		
5	What	01.06.22 Regd. Lorse Dead	Original Nat applicable			
	relota uvarla origin	and sub-registrar office and compered with the disciplinate made, the by the proposed incorpages? Please also enclose all all receipts of tiess pand for obtaining certified copy of	Whether certified copy of all title documents are obtained from the relovant sub-registrar office and compared with the documents made until table by the proposed intergogon? Please also various all original receipts of tees paid for obtaining curtified supp of documents search encountrance certained edge with the TIR.			

	d	Whether the records of registral office or revenue author/ties advent to the property in question are available for verification through any online gartal or computer system?	•	No
	Ь	If such induse conspoter records are available, whether any vertication or cross checking are made and the comments tindings in this regard.	:	Not usachuble
	c	Whether the securiteness of the stamp paper is possible to be got verified from any andine partal and if so whether such verification was made?	:	Nik aviii žiole
7	d	Property othered as security falls within the jurisdiction of which sub-registee office?	7	Sub Ragistrar Keta Raj.
	h	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of soft-registrat district registrat registrat-general. If so, please much all such offices?	i	Na
	e	Whether search has been made at all the offices immed at (b) above []	:	Yes
	3	Whether the searches on the offices of registering numberities or any other records reveal registration of multiple title documents in respect of the property in question?	;	No
S	Chain of title specking the title from the oldest title deed in the latest title deed establishing title of the property in question trum the producessus in title interest to the current title builder. And subserver Miscol's interest or other clog on ritle is involved, search should be made for a further period depending on the need for clearance of such step on the Title. In case of property offered as security for loans of Rs. 1.00 cross and above, search of title encounterances for a period of not less than 30 years is mandatury.			Of years 2022 to 12.08.2022 CIT Kida alluted a S.An IC.33, Gardenta, Village Kunhadi, Kida Baj. to Mix Denim Developers Limited, through authorized signatury St. Rajash Kumar Patil Sto St. Rajasan Patil Rto Fist No. 1273, Susvella Riddhi Siddhi Residency, P.No. 1-4, Rajasa Gandhi Nagar Extr. Road No. 1, 1214, Kota Raj. un dt. 20.07.22 and execute a Rogd, Lease Deed in favour of firm on dt. 01.09.22.
9	Nature of Title of the jetembol Merigagor over the Property (whether full invocaship rights, Lenschold Rights, Occupancy Possessur Rights or ham Holder or Gost, Grantee Allottee etc.)		-	Freehold
19		eschold, whether :		Not applicable
	9	Lease Doed is daily stamped and registered		Not applicable
	5	Lessee is permitted to prograge the Cosschold right		Not applicable
	· ·	Juration of the Louse unexpired period of lease		Not applieable
	sL	If, a sub-lease, check the lease deed in favour of Leaser as to selecther lease deed permits sub-leasing and mortgage by Sub- Leaser also	**	
	е	Whether the lensehold rights permits for the creation of agy supersumence (if applicable)?	i	Not applicable
			_	
	i	Right to get renewal of the lensehold sights and nature therest	П	Net applicable
11	of C grun with chie other			Nat applicable Not applicable
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	e	It so additional productions permissions to be obtained for creation of valid marigage?	1	Not applicable
	ď	Requirements, if any for creation of morigage as per the central state laws applicable to the first in the matter.	1	Not applicable
20	3	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation, calloccement of mortgage.	:	Not applicable
	h	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 northague?	2	Nut applicable
	e	le the case of eneversion of Agriculture land for commercial purposes or otherwise, whether requisite pricedure followed permission objained.		Not ampliculáe
21	теди Адг	ther the property is affected by mor local lows or other dations having a bearing on the evention security (cizionlated Laws, weaker sections, minorities, Land Laws, SEZ dottors, Costal Zone Regulations, Environmental Clearance.	;	Not applicable
22	ш	Whether the property is subject to any pending or proposed land acquisitious proceedings.		No
	h	Whether any search enquiry is muse with the Land Acquisition Office and the outcome of such search enquiry	:	Not applientie
23	a	Whether the property is envolved in or subject matter of any linigation which is pending or concluded?	:	Na
	h	If so, whether such litigation reneld infrerestly affect the creation of a valid zaortgage of have day implication of its folice enforcement?	:	Not applicable
	c	Whether the ricle documents have any court seed marking which points out any hitigation; 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 tirm, whether the property belongs to the tirm and the deed is properly registered.	:	Nat applicable
	ŀ	Properly belanging to pursuers, whether thrown an hatchpeas? Whether formulities for the some have been completed as per- applicable loss?	i	Net upplazable
	d	Whether the person(s) covering coordings has have authority to create mortgage for and on behalf of the term.	-	Not applicable
2.5	Hang nearly wells pro-	Whether the property belongs to a Limited Company, cleok the troons provers. Board resolution, authorisession to create tgage execution of documents, Registration of any prior clurges the Company Registrar (ROC). Articles in Association resson for common sent etc.		Not applicable
	abon	Whether the property (to be mortgaged) is purchased by the Company from any other Company or Limited Liability needship (U.P.) from 1 Yes No.		Not applicable
	mar.	If yes, whether the search of cleages of the property (to be tgaged) has been caused out with Registrar of Companies (RoC) espect of such vaulor conspany / 1.1.P (seller) and the vender pure (purchaser)?		Not applicable
	char cres Ves	Whether the above search of charges sevents any print gas excumbrances on the property (proposed to be intertgaged) had be the reader example (selber)? No.		Not appliesale
		If the search reveals enountleavers I charges, whether such ges enounthemess have been suitabled. No		Not applicable
26	born	ase of Societies. Association, the required authority power to ower and whether the mostgage can be created, and the required lutions, bye-laws.		Not applicable
27	J	Whether any POA is involved in the chain of title?		No



		Whether the 150A is one cropped with region to a Development Approximate converse Affords (Ilou, closes close) whether the specific required document and home it has created an interesting ferrograph by building development as such as meanwhite as per less in case the title incorrect is executed by the ROA hotker, these theirty whether the POA product is (i) are executed by		And applicable
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54	Detail of PTC induction tracking content forther entires including to the property in quarter.	:	Not approache
75	Whether the some of contagger is reflected as every to the reserve Moskapal Villago program:		Set applicable
H	a. Whether the property affected as severy a clearly demonstrate.	1	Yes
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	 Whater his properly has not severe carpor decreased. The property should be insure account to the common comics to to request goods to feetings. I homes, as the common range by a 		Yes
17	Marko de properti can la identifient han the fallering removents, as: Jacopara daulyfa aircon scroon , Yang mendal arrend accusing s		Network
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18	In contest of the homeome of the property wheles force is a fference five against in any of the little deciment or any alter community for the contest encouper, slight 5(%), also be broaded moved homeomy? It is prove disherent comment on the same.		Natagasinelike
10	If the relation open adia approved continuel press are main available phase common as the main isomorphise common on the decorption of formation of Responding the continue and states the plantacies of the relation open and or approved plantace and contribute the relation open and the provide these contribute of the relation open and TIA, plantace provide these contribute observations, as authorities usual methods to the advantace.		V/hoter report to Level-14-
1	Any the extractor for each mode materials are less than profit transmitted, drugs of proper registrative of documents, payment of proper temp daylets.		Nin
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Resident & Office – 40, Vikas Nagar, Nama Road Kuta (Kaj.) Mob. – 98295- 87907

-22	In one or choice of expant one deck, dants of eggl and other expansions to continue of a prime with and influences multiply by depote at eaching around the continue of a prime of the continu	Not appi saldo
14	Streether the promones has manufactured discussed of the mongage technic : then extend permutative common transfer of managest and additional processors, if any to be taken transfer comm.	Not excisable
	Administrated expects extension for accompanion of this respectives (exceptions)	No.
45.5	Additional suggestions, it are to enforced the lettered of their lettered to service the service of security.	NA.
4	The specific persons who are required to excell managed to depose a five-specific energy exempts.	No. Deckin Therelopers United, through- authorized signature als Rejech Konne Paul No Sh. Bajaran Paul 165 Plat No. 1273, Sarvalka Riddhi Shidhi Heddener. P.No 1-4, Rajeev Guidhi Nagur Kona Royd No. 1, 1915, Kota Baj
17	Whether the Ross Evide Project control under final Issue (Resentate and IAveceptural) Add 2016 1 Y N.	No. emikasis
	Whether the project is regarded with the Rull Estate Regulator. Authority I if so, the density of such equidation are to be forested.	Sel graduable
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	Whether the across of the electronic plot in position are mailed with the less of market and types of apertanette or plots booked as a apharhol by the presente is the website of sould court. Represent Assumpty	Negagykana

Date 1214-3022 Pinar Kati BUDHI PRARASH BADHICH Advocate & R.A. IVo. 10, Vikas Nagar Nanta, KOTA (Rai.) Advector

Resident & Office -40. Vikas Nagar, Nantai Road Meta (Naj.) Modb. 98295, 87807.

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नगर विकास न्यास, कोट

पद्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूगि का गैर-कृषिक प्रयोधन के जिए उपनीय की अनुसा और आवंदन) नियम, 2012 के निगम 22 के अन्तर्गत भूगि का पट्टा विकेट

unio/ 1096

दिनांक १०/२/२०८२ वैशार्च केलिय क्वलपर्स लिए करिये क्रमीकृत हस्तावस्कर्ता राजेश कृमार पाटिल पुत्र हो राजायम पाटिल

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निकादिन किया जाता है।	

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उप प्रवीयक, काटा (इसम

प्राधिकृति केम्बिकारी के उस्ताकार पय मोहर जन्म अंकार नाड़ करा

नोट – शरी मीसे पूछ पर अविना है।

- पंजीकृत/गृष्ठांकन संलग्न है।
- Registored and Endorsement Attached

व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

क्षि भूमि का रैस-कृषि प्रयोजन के लिए उपयोग की अनुहा और अवहन नियम, 2012)

पटटे की गर्ते

- पहल बारक ने निर्देश निवर्षों के पहल एक पृथ्व जीव नांग्र ताप करा ही है। यह तक प्रकारक १६ वर्षीय होंग्र हो गान है
 - के परवात और बुक्तरह के प्रत्येक विकट / इस्तान्तरण का ३६ व्यक्तियन की नुद्धि जोगी।
- पटटा बहुर दार भूलपर / विभिन्न क्षेत्र का अपभीत नहीं किया लाएमा भिन्न क्ष्मिती है। या , दिसल बादी किया गया है। यूक्स पर मनसित कान विनेदार न गुण्यकेन अनुसूत्री में उन्लेखिन स्पर्धान प्रनद्धन होने. अस्तु पुरुष्ठि रिज्यान हेनु निर्धारित गननपसे की पालना सुनिरियन की पाले :
- पहारा प्राप्तक जन्म मुख्यप्र को बिक्रम अध्या अन्य प्रकार से हरतान्त्रकेंद्र कहा निक्रम एया मुख्यप्र को संब-पहार निक-लीजो पर से से सकता। 2
- नक्त भुखरह है निवाद /हस्तान्तरम पर होता हो है। में नाम परिवहेम्सको हैए स्थित में निवासित गुरुत व्यवेदम के नाक प्रतीकृत निवाद पाप आदि ,स्युद्ध क्रिय जावने, परस्य पहरावकक के बजाराधिकरने के भारत निकार गरि देश रही होगी।
- पटला करेका का तरकार / शीवन में ना निवन / कुनुवारी कावाशों के बाने बहाक देवनेलों रखा जा सकेंगा जिसके दिन रक्षानेन निव्हाय के अनापीन समाय पर (MIK) की अवश्वकता नहीं होती।
- मुख्युक्त पर नवन भिनाम प्रायमित प्राप्त विकित्या के मानुस्कर्म हुन्। करना हाना । G.
- पहल कहाँ सिक्कोब विकारतं की विना स्वीत्तारों के भूकाण का नगरियातन र पुरुष इन । नू न्यवीम गरिवर्तन नहीं किया जा कर्तना ।
- पुरस विशेष कारी कारी की दिवांक से निर्मारित अवधि ने कियान करना होगा। निर्मारित कवि में निर्माण नहीं होने पर निर्मारित दर से कवि भिरतार किया जो समर्थी अञ्चल पहला विशेष निरक्षा विमा का सकता है।
- पहुँदा विलेक के निकारक के प्रकास निवस दिनाई गया तथा सुनकर पहुँदा सिलेक जाना किया गया है तो उकत भूकवर का घटना निरस्त किया। क सर्वना
- पटटा निसंख की बोक्या में आकारिक निसास पर होने जाने जाव विकासकर्त / यह निराण एककारी समिने द्वारा दहन किया जारेगा। 10.
- प्रदूर। दिलेक किन अधिकिया। निवर्ग, निवर्ग, विनिधम के जबूर कारों किया गया है। दुनके सभी प्रावधान व कहे लाग होगी जिनको पासरा नहीं। करने क पटना विश्वत किया जा स्वत्या ।
- नोट :- निर्मित भूरुण्ड में चर्च प ६ बागू नहीं वीगी।

ਸਟਾਘ ਕਰੂਨੀ ਨੇਰ ਪਟਨੇ ਸੀ ਸ਼ਹਿ ਬਾਰ ਹਵਿੱਖ।

पत्पण्ड है दहीस की सीनाओं का विवरण...

умк... ДС = 23...... зру... IC = 35

पटटा शःस्क के हस्ताक्षर

साओ

- पनीकृत/पृक्तकन राजन्य है। Registered and Endorsement Attached

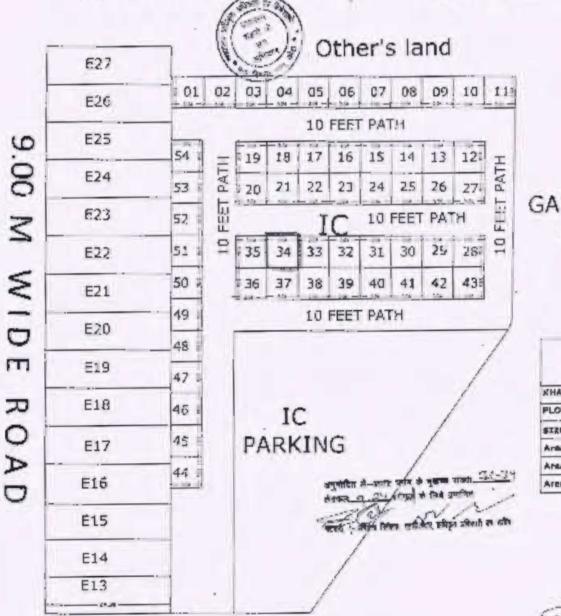
सङ्गर प्लान जलग हो भी गांसपन कर संस्कृत है।

of Brand Apr. of

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)

1

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

*					
KHASTA NO.	47, 49				
PLOT NO.	I.C - 34				
SIRE	3.04 x 3.04				
Area (In SQ.M)	9.242				
Area (In SQ.PT)	99.44				
Aren (In SQ.GAJ)	11.05				

12.00 M WIDE ROAD

SIGNATURE OF OWNER

Gowinsent of Hajerdan REQUESTRATION & STANDA DEPARTMENT, HAJESTHAN JUNES BUD-REGISTRAR . MOTA-4

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Advotate

Resident & Office ett Viksa Nagar, Nanta Rund Kuta (Raj.) Mob. - 98295- 87807

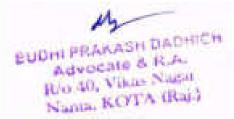
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B.P. Dadhich Advocate

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

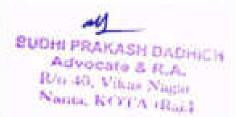
	а	Whether the recents of registrar office or revenue authorities relevant to the property in questions are evaluable for verification through any online portal or exemputer system."		No
	Ь	If such online contrains recently are available, whether any writication or cross checking are usade and the comments findings in this regard.	:	tent available
	9	Whether the generoccuss of the stamp pages is possible to be get verified from any online purtol and it so whether such verification was made."	-	Not available
7	a	Property affered as security liths within the jurisdiction of which sub-registrar office."		Sub Registrar Keta Raj.
	ь	Whether it is possible to have registration of documents in respect of the property in question of more than sine office of sub-registrar district registrar registrar-general. If so, please some all such offices?		No
	L	Whether search has been made at all the offices named at (b) shore?	:	Yes
	d	Whether the scarches in the offices of registering authorities or any office records reveal registration is multiple title documents in respect of the property at question?	:	Ñ _D
×	sitte pred Min med stell In a onel than	in of title tracking the table from the oldest talls deed to the latest deed retablishing table of the property in question from the lacessars in title interest to the current table holder. And wherever on's interest or other clog on title is involved, search should be a for a further passed, depending on the need for elemence at edge on the Table. The property offsized as security for loans of Rs. 1.00 crure above, search of title encumbrances for a period of not less in 50 years is manufactory.		fil years 2022 to 12.00.2023 LTT Kiss afforted in S.No. 1C-34, Gardenia Village Kanhadt, Kota Raj to M/s Deniar Developers Limited, through authorized signatury Sh. Rajesh Kumar Patil Sto Sh. Rajaram Patil Rio Flot No. 1273, Susvalka Riddhi Saldhi Residency, P.No. L-4, Rajees Gardhi Nagar Evin. Road No. 1, IPLA, Kota Raj, on dt. 20.01.22 and execute a Rogd, Lesse Deed in favour of firm on dt. 01.08.27.
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	K.	If no additional precautions permissions to be obtained for creation of voled mortgage?	1	Not applicable
	J	Requirements, if any for creation of manages as per the central state lows applicable to the cruse in the matter	:	Not applicable
IXI	a	If the property is Agricultural land, whether the local linus permit mortgage of Agriculture land and whether there are any restrictions for creation, enforcement of mortgage.		Nnt applicable
	h	in case of agricultural property other relevant accords documents as per local lows, if any are to be terrified to casons the validity of the title and right to enforce the mortgage?		Nox applicable
	ę	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followest permission obtained.	2	Not applicable
13	rees Agn	after the property is offseted by any local laws or other dutions having a bearing on the creation security (viz- icultural Laws, weather sections, numerities, Land Laws, SDV, lations, Costal Zame Regularisms, Soveronenerval Clearance		Not applicable
2	Я	Whether the property is subject as one pending or magnetical land acquisition proceedings?	1	Nea
	h	Whether any search exquay is made with the Land Acquisition Office and the outcome of such search singury.		Net applicable
7	10	Whether the property is involved so or subject matter of any higgstree which is pending or concluded ?	i	Nin
	b .		-	Not applicable
	С	Whether the title decorated have any court scall marking which points out may hispation utualment security to court in respect of the property to question 7 to such case please reconstruction seeds and marking.		Sut applicable
14	a	In case of perforabling firm, whether the property belongs to the firm and the deed is properly registered.		Not applicable
	5	Property belonging to partitions whether thrown an hotelpoins? Whether the southers for the same have been completed as per applicable taxes?		Nut applicable
1	c	Whether the person(s) creating mortgage has have authority to create mortgage for and on behalf of the firm.	į.	Nos applicable
25	mort with	Whether the property belongs to a Limited Company, cased the reweig powers. Board resolution, authorisation to create testing executions of documents. Registration of are prior charges the Company Registrat (ROC). Artholes of Association vision for common seed etc.		Not applicable
	ahos	Whether the property (to be mortgaged) is purclessed by the company from any other Company or Limited Liability occurring (LLP) firm ? Yes / No.		Niit applicable
	in is	If yes, whether the search of charges of the property (to be lyaged) has been curried out with Registrat of Companies (RoC) espect of such vendor company I LEP (seller) and the sender pany (purchases)?		Not applicable
	char	Whether the above search of charges reveals any prior per intelligations on the property (grouposed to be mortgaged) tell by the vendor company (seller)?		Not applicable
		If the search reweals ensumbrances charges whether such government burners have been substited?" No		blos applicable
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7	u	Whether any POA is involved as the chann of title "		No



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

		, made, approval of lay-out and other preclations of any		
	q	Whether the numbering pattern of the units that's tally in all	:)	Net applicable
No.	E.	documents such as approved plan, agreement plan etc		Water backle
317	Cer	numbrunces. Attachments and or claims whether of Government and or State or other Local authorities or Durd Party claims, as etc. and details thereof.		Nrs applicable
31		period covered wader the Enginglessaces Contificate and the		Ol years 2022 to 12.06.2022
		no of the person in whose favour the encumbrance is created and		
32		o, satisfaction of churge, if any. halv regarding property tax or land revenue or other statutory dises.		Not applicable
.12		d payable as an date and if and poid, what remedy?	i	ног вружаетс
33	۵	Usban land ceiling clearance, whether required and if so, details thereon.	Ŀ	Not applienble
	h	Whether No Objection Certificate under the Income Tay Act is	7	Not applienble
34	13m	I required obtained inds of BTC extracts quisable) extracts. Kathy extracts pedaining		Not applicable
				The difference
		lie groperty in question.		mercal and a second
35		interpol Village records?		Not applicable
36	a	Whether the property offered as security is clearly degrarented?		Yes
	b	Whether the demandation partition of the property is fegulfy valid?	-	Yes
	6	Whesher the groperry has close access as per documents I	Н	Yes
		(The property should be legally accessible through normal		
		carriers to tratequott goods to factories i houses, as the case		
		may be).		
37	Wh	other the gropuny can be identified from the following documents, and		Not avaslubée
	des	reparey doubtful circumstances, if any revealed in each verifing 4		
	3.	Descripted in relation to electricity connection		Not available
-	ŀ	Discourses in relation to water copposition		Not available
-	c	Decement in relation to Sales Tax Registrative, if any applicable		Not avariable
-	ı,	Lither width hists, it apy	l.	Not averlable
20			. 1	
38		respect of the homologies of the property, whether there is a	:	Not applicable
		breaco discrepancy in any of the title documents or say other discussion	i	
	1.916	is as valuation roport, utility bills, e.c., (or the actual current boundary ? If		
	90 5	State disbutate assument on the same	m	
ją	IE	he valuation report and or approved ranctioned plans are made available,	:	Valuation report not available
	plea	se comment on the state including the assumption on the description and		
	bou	ndarius of the property on the sent document and that in the fitte decale.		
		the cultuation report and or approved plan are not available as the time of		
		porntion of TIR, please provide these consumers subsequently, on making		
	100			
de t		same available to the advocate (
41		har restriction for creation of mortgage under any local or special	1	No
		diments, detects of proper registration of documents, parental of proper		
		up dury etc.		
41	Who	other the Bank will be able to endonce SARYARSI ALL of required against		Not applicable
	the	property official as scorrity?		



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42	by once of absence of original columbods, decide or liquid and ration of decidences. So was not of a prime, said not information in member to deposit of condition example daily and Feature, not decrease primaries in the latter to the keep in terminal or of	Nercapplicate:
43	Which me governing his beautimional documents in the worpage who is four natural parameter matrix matrix of the material estational productions, if my to be taken in each mate.	Norapphaskic
44	Advanced expense refer on the interruptions of this is perfectly true.	: No
15	Additional maps there of the attention and the entired of things present (as the last of country).	5.A.
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47	Whether the Real Points Spaper course makes Rom. Salat: (Regulation and Development) Acadetts — Y N. Whether the respect is registered with the Real Points Regulation Arabbayky? If to the receip of such equiphents are to be turned to d.	Not applicable [As applicable
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Detr. (2008-2022) Page 8-ab BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagu Nanta, KOTA (Rai.)

Advantage.

Mesident & Office 40, Viliga Nagar, Nanta Rend Kota (Maj.) Maj., - 98295 - 87807

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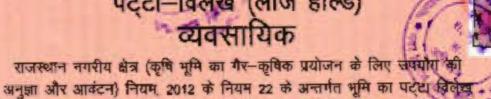
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BUDHI PRAKASH DADHICH Advocate & R.A. R/o-40, Vikto Nagar Nagar, KCTA Uluil



ा नगर विकास न्यास, काटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



क्रमांक / 1087	दिनाक 20-07-202
	रेथे अधीकृत हस्तामरकर्ता राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल
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नोट – शर्त पीछे पृष्ठ पर अंकित है।	

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

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व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए एमयोग को अनुहाः और अमेटन निगम 2017)

पट्टे की शर्ते

1.	पदल शब्क ने निर्देश नियमी से ग्रहम एक मुख्य लोग राजि जना तथा है है। यह जाना भूठपट छठ प्योध लीग है मुख्य है।	
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- 2 पट्टा अपन द्वारा भूदण्य / भिष्ठित दीव का जायांच वहीं किया काएगा भिस्त स्पर्वाग हुनु पट्टा विशेख लागे किया गया है। भूदण्य पर प्रचारित पटटा विभिन्न में सम्बन्धित अनुसूची में जन्मोदिक उपनांग उन्दुर्भव होगे, परन्तु प्रचल प्रच्येन हेनु निर्धारेन मनश्यु दीव गायाचा सुनिविध्य को जाते।
- 3 पद्य ब्रांस्ट एका भूतमक को विक्रण अथन अन्य प्रकार से कुरतालांधित कर सर्वाप प्रकार होता का नग-गहते (दव लीज) पर भी द मळता.
- क्या पूजाक के मिलन/उल्लासिए पर केंद्रा के पर में नाम परिकान के किए प्रकार के मिलन अमेदन के माथ प्रजिद्ध विकास के आहे.
 प्रमुख किया आमेंमें अन्य प्रकाशक के उल्लासिकारी में मानते में काई निर्मा के मुन्न के मिलन प्रकाशक के उल्लासिकारी में मानते में काई निर्मा के मिलन में मिलन प्रकाशक के उल्लासिकारों में मानते में काई निर्मा के मिलन में मिलन प्रकाशक के उल्लासिकार के मानते में काई निर्मा के मिलन में मिलन प्रकाशक के उल्लासिकार के मानते में काई निर्मा के मिलन में मिलन प्रकाशक के प्रकाशक के उल्लासिकार में मिलन में मिलन प्रकाशक के प्रकाशक के प्रकाशक के मिलन में मिल
- पटटा विलेख का मरकार / कीरण में वा नियन / कामदानी मंख्याकों का मारा काम देखिक) क्या कि नाकेम, विभाव निय स्वानीय निकास का अनामित । प्रमाण पत्र (1900) की अनामकार पत्री हार्यका
- भूतम्य पर पटन निवास प्रतिक्षेत्र नद्या विकित्य के वान पट तहत करना होता.
- पहारा करों (स्थानीय निवाक) की पिन को। (से के भूकाण का राणीवाजन) पुनर्गत्य, ते क्षु प्रमणेत्र परि सेन नहीं पेचा कर पालवा।
- a पहुंच देलेल जारी करते के दिनाक में निर्माण असी ने लिनाम करना होता। दिशकिक प्राप्ति में निर्माण गड़ी होते पर निर्मारित दर में अवदि दिन्दार किया जा गर्नेहर अन्यय पहुंच विरोध निरक्षा किया में स्वतना है।
- ्र पहला विशेष्ट के निष्णद्वण के प्राचात निर्मा विशेष्ट होटा तक पूर्णकर पटला वि∺या कहा किए गणा है हो एक्ट पूरण्य का पटला निरम्त निर्मा स्त्रा रचीया
- an पर हो हिल्ल की योजना में अन्तरिक विकाश पर होने वाल कर विकारकर्ता है पूर निर्माण सहकारी सामित हार कारन 'बेरर जायता'
- पहला दिलेख सिन अधिनियमी नियमी लीवि विनिधन से तहा। जारी विध्या गया है। इनके सभी प्रवणात न शर्त लागू होती जिनकी अक्षत नहीं।
 करने पर पहला निरक्षा निया का गर्लना

नोट :- निर्मेट पुरुष्य ये कर्त नं व लागू नहीं होगी।

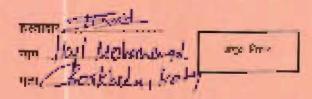
स्ताम अपूरी देश पहुँद की पनि कल सकि।

भूकात है पढ़ोस की सीमाओं का विकरण – पूर्व <u>T.C. 3.6</u> पश्चिम —स्टाप्तना स्टब्स T.C. 234 अंग्रेस

मध्य शास्त्र के हस्तावार



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থাসীকৃত / ফুলাকন ভালাল है।

Registered and Endorsement Attached



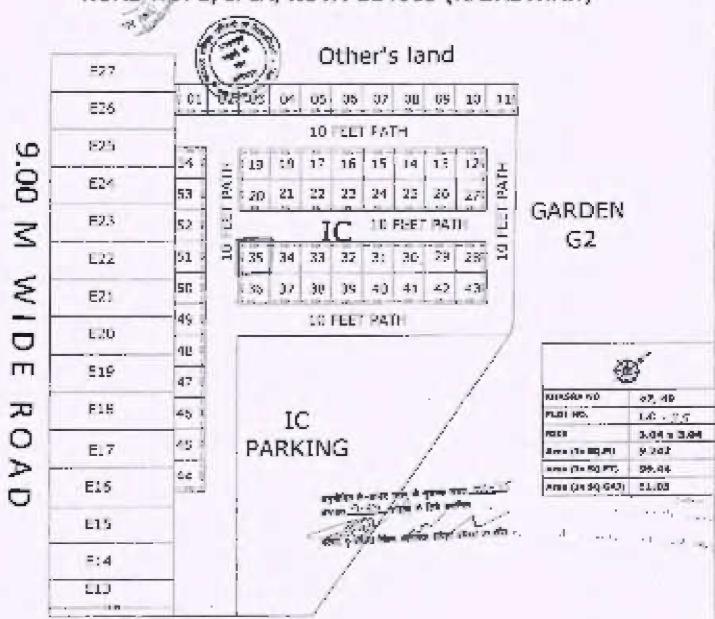
सदर राम अलग है भी संतान कर सकते हैं।

प्राध्यक्त अधिकारी के हिलाकी क्ये नीवर

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)

Same?

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

Operation of Republic HER STRATION & STANFO CEPARTMENT, HALLSTEAN, AJVEY SUB-REGISTRAR COTAJ

/		Рау Вруп (4 471 го. 9 (5), е 76 5 1 11 (Priv Date	19, 10, 5	ioù eré l'ed
Kar Rasipi Se Nama	· manufactoress : electronic egrateuris, una tente Denskoms Unitar	Harrison Desir Consument S. No.			enio) Cristentino)
Accesses Discovery Light	100TA : resulting And Search				
Tepe Value	; Pg	Production Service		: 80	
On Hagain take Tay	· 11	See to Versier Jan	A 80 50		
56	: 10	Deliver I having from	10.37		r a
Story (Venousker)	•	Rag (management)			
Surcharge	10	Sherr Disk		:	7.3
Parez	; 10	trajection for		:	1. 156
10 St 30	1.75	Communica ·		:	3.0
Chalcoy	: 6	Oles			10
		Lock Amount Square	-1		1.7
		Other than Clark			9.50
From Year 2000 To Y	'001 20 <u>12</u>	Total Aggress		:	LAI

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By Armi Challer \$5000007 £35-

Story or and of presentation or applicant to

के कुरवार कर हो मानिका है। अब देखक की कुरियम मानाकुर

CARL BY

SUBJECT BAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

			IMMOVABLE PROPER	11				
	A	Name of the Branch Business Unit	Office seeking opinion			sthan Real Es orlty, Jaipur Raj.	inte Regulatory	
	Ь	Reference No. and date of the which the documents fundered for			Nil			
	c	Name of the Burrower		=	Path Path 1273, P.No.	Denim Developers orized signatury SI Sin Sh. Rajaram I Suwalka Riddhi 1-4. Rajeev Gandhi 1P1A, Kota Raj.	i. Rajesh Kumar Patil Rin Flat No. Siddhi Residency,	
2	a	Name us the uniformery com- property ice as sectuity.	poire person offering the	-	M/s autho Paril 1273, P.No.	Denim Developers oriced signatory SI Sio Sh. Rajarato I Susvalka Riddhi 1-4, Rajees Gandhi , IPIA, Kota Raj.	n Rajosh Kumar Patil ICo Hal Nu. Siddhi Residency,	
	Ь	Constitution of the Unit correct		:	Indiv	idual Firm		
	ť	affering the property for creation of State as to moder what capacity is as joint applicant or borrower or as	scentify offered (whether		Виг	em ()		
3		ete or full description of the immo- rity including the following details.		:				
	а	Survey No.		:	S.No. Rai	IC 35, Gardenie, Vil	llage Kunhudi, Kuta	
	Ь	Door Hintse on (in case of house)	erepents)	1	S. No. Naj.	IC-35, Gardensa, Villa,	ilkage Kunhada Arto	
Ī	c	Extens area including plinth built properly	up aren us esse at house	:		Sq. Mi.		
	aL	Locations like name of the place, sub-district ele Boundaries	vidago, city, registration,	:	Kast - S.Nu. IC-36 West Raad North S.No. IC 34 South Road			
4	*	Presignality of the documents chromologically.	screntazed-senally and		L. Contificate of focupouration Benjar Developers Limited Z. Resultation Letter in various Rajesti Kumar Paul 3. Allutanout Luster No. 1987 de 1 4. Contilicate No. 1987 de 29,91 f 5. Regal Lessa Devel with 1 61 08,22		ors Limited in taxonor of SA or So 1987 dv 20 07 22 87 dt 29,0122	
	h	Nature of documents verified an integrals or certified copies in certified. Note: Only integrals or certified to the contrast of the certified.	registration extracts duly			L Easte Deed at R. 188 S.No. 202 1.22		
	SI_ NO.	Dare Name Nature	of the Ducument			Original centried enpy sentified extract photocopy, sto.	In case of empires, whether the original was sensitived by the Advante.	
	1	61.188.72 Rogd. Lease De				Original	Not applicable	
5	releva avada orgán	er contained only of all title document sub-registrar office and compared side by the proposed mortgager of the conjugation of the part of the conjugation of the part of the conjugation of the conjugatio	with the documents made. Please also incluse all inting contitud copy of	Н	Nei			

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

í.	9	Whether the records of registrar office or revenue authorities relevant to the property in question are evailable for vertication through any online portal or example; system?	:	No
	b	If such ordine computer records are available, whether any venticelism or cross chacking are made and the comments findings in this regard.		Not available
	c	Wherhos the gentineness of the stamp paper is possible to be got verified from any unline portal and if so whether such sentication was made?		Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	:	Sub Registrar Kota Raj.
	Ь	Whether it is passible to have registration of documents in respect of the property in question, at more than one offsee of oth registrat district registrat registrat-general. If so, please name all such offices?		Nu
	ď	Whether words has been made at all the offices named at (b) above?	:	Yes
	d	Whether the segreties in the offices of registering authorities or any other records seveal registration of multiple title discurrents in respect of the property to question?		No
2	Min mad such line and	in of title tracking the title from the oldest title deed to the latest deed establishing after of the property in question from the knowsons in title interest to the current title holder. And wherever on's interest or other edge on title is involved, search should be a for a further period, depending on the need for electrones of a clay on the Title use of property offered as security for bians of Rs. 1.00 correlative, search of title/encumbrances for a period of not less at 30 years is mandatory.		01 years 20025 to 12.08.2022 UT Kuts afformed a S.No. 16'-35. Gardenno. Village Kunhadt, Kota Raj. to M/s Derrim Developers Limited, through surfhorized signatory Sh. Rajesh Kumar Patit &o Sh. Rajeram Patil R/o Flat No. 1273, Suwatka Riddhi Siddhi Residency, P.No. 1-4, Rajecy Gandhi Nagar Extr. Road No. 1, 19'LL. Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 01.08.22.
g	ťull	are of Interof the interoded Mortgagor over the Property (whother nonership rights I enselved Rights, Composers Prosessor or or language Holder or Govs. Orantee Adolece etc.)	:	t rechald
10		aschold, whether .	:	Not applicable
	a	Lease Deed is dely stamped and registered		Net applicable
	b	Lessue is permitted to martiage the Lesschold right		Not applicable
	0	direction of the Lease unexpered period of lease		Not applicable
	4	It is sub-lease, clock, the lease doed in favour of Lossoc as to whether lease deed permets sub-leasing and mortgage by Sub- Lessocialso.	:	
I	e	Whether the leasehold rights permuts for the creation of my superstructure (al applicable)?	1	Net applicable
	Ľ	Right to get removal of the leasehold rights and nature thereof	100	Not applicable
15	green with char- artie	Given grant alloration Lesse-com- Sale Agreement, whether it upreement etc. provides for alienable rights to the mortgagen or without conditions, the mortgagen is competent to create up on such property. Whether any permission from Covit, or any authority is required for creation of mortgage and if so whether i varid permission is available.	:	Not applicable
12	_	cupancy right, whether		Not applicable
	a l	Such right is heritable and registerable		Not conductble
13	пы	Mortgage can be created use of Mistor's interest, if any and it so, whether creation of tempe could be possible, the modalities procedure to be followed uding court permission to be obtained and the reasons for coming	100	Not applicable Not applicable
		ach conclusion		

Resident & Office – ett Vikas Nagar, Nanta Road Kota (Raj.) Mob. – 95295- 87827

	1 2	the GHI Settlement. Dept is that treatment and requirement	Nec applicants .
	Þ	be (StuSen emen Dead the best arroand to two worksers	No applicatio
	- 6	The Gift Sufferency, Land Engage or the property to Deney	. No uniform
	d	Whether the Direct has receptor the gelf by square the Graduated files in the a separated solding to be introduced by a terminal solding to be introduced by authors.	: Natupleane
	9	Whether there is any nestriction to the Doore to exempting the attraction of development of the president.	No oppdients
	, 1	Whether the Doger is to progressing of the pit of property	. 1-x application
	В	Whether any table except near one for the Denor of any other means and whether there is a need by any other person to prin the medican of contagner.	: No.upaxexe
	1	And other assure differeing the suitable of the title source formula the part endeaven lend	Met applicante
12	2	In case of execution family settlement would related the original devia is established for deprets. I and the medianty groundless to be judowed to expect a ratio and endocedable executions.	: Na: ignikatis
	ŀ	Whether authors has been expected and expiring the most years in pursession or large years of the date.	to option
	16	Otherine the president posts, is could be less until the confuger assumption a promption life in the theory.	. Shirt applications
	d	In respect of graften by a degree of court manage such degree for larguest find on all other conditions for makes one amplitude magnification.	: No: applicable
	1	Whether any of the description is question are executed in accuracy are in more time one of " If a sublitation because to be taken for continuous all pleus and pages?	. Korappleskia
51		elo the tile knoweds in one my fedgregge.	. Not application
	ā	In case of with, whather the will is negligible in a considered will ?	: Not application
	ŀ	Whether or first the matter people a support to a pressure and it so whether the people is producted to a competent count for	. Noting Lable
	- 1	Whether the property is matured on the basis of wall?	Not applicable
	, it	Whether the corporal will be are large 1	Notapplants
	ď	Whater the engreal death commence of the recover is possible?	Non applicable
		What are the incurrences and responding to combine the real in quarter in the Art and was will of the ensure? Of moments on the disconsistance such to the resultation of a declaration by all the baseling price of each open the potentiations solidity of the will all parties have writed specific of will, the related or relevant to relate on the will excellability of Michael Coping the rate door are to recognized to the first order.	: Non applicable
17	- 5	Whether the property is to began to any most matter.	No.
	h	Whether the property belongs in characteristic or my situation of the authorized by the properties of stranger or mach properties.	. List applicable
	4	" www.ferm.jerm.scions of our less report of the above come to account it moreover."	Sittage callin
TF		Where the property is a PAID (and force) property montpage is created for bands beneviallocal necessary, whether the Maps in Copuration have no objection part to exception, major's state it englished beneath members are	· Het eppirable
	ò	Show now constant on zit, rither netter which our adversely offset the widely of seconds to see a case?	: Not applicable
-15	fs.	Whether the property colonies to use must us to other, to the state of my test."	N6
	N	Whethat the text is a private or partit, this and whether text deed exercisedly at the new the unstronger of the present of	Kut qq Sable



	E.	If or additional processions, permissions to be observed for	:	Not one early
-	1	Example of rand exergings? Recommend of one for creation of manager no net the		Teclassissisk
		control made laws applicance withour moral flat drafte:		
21	3	If the property is Agricultural lead, whether the best lates permanencepane of American land and whether there are are ordered too for execution, excepted of mortgage.		fire ago, coble
	ŀ	in case of agricultural property other relevant research improves as per front laws, it any are to be verified to ensure for religion of the title and right to universe the energying?	:	Nive applicable
	C	In the case of converses of Agriculture land are creamered proposes or otherwise, whether recounts procedure followed promising obliqued.		Not act and by
7	ing Jun	ette de ameri, is affected to an local tawa or other entral horing a beening on the mention seem to real critical local coming motions, minustics local local SET laters. Com Zone Regulature, Section record Chances.		Not applicable
22.	1	Watter the property is subject to see the diagram arounds beduced in two proceedings?		Ni
	Ė	Washer my sound enough a contract the final composition. Office and the concrete of such sound negative.		Not applied the
2 -	3	Within the projecty is intalined or or crossit nester of any literature which is people or modulos?		N _{II}
	ř	If a valeties such Brigation small investey offer the example of a habit montgage or who ear of devition of its leasts unintercentary.		Notgoverstle
	=	Whether the title document have my count and message which prime out any limption attachment exactly to count in respect of the property in question? In such case these constant on sections continued to the con		Naturalisable
<u> </u>	•	In case of participations whole the property being a to the four are the creatio property varieties.		Setagosable
	,	Property references to paramete, whether thrown on the subpers !! Whether foundation for the same have been completed as per applicable year?!		Nonembers /
	4	Whether the providing evening macquipe rise have authority to condense the me, or benefit to the time.		arranachk
	Ran man MID	Migram the property belongs to a terminal Company, excel the coming process. Bread producting sufficiency are a consisting process continued a manager of the Company Regions. (2004) A factor of commission manufacture.		Not and Kathle
Ï	330	Whether the property the being appear to purchased by the consequent from any other than any or diseased holding appears in 1.15 time 2.75 s. No.		74), gedeante
	1. 9	If you whether the search of alonger of the property (to be request) has been control on to be Pessint or of Communes (Rod's report of such sendor company (ILLP sector) must be conduct party (possible).		Networkers
	shap trong Yes	Whether the above search of charges moved, my prior we missipality to the missipality (proposed to be missipality) by by studen company (action)?		Kiragydu dde
	You You			Macapphianic
P.	04.00	escured Securities. According the required make by some traces and electronic managed and to charted shell be required into an by large many.		Kiri spel table
Ŧ		Whether my Play, a involved in the charged safe?		No



	ь	Deve	ther the POA is one unupled with interest i.e. a dopment Agreement-cont-Privation of Attorney If so, please		Not applicable
		has c	fe whether the same is a agaistured document and honce it realed as interest in turour of the builder developer and		
_			uk is izrevozahle as per law		Not applicable
	¢	the fi Cond Repu Agre	est the title document is executed by the POA holder, is clarify whether the PNA juvokvod is (i) and executed by third with the PoA juvokvod is (i) and executed by third with the Pottners harployees Authorized escutatives to sign Flat Ailotmers Letters NOCs, count of Sale Sale Deeds etc. in forcer of bayers of muts (Buthler's TOA) or (ii) other type of POA.		The applicable
		(Con	amun POA)	:	
	d	aveni	se of Brikler's POA, whether a certified copy of POA is able and the same has been verified compared with the and POA.		Nat applicable
I	0		se of common POA (i.e. POA other than Builder's POA). a clarify the tisllowing clauses in respect of POA.		Not amplicable
		1	Whether the original POA is verified and the title investigation is done on the basis of original POA?	7	Not applicable
		ii	Whether the POA is a registered one ?	1	Not appliesble
		llr	Whether the POA is a special or general one."	1	Nut applicable
		IV	Whether the POA contains a specific authority for execution of title discurrent in question?	1 2	Not applicable
	(invati (13ca	ther the POA was in force and not revoked at had become ift on the date of execution of the document in question? se clarify whether the same has been ascertained from the e of self-registrar also?		Not upplicable
	2		se comment on the perioneness of PUA."		Not applicable
	h	The	one garvocal opinion on the entorceubdity and volimity of OA?	:	Not applicable
18	Sive	n the	minipages is being created by a PCIA holder shock as of the Power of Athonyos and the extent of the proven- rem and whether the state is properly executed of the place, where it is	:	Nat applicable
		ipsof ar inted	the state of the state of the passe. After the		
97	15 th	e prop	only is a flat apartment or residential commercial complex,		No
9	B ib chec	e prop	erty is a flat apactment or residential commercial complex, comment on the following note: \$ [.and owners tatle to the land beriding		Not applicable
7	B ib	Protection of the property of the property of the property of the protection of the	erty is a flat apactment or residential commercial complex, comment on the following note: s Land owner's title to the land benkling clopaters Agreement Power of Attorney		
9	B ib chec	Psot Exte	erty is a flat apactment or residential commercial complex, comment on the following notes a Land owner's title to the land benkling chapters Agreement Power of Attorney at or authority of the Developer builder		Not applicable Not applicable
	B ib chec	Protection of the Protection o	erty is a flat apactment or residential commercial complex, comment on the following motor's Land owner's title to the land berilding elopatent Agreement Pewis of Attorney at authority of the Developer budget peadent title verification of the Land and or highling in tion		Not applicable Not applicable Not applicable
77	B ib check	Property of the property of th	erty is a flat apactment or residential commercial complex, comment on the following sover's Land owner's title to the land besiding elopatent Agreement Power of Attorney at at authority of the Developer builder pendent title verification of the Land and or hudding in tion senior for sale really registered:		Not applicable Not applicable Not applicable Not applicable
77	B ib check	Proposition of Propos	erty is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land benkling elopatent Agreement Pewer of Attorney at a fauthority of the Decejoper bubber peadent title verification of the Land and or hubbing in from sement for sale really registered them.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
9	B ib check	Property of Payer Roch agro	crity is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land benkling elopatent Agreement Pewer of Attorney at all authority of the Decemper builder peadent title verification of the Land and or hudding in from the resident test relation of the Land and or hudding in ten for sale relation of the agreement, development tests of registration of sale agreement, development ensual, POA, etc.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
7	exex B the check b c d d	Property of the control of the contr	erty is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land benkling elopatent Agreement Pewer of Attorney at all authority of the Decemper builder peadent title verification of the Land and or hudding in from several resident to grapes stomp duty transcript of registration of sale agreement, development entent of grapes stomp duty transcript of registration of sale agreement, development entent, IOA, etc.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
9	Cook Cook Cook Cook Cook Cook Cook Cook	Protection of the property of the protection of	erty is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land beriding elopatent Agreement Pewer of Attorney at all authority of the Developer builder peadent title verification of the Land and or hudding in from sement for sale really registered the more of registration of sale agreement, development errors, I'OA etc.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	coordinates of the coordinates o	Protection of the control of the con	erty is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land beriding elopatent Agreement Pewer of Attorney at all authority of the Decejoper builder peadent title verification of the Land and or hudding in from several resident passenger to the Land and or hudding in tent of graper stomp duty discusses of registration of sale agreement, development emont, POA, etc.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	Coccio	Page Page Page Page Page Page Page Page	erty is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land beriding elopatent Agreement Pewer of Attorney at all authority of the Developer bubber peadent title verification of the Land and or hubbing in from several title verification of the Land and or hubbing in from ensured registration of sale agreement, development ensured of registration of sale agreement, development ensured of bubbing plan, permission of appropriate knewloods, etc. To all bubbing plan, permission of appropriate knewloods, etc. To a proper of Society Condaminium concerned apone y Confifmate allotanent letter letter of pessession abovelup details in the Society ore.		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
99	Cooker 15 the cheek 2 to 16 the cheek 2 th	Page Page Page Page Page Page Page Page	erty is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land benkling elopatent Agreement Pewer of Attorney at all authority of the Decemper bubber peadent title verification of the Land and or hubbing in from several resident to grapes stomp duty to ment of grapes stomp duty to ment of grapes stomp duty to ment of grapes stomp duty to ment of problems of registration of sale agreement, development emant, POA, etc. The problems of Society Condaminium concerned apanes y Cortificate allotation tester letter of passession abovely details in the Society ore.		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 Not applicable Not applicable
**	Coccio	Page Page Page Page Page Page Page Page	certy is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land benkling elopatent Agreement Pewer of Attorney at all authority of the Decemper bubber peadent title verification of the Land and or hubbing in from sevent for sale really registered title agreement, development entent of grapes stomp duty discussed of registration of sale agreement, development entent, POA, etc. The artificial plan, permission of appropriate knewloods, etc. The artificial allocation of the following in the sevent of the following plan, permission of appropriate knewloods, etc. The artificial allocation of the following plans agreement of personnels and the following plans are the following plans agreement appropriate allocation the following received appropriate allocation the following received appropriate allocation the following received appropriate allocation the following received appropriate allocation the following received appropriate allocation the following received appropriate allocations are the following received appropriate allocations are the following received appropriate allocations are the following received appropriate allocations are the following received appropriate allocations are the following received appropriate allocations are the following received appropriate allocations are the following received and received and received received and received rec		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 Not applicable Not applicable
	Cooker 15 the cheek 2 to 16 the cheek 2 th	mited re propose and Propose External force Fayor Roupes Appropriately audio Common Mem Shart Nic Coll All regal Street	erty is a flat apactment or residential commercial complex, comment on the following more is Land owner's title to the land benkling elopatent Agreement Pewer of Attorney at all authority of the Decemper bubber peadent title verification of the Land and or hubbing in from several resident to grapes stomp duty to ment of grapes stomp duty to ment of grapes stomp duty to ment of grapes stomp duty to ment of problems of registration of sale agreement, development emant, POA, etc. The problems of Society Condaminium concerned apanes y Cortificate allotation tester letter of passession abovely details in the Society ore.		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 Not applicable
200	Coccio	mited re propose and Propose Inde ques Agree Roup audio Com Occo Men Shart Nic C All regal Snoc Roup Snoc Korg	erty is a flat apactment or residential commercial complex, comment on the following motor's Land owner's title to the land beriding elopatent Agreement Pewto of Attorney at all authority of the Developer bubber peadent take verification of the Land and or hubbing in from the resident take verification of the Land and or hubbing in from the period of registration of sale agreement, development errors of registration of sale agreement, development errors. POA etc. and of bubbing plan, permission of appropriate level only, etc. registration of Society Condominium concerned appropriate in the Society Condominium concerned appropriate in the Society of Conditions. Confidential to the Society of Conditions. Development of flats Apactments. Building dictions. Development Control Regulations. Compensative		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 Not applicable Not applicable



		made approval of levisest and other presestations, if any		
	q	Whether the numbering pottern of the units flats tally in nl.		Not applicable
		discurrents such as approved plan, agreement plan etc.		
31)	Engineering Attachments and/or claims whether of Covernment, Central or State or other Local authorities or Tourd Party claims. Local etc. and defails thereof.			Nat applicable
31	The period covered upder the Erictanbrances Cestificate and the name of the person is whose fasiour the encumbrance is created and			01 years 2022 to 12.08.2022
32	Do	n, satisfaction of charge, if any. Bids regarding property tax or land recenter or other statutory does if dipayable as on date and if not polid, what remody?	:	Not applicable
53	0	Urban land ceiling cleapages, whether required and if so, details therein	:	Not applicable
	ь	Whether No Objection Certificate under the Jossing Tay Act is required obtained	i	Not applicable
Эl		lais of RTC extracts mutation exernels Kotha extracts permitting the property in question		Not applicable
35		either the name of mortpages is reflected as owner in the seventie. I	! =	Not applicable
à6	p	Whether the property offered as security is clearly demorated?		Yes
Ì	Б	Whether the demandation 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 varriers to transport goods to factories? houses, as the case may be).	;	Yes
37		ether the property can be shouldful from the lidkewing thresoners, and proposely the high discountaines, if any revealed on such scentiary?	:	Nist svaråeble
	1	Decrared at relative to electricity connection		No. available
н	h	Decrement in relation to water connection		Not available
		Exercising the rolation to Sales Tax Registration of any applicable		Not available
	d	Cabor utility biles, if any	٦	Not available
lg	Bib 1300	respect of the boundaries of the property, whether there is a ference discrepancy in any of the title documents or any of her documents this substitution report, utakey hills, etc.) or the actual convert boundary? If these etalkenite comment on the same	+	Not applieable
30	pdea boss (III)	he valuation report and/or approved sanctomed plans are mails available; as continent on the same metalling the comments on the description and induses of the property on the sold discovered and that is the little deeds the contention report and/or approved plan are not available at the time of persistent at TIR, please provide those comments authorigately, on making same available to the advance of	:	Valuation report not avuilable
- <u>1.</u> !.		 barrestriction fin continued muripage under any local or special clinents, details of proper registeration of documents, payment of grupes up duly etc. 	:	No
41	Wh	other the Bank will be able to entire e SARFAFS] Act of required against property offered as security?		Not applicable

Advocate

Resident & Office -40, Vikas Nagar, Nanta Road Kota (Raj.) Moh. - 88285-87807

42	In case of attention of organic talk deads, castle of legal and other receivements for continue of a proper, color and enforced a mentione by depart of contribut estates data cartified into a previous to the taken by the Kint in this record.	1	Not applicable
43	Seather the postering less constituental documents of the managementary floor related respecting periods are the seathers and seathers protections of anything in the seathers.		Амассталь.
11	A thin and expects or income for exercisquests of allows per localities.	Ŧ	No
15	Additional suggestions. If we to reference the learner of hand covering the particular of records.		8.4.
3	The months persons take are required to these mentioned to depend decomposition danger months		Mr. Denko Berriepers Limited, through authorized signatory Sh. Rapeds Kurret. Paul Su Sh. Raperum Paul: 160 Flor No. 1272. Servalka Rhiddi Shidis Hoskboom. P.No. I.I., Rajisor Candid Negos Fato Rend. No. J. 1918. Kuta Raj.
47	Weether the local Program former tenter Red Please :Reau point and Thursdaynesis Au 2016 - Yill.		Neinggradhk
	Washer the project is remotered with the Real financial formbinary. Authority I fill on the details of such reposturious are to be found to		hyrapphoshlu
	Whether the regoverner, agreement for some as presented in the asset Auditudes there under to ensure of:		for sprivable
	Whether the details of the apartment stot is parameter are verticed with the last of number and none of apartments or pints booked as appeared in the processor in the website of Reel District Regulatory Australia.		Мек этрашИк.

See : 12 10 2022 Physic Keta

B.P. Dadleth, Month

BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Visco Nago Nama, KOTA (Rai.) Authorizate:

Resident & Office --NL Vilkes Nagar, Namia Road Kale (Kel.) Mark. - 98295-87807.

TEMPTORISH STREET, INC.

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- There was dead the Microscotters Additional and a second at the grade has a self-order to the Microscotters Additional According constraint of high
- i i sa finalia. Agricular manda a lle ta al Ponena esceta ta se outre tixa con taste distribute (denni adontita a finali Province of 1950 is Suitches and J.P. Cor (an heaven response). Message: Massing will be a soul Copper on Adhay beyon a ومن أجدًا وقال الأحمال في الله والقام والمنافع المنافع المنافع المنافع المنافع المنافع المنافع المنافع والمنافع المنافع المنافع المنافع والمنافع المنافع والمنافع والمنافع المنافع والم und de varial Surfage i de la mara grandà culturg l'an occupió de l'Est. Cas la applymentament con cultipling symbol trace and we will be
- is traditional about Konnik necessarility were, we should be glob webback a given the elevation began shipped (by a dig and recording relative to the enterprise policy of the forces arranging parameters 4 for into are in Superior Code, as are the many of the and the constraint polytrique graphism of
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- Tilk relyctor 545 Depin Developers Landfeld, Baround authorized appraisary 8th, 16-yeah Ramon Parkl SA, 5th, Renarry Park Kit Eta Der 1274 Saviaka Heldin Stotin Brackwes, 1904 3-4, Nakos Gaziki Darca Esmi Rich No. 1, TO C. Kata Raji teorge with the Cartest Quantum Lie ver to a last this year. The target grays that the above the treatment of a read time group when restrict and the same Verticals are different mentions the
- ing will 4 from the 4 Managing by Decorated allocations comby the reproduction of following also excit decimients would be no an abilitized impossibility though po-

Note: Place in period Discovered No. 1 to 5 to be taloned by the register decreasing project and in 1919 to 194

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- Jeschaler umknutzürren of 55. Juliub Warren Fed-

- dec sentions, No. 1887 to Juni 122
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- There we no legal imperoments for creation of the Nortgage op production of showering deeps, the contribution (Matter Supress of Artists - Participal management and appropriate Lawy (Claim in Force)

12. Les cortines des les suspany el SARI Ah & Comptant.

March 1997 A. Se Ure – knet $(0.5 \pm 0.5) \times (0.5) \pm$ Switch Route

70年,12年出版公司

M EUDH PRAKASH DADHICH Advocate & R.A. Res 10, Vikar Nagar Nanta, KOTA (Raid





💶 नगर विकास न्यास, को

पट्टा-विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नगरीय होत्र (कृषि भूमि का गैए-कृषिक प्रयोजन के लिए राज्योग कर अनुहा और आर्यसन) नियम, 2012 के नियम 22 के अन्तर्गत गणि का पहला दिलेख

G. a. 20 07 2022 इसकि / 11% है।

वैतर्स देनि पहटा पारक का नाग				पुत्र की चलासम पाटिल
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योजना. गार्डेनिया				में स्थित है।
स्थानीय निकास (पट्टा कर्ता) हार विद्यादित किया जाता है।	। पट्टा सारक के प	स में उत्तत भूखन्ड	का पट्टा दिनांका	কী
उद्भावक क्या द्यारा है।				
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1.	24 4 41/44	I am falle.	ना	त् विकास न्यास, क्रीड
2				

नोट - शर्त पीछे पुष्ठ पर अधित है।

- पंजीकृत / पृष्ठांकन शंजाम है।
- Registered and Endorsoment Attached

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

(हाने पूर्णि का गैथ-कृषि प्रयोजन है जिए सम्पोत की अनुब्रा और आहंटन निवय, 2012)

पटटे की हतें

1	पहुंचा भारक न निवित्त दियमें में चहत एक पु	का लीज पांडि जाना बना की है।	बन लब्द पूछारद दह गरीन तील ही पुन्ना 👣 🥏	
		Mar		

ातम् धारक का प्रकंक वर्ष तीज पत्रि पति वर्ष आवश्यक कम यो जमा करनी होगी। एक बार नियत की यह लाग साम ४५ वर्ष के अपन और भुजप्त के प्रवेशन वेदन /हस्तान्तरम पर १६ प्रतिस्त की वृद्धि सेगी।

- ्ट्टा थारक होता कु**ध**पट ,'निर्मित क्षेत्र का रूपयोग देती धीरवा जाएग, जिस रूपयोग ते, यह , दिलेख कादी धीरवा गाम है। कुटण्ड पर प्रातिता गाम विभिन्न में समाधित अपूत्री में वालेकित प्राचीप अनुबाद होगे. पुरुत क्रवेट लगवाग हेत् विधीरत मनदगण की पहला कुनिविद्य की जुले.
- न्दरा भारक रक्त भूजपढ़ को मिला कराज उत्पादकार से एकान्दरित कर सकेंग्रा कर पुरुष्क को तथ पटटे (सब लोजा कर में से सकेग्रा)
- हरता पुरापट के विकार/इस्तायक्षण पर प्रेमा के पर में भाग परिजीय के लिए भियाब में भियोंका शुरू क्षेत्रम के लाव कवीड़न विवार पर सकि पाहर किये कार्यमें, मरन्तु पहरहाकारक के मरनपाधिकारी के मुम्ले में कोई माल देव नहीं हाती।
- प्टरा जिल्लाका राज्यस्थ /जीवन नोम निरमा∕ ऋषदाती बारवाओं से <u>ध्वक्रका</u>क (मोर्गाज) प्राप्त पर राजमा, जिल्ला कीए रहानीय निर्माय के अनुमातित हराय पर (NOC) की अवश्यकता नहीं हुए ।
- मुतार पर भवा नेमांग प्रतित भवन विशेषण क भागदुर्ज हुईत करने होगा।
- प्रदेश कर्ना (स्थानीम क्षित्रण) की थिन वर्नकृति के पुरस्कृत हु। हंपल्किक्य पुरावेतन या मु सबदान पांटर्सन यही किया का सहाया।
- पहुंचा विशेष जारी करने की विश्वय की नियोंके अवसे में कैनान केनी लोगार निमारिक सुरुपि ने निर्माण नहीं होने पर किपिशन दर सा प्रतीय विस्तार विस्ता का मुकता अन्यथा गुरुष विस्ता विरुद्ध विश्व का सुकता है।
- परका निर्मेश के विकास के लिखान किया विकास करा। तथा हुआहर यहना किया तथा किया गया है तो उकत भूकारत का गूरण विकास किया
- ारता दिल्लों की बोजार ने आर्क्स विकास पर हरू वारे अब धारास्थाने पूर किनाम सहस्र से स्रोधित हार बहन निया कार्यना
- -रता विशेख किय अधिकित। किया। कीहि, विकित के हमत जारे किया गया है। हमहे क्यो प्रकार व वर्त लाए हमी जिनको पालन नही करने कर पहेंद्रा निक्षन किया जा समगा।

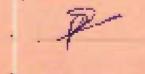
नोट :- निर्मित मेखार में जाने में, 6 जाने नहीं होती।

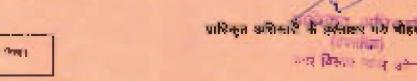
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पुरापक के प्रचेश की सीमधी के किए।

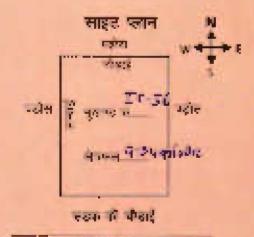
्रेड प्रान्ता पश्चिम १८-35 Cents 1.5-37 (80) 218-07

प्रदेश सारक के हरशासर





- वंशीयता / प्रदायन संज्ञान है।
- Registered and Endorsement Attached

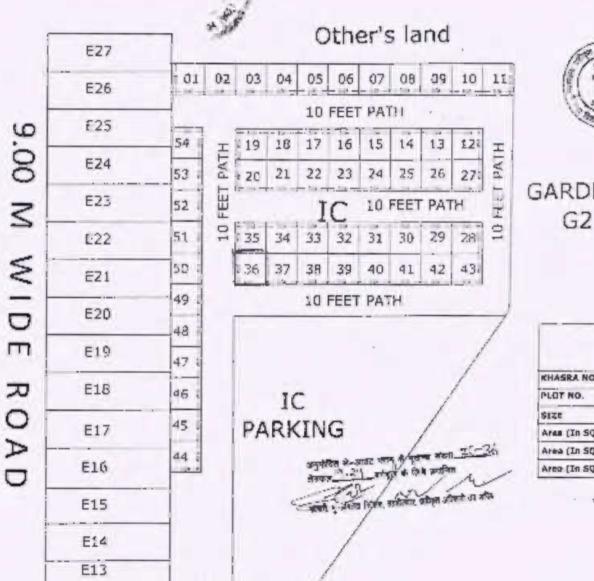


मह्नद प्लाम अलग से भी चलन कर सकते हैं।

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)

1

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					
Aras (In SQ.M)	9.242					
Area (In SQ.FT)	99.44					
Area (In SQ GAL)	11.05					

12.00 M WIDE ROAD

SIGNATURE OF OWNER

Government of Rajonther REGISTRATION & STAMPS DEPARTMENT, RAJASTMAN, AJMER SUB-REGISTRAR: KOTA-I

			e Receipt m No. 9 (Raia 76 & 131)	Print Date :	1:	2-08-2022 8:01 PM
Fric Heuges No Name	:	202202123019304 B.P. DADHICH ADVOGATE, Mrs Denim Developers List	Receipt Date Document S. No.		-	12/08/2022 2022011/23/15700
Address	:	KOTA				
Document Type	÷	inspection And Sewton				
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			Cash Amount Receive	ø	-	5.0
			Other than Cook		:	2.60
From Year 2022 To Y	mar.	2022	Total Amount		:	₹ 50

Mode of Payment (#Mode Number Amount #)

9 n-Dree Cristan 15471637 # 50

Signature of presenter or expliced for copy or Search auditions

Signature of recipient . and date of rotter recoupt

Casher

SUB-REGISTRAR

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

REPORT OF INVESTIGATION OF LITTLE IN RESPECT

			OF IMMOVABLE PROPER	IV	
1	я		unch Phraness Unit Office seeking opinion	Ħ	Rajasthan Real Estate Regulator Authority, Jaipur Raj
	Ь		and date of the letter under the cover of cents regulated for septimes see forwarded	:	N:
	c	Name of the Bu	rinnog		Mis Denim Developers Limited, throug authorized signatory Sh. Rajosh Kum: Patil Sto Sh. Rajarato Patil Rio Flat N 1273, Suwalka Riddhi Siddhi Residenc P.No. 1-4, Rajeev Gandhi Nagar Estr. Ros No. 1, IPIA, Kota Raj.
3	а	Name of the property ies as a	unit concern company person offering the ecerity.	:	M/s Denim Developers Limited, throug authorized signatory St. Rajesh Kum: Putil So Sh. Rajaram Patil R/o Flat N 1275, Survalka Riddhi Siddhi Residenc P.No. 1-4. Rajeov Gandhi Nagar Estn. Ros No. 1, IPLA, Kota Raj.
	b.		I the Unit concern person hads surhority	:	Individual Form
_			perty fur creation of charge		10
	0		n what capacity is security inflered (whether in or borrower or as guaranton, etc.)	i i	Bernever
ì	Compt		ption of the immiovable property ies offens!	:	
			following details		
	9	Survey No		:	S.Nu. IC 36. Gardesée, Village Kunhadi, Ku Raj.
	'n	Desn Bouse no	(in case of house property)	1	S.No IC 36, Gardenia, Village Kunhadi, Keta Raj
	c	Extent area including plinth built up area in case of loose property			9.24 Sq. Mr.
	a	Locations like a sub-district etc	usine of the place, village, city, registration. Boundaries.		East Root West - S.No. IC 35 North- S.No. IC 37 South- Stud
1	a	Purnenturs of chromologically	the discussers sentinized-sectably and		Certificate of Jacorpuration M Denim Developers Limited Resolution Letter in Januar of S Rajesh Knowar Patit Allotacest Letter No. 1150 dt. 20.07.25 Certificate No. 1150 dt. 20.07.25 Regd. Lease Deed with Map of Ph.ON.22
	b	Nature of documents verified and as to whether they are originals as certified explicit or registration extracts duly certified. Note: Children originals on certified extracts from the			Regd. Lease Deed at R.Na. 1 V.No. 162 P.Na. 189 S.No. 202203123112287 d 01 08.22
			revenue other authorities be examined		L 10
	NO.	Dole	Name Name of the Ducument		Original certified. In case of copes copy certified whether if criginal we plantecopy, etc. Original certified in case of copes.
		01.49.22	Regal, I was Dwell		Original Not applicable
2	releva avoital migns	nt sub-registrarist ale by the people of asserbts of S	of all rate documents are obtained from the five and compared with the documents made used mortgager? Please also enclose all one pand for obtaining certified copy of abrance certificate along with the ITR.	:	No

:	•	Whother the records of remain office or resource authorness remains to the property of converge are unusued for the feet of the property of the mapping scoton 5.	. 50
	ı	If such ordine computer records are smallest whether are smallestim or times exceeding the most and the ordinates between this result.	: Not realists
		Wheter the generates of the stoop poor is possible to be got restrict from any order proof and if it religiously well-order was cases?	Netroince
r	٠	Properly afficies to acceptly tallo within the parameters of which said registrate efficient	Suh Registranik ata Raj.
		Whether it is provide to have registration if documents in respect of the property of question, afterior frames utilize of saft registrational registration, against \$25 so, accurate of such offices \$25 so.	: 42
	1	Wheten small in they pay of all the efficience send of on those !	Yes
	4	Whether his countries in the offices of experiences artists of the country respect to positions of qualities, title distribution is respect of the country in position?	: Nr-
	and line and line	in of title incline the life form the oblige (the direct to be takes deed assolidately title of the purposty is specified from the increase or title interest to the amount title incline day to appear of a native of estates or estate they in title in interiors, estated chantel for a first term percent depending on the model for elements of raising or the title are entirely effected as recardly for least of Rs. 1.40 errors above, search of either mount terms, for a period of out less title exercise mountainty.	It was an am transport (1) Les allered a S. Sa. (1) the Cordena Viller Kontant, Kata Raj to MV Berrio Developers Marriot, through authorized Signatory No. Kajirot Kannar Pout Sa Sh Rajagner Pout Rin Flat No. (27% Sayanta Ribble Schille Steadown, P.No. 1-4, Rajagn Condin Nagar Fath Rend No. 1, 1914, Kota Raj, and the 2007-22 and assessment Regd. Leave Peed in Navar of Britannicht ULBI 22.
•	Coll	or of Tele of the intended Morganier over the Property to tenter more chip rights. Leave and Pights, Occupants. Assessor was to have the leave of Section Country Managers.	: Pershald
In		ord-Marietan	Noramelizable
		Lone Doot a due stamped and equipmed	Not a perilo abile
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-		distance of the Leventh manifest consist of home	Not applicable
		If a striken them the less ment in livings of Logge as to whother have need portion on increasy and conseque by Sala Louise abo	, on all partition
		Whether the function, lights leverts in the control of any experience or applicable.)	Notay/kalde
	. 1	Stell is 50: surroul of the enveloping knowledge the specific	No splines
11	grvii with clust adar	Controller and her section of the Agriculary studies of advanced entry provides for alternative rights to the authorized of successful to the authorized in authorized to the authorized particles and their field of authorized successful to the authorized particles of the authorized particles and the authorized particles are actively to require the areason of mornings and the unsofted subject to authorized particles in small and a subject to a s	. 1 Otal applicators
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11		e primare assistant usuadened to war of GV a sentences there. I	· Nanochadle

BUDHI PRAKASH DADHICH Advocate & R.A. Ro 10, Vista Naga Nama, KOTA (Rai.)

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	E	The "list collection fixed resources the property as littles		Not applicable
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	•	Whether there is any contribute on the theme in expecting the self-confliction, don't be expense.		Alchaeolicana
		Whether the likened is to possessional the artist property		Splace right
	3	Whether any the interest is reserved for the cleant orders other		Sivi appliedNb
		person and whether there is a seed for any when person in just the creation of processes		
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17		Whether the property in subgree for early world matter?		86
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	G	If so additional precousions permissions to be obtained for operation of valid anorthage?	i	Not applicable
	d	Requirements it may for creation of avartgage as per the approach state laws applicable to the tenst in the matter.		Not applicable
20	A	If the property is Agricultural and, whether the local laws permit intergage of Agriculture land and whether there are any restructions for creation, unforcement of nuntgage.	1	Nos apolicable
	Ь	In case of agricultural property other relevant records distinients as ger local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	:	Not applicatole
	Ľ	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed permission obtained	:	Not applicable
21	Agn	about the property is affected by any local laws or islandations having a bearing on the creation security (verscultural Laws, weaker sections, managines, Land Laws, SEZ dations, Costal Zone Regulations, Environmental Clearunce,	;	Not applicable
22	b	Whether the property is subject to any pending or proposed land acquisition precoedings?	=	No
	Ь	Whether any search conquiry is made with the Land Acquisition Office and the outcome of each search enquiry	:	Not applicable
2.3	а	Whether the property is analyzed in or subject metter of any litigation which is pending or concluded ?		Nu
	-b	If so, whether such hitigation would adversely suffect the election of a valid mortgage or have any implication of its future entirecement. ²	-	Not applicable
	ť	Whether the interdements have any court sent marking which points out are linguistion attachment security to court in respect of the property in question? In such case please comment on each seal marking.	:	Not applicable
34	а	In case of particularly fine, whether the property belongs in the finer and the deed is properly registered.	:	Not applicable
	h	Property beloaging to partners, whether thrown on hotobyots? Whether formulators for the same have been completed as per- applicable laws?		Nat applicable
	2	Whether the person(s) creating mortgage has have authority to create mortgage for and on behalf of the firm		Not applicable
25	them more with	Whether the property belongs to a Limited Company, check the owing prevers. Board resolution authorisation to create teachers execution of documents. Registration of any prior charges the Company Bogistrar (ROC). Articles of Association vision for common seal of.		Not applicable
	h) () abov	Whether the property (to be morngaged) as purchased by the e Company from any other Company for Limited Liability according (LLP) firm "Yes (No.		Not applicable
	ii) la unum an is com	I yes, whether the search of charges of the property (no be igaged) has been correct our with Registrou of Companies (BoC) espect of such vendor company LLP (seller) and the rendeepuny (purchaser)?		Not applicable
	enar creat Yes	Whether the above search of charges rewerk my prior ges encurabrances, on the property (proposed to be mortgaged) ted by the reading company (sellor)?		Not applicable
	Yes			Not applicable
25	bear	use of Sosielies. Association, the required authority power to ower and whether the mortgage can be created, and the requisite diffuse, by elsews.	:	Not applicable
27		Whatlen any POA is invalved in the about of title?		No



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B.P. Dadhich Advocate

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

42	In case of absence of original title doods, densits of legal and other requirements for creation of a proper, volid and onforceable mortgage by depotest of contibled extracts stuly contribed etc. as also any presention to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law constitutional decements of the mortgager (other than natural persons) permits areation of mortgage and additional procurement of any to be taken as such cases.	Nui applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
43	Additional suggestions, if any to safeguard the laterest of Bank ensuring the perfection of security	N.A.
46	The specific persons who are received to create mortgage to disposit documents creating mistgage.	Stis Denim Developers Limited, through authorized signatory Sh. Rajesh Kupase Patil Siu Sh. Rajaram Patil Rio Flat No. 1273, Sawalka Riddhi Siddhi Residency, P.No. 1-4, Rajest Gatellel Nugar Keln, Ruad No. I, IPIA, Kuta 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. Authorite's ff so, the details of such registration are to be furnished.	Not applicable
	Whether the registered oprecedent for sale as prescribed in the above. Act Rules there under is excented?	Not applicable
	Whether the details of the apartment plot is goestion are verified with the list of number and types of apartments or plots brailed as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicatele

Date 12 08 3022 Place : Kota

R.P. Dadlack, Salvecute

BUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vicas Nagar Nama, KOTA (Rai.) Advocate

Resident & Uffice --40, Vikas Nagar, Nanta Road Kota (Raj.) Mab. 98295-97907

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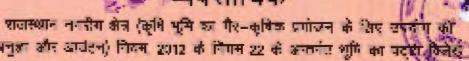
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नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



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नोट – सर्त पीछे पुन्त पर अंकित है।

• चेलीकुत / पृथ्वांकर संतरन है।

Registered and Endorsement Attached

- Alba (2021 -

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

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

	पट्टे की शर्त
1.	पट्टा धारक में निवित नियमों के तहत एक मुख्त लीज राशि जना करा दी है। अब जक्त भूखण्ड 99 दर्शीय लीज से मुख्त है। 👵
	पट्टा धारक को प्रत्येक वर्ष लीज राशि
	के पश्चात् और भूखण्ड के प्रलोक विकथ / इस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
2	पट्टा धारक द्वारा भूष्यण्ड / निर्मित क्षेत्र का अपयोग वही किया जाएना किस अपयोग हेतु पट्टा किल्ख आरी किया गया है। भूखण्ड पर प्रचलित भव
	विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुद्रोध होंगे, परन्तु प्रत्येक सपयोग हेतु निर्धारित मानदण्डों की पासना सुनिरिस्त की जावे।
3.	पट्टा धारक उक्त भूखण्ड को विक्रम अध्या अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को सम—पट्टे (सब—तीज) पर भी दे सकेगा
4.	उक्त भूखण्ड के दिक्रय / हस्तान्तरण पर केंतर के पक्ष में नाम भरिवर्तन के लिए निकाय में निर्धारित शुक्क आवेदन के साथ फंगीकृत विक्रय पत्र अन
	प्रस्तुः। किथे जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मागते में कोई शिंध देय नहीं होगी।
5	पट्टा विलेख का सरकार / जीवन बीमा नियम / ऋणटात्री संस्थाओं के पास गंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए रथानीय निकास क अनापरि
	प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
6.	भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के भानदण्डों तहत करना होंगा।
7.	चट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के मूलण्ड का उपविभाजन / दुनर्गकन यून् जुण्योग गरिवर्तन नहीं किया आ सकेगा।
В.	पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होंगा। किंदीरेत खुबचे में निर्माण नहीं होने पर निर्धारित दर से अव
	विस्तार किया जा सकेगा अन्यथा पट्टा िलेख निरस्त किया जा सकता है। [] पट्टा विलेख के निष्पादन के परचात नियम किस्टू तथा तथ्य छुणकर पट्टा विश्लेख प्राप्त किया गया है तो उक्त गूखण्ड का पट्टा निस्स्त कि
9.	जा भकेगा।
10.	पट्टा विलेख की यांक में आन्तरिक विकास पर होने वाले क्या विकासकर्ता / गृह निर्द्धण सहकारी समिति हारा वहन किया जायेगा।
11.	पट्टा विलंख जिन अधिनियमों, निगमों, नीति, विलेयम के तहत जारी किया गया हैं। इनके भी प्राक्यान व शर्त लागू होगी जिनकी पालना नहीं
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	उतार IC-38 दक्षिण IC-36
	पट्टा द्यारक के हस्ताक्षर
	अगूठा श्रेनान सडक की चीड़ाई
	1. साइट प्लान अलग से भी संसम्न कर सकते हैं।
	आहुत निकास

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)

Trans

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)

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SIGNATURE OF OWNER

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SUS-RESISTEAR

Advocate

Resident & Office – 40, Vikas Nagar, Nauta Busal Kara (Itaj.) Mub. – 982/95- 97807

REPORT OF INVESTIGATION OF PARKET RESPECT

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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagur Nana, KOTA (Rai.)

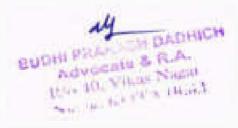
	e ;	It is additional precautions permissions to be abasiged for	: 1	Not applicable
	:J	creation of valid moregage? Requirements of any for creation of moregage as per the coursel state boxs applicable to the trust is the matter.	1	Not applicable
20	ц	If the property is Against the local laws permit numbered of Agriculture land and whether there are any sestrictions for creations adorecoment of mortgage.	1	Not applicable
	Ь	In case of agreealineal property other relevant records documents as per local laws, if any are to be verified at ensure the validaty of the title and right to enforce the mortgage."	7	Not applicable
	£	In the case of conversion of Agriculture land for continertial purposes or otherwise, whether requisite procedure followed permission obtained.	i	Nes applicable
21	re _{min}	the the property is affected by any local laws or other latins baving a bearing on the creation security (viz cultural Laws, weaker sections minorines, Land Laws, SEZ intens. Costal Zone Regulations Fusionmental Clearonce.	1	Not applicable
12	b	Whether the property is subject to any penaling or properted land acquisition proceedings?		No
	2	Whenhey say search carquiry is made with the Land Acquirentian Office and the outcome of such search enquiry.	:	Not uppheable
2.3		Whether the property is involved to subject matter of any hugation which is pending or concluded?		Nu
	h	If so, whether such fitigation would adversely utled the creation of a valid mortgage or have any implications of its future entirecement?		Net applicable
	c	Whether the telle discurrents have any court sent marking which points out any litigation; attachment security to court in respect of the property in question. 7 In such case please occurrent on such seal marking.		Nor applicable
14	n	In case of partnershap firm, whether the property beliangs to the firm and the dead is properly registered		Not upplicable
	h	Property belonging to partners, whether thrown on hotelspace? Whether formalities for the same have been completed as perapplicable laws?		Not applicable
	C)	Whether the persons of creating mortgage has have suffice for to crease mixtgage for said on behalf of the from.	:	Not applicable
25	Hon man with	whether the property belongs on a Limited Company, check the coving powers. Board resolution, authorisation to create gage execution of documents, Registration of any prior charges the Company Registrar (2002). Articles of Association creating for common sent etc.	:	Not applicable
	abon	Whether the imperry (to be mortgaged) is gorelased by the Company from any other Company or Landted Lashility waship (12.17) from 2 Yes (No.		Not applicable
tri)		Lyes, whether the search of changes of the property (to be tessest) has been carried out with Registrar of Changanies (RoC) espect of such vendor company / 1.2 P (seller) and the vendor pasy (pure)saser)?		Nat applicable
	na) chan eren	Whether the above search of charges needs any prior ges encumbrances on the property (proposed to be muchanged) tell by the vender company (seller)? / No.		Not applicable
	(1)	If the search reseals encumbrances charges, whether such ges companions have been soustied?		Noi applicable
36	ln c	use of Securities. Association, the required actionity power to ower and whether the unittyage can be created, and the requisite littings, bee-tipes.	: ;	Not applicable
27	u	Whether any POA is involved in the chain of title?	:	No



e d	Development Agreement-com-Power of Attorsey. If so, please clarify whether the same is a registered document and bence it has created an interest in layour of the builder developer and as such as irrevacable as per ign. In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders siz. Companies Figure Individual or Proprietory Concerns in favour of their Paraners Imployees Authorized Representatives in sign Flot Athorneon Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats units (Builders POA) or (ii) other type of POA (Resignor POA). In case of Builder's POA, whether a cerutaed capy of POA is avuilable and the same has been verified compared with the reginal PCIA. In case of common POA (i.e. POA other thea Stalker's PCIA), please clarify the following danses unrespect of POA.		Not applicable Not applicable
a	In case the title discurrent is executed by the POA inteler, please clarify whether the POA involved is (i) one executed by the Budders viz. Companies Trans Individual or Proprietory Concerns in favour of their Partners Imployees Authorized Representatives in sign Flpt Administrat Letters. NCCs. Agreement of Sale. Sale Deeds, etc. in favour of buyers of flats units (Budders POA) or (ii) other type of POA (Constraint POA). In case of Builder's POA, whether a ceruteed capy of POA is available and the same has been verified compared with the regimal PCIA. In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.		Not applicable
	[Construct POA] In case of Builder's POA, whether a cerated capy of POA is available and the same has been verified compared with the regard POA. In case of common POA (i.e. POA other than Stalidar's POA), please clotile, the following clauses in respect of POA.	:	
	available and the same has been verified compared with the respiral PCIA. In case of common POA (i.e. POA other than Smilder's PCIA), please clarify the following clauses in respect of POA.		
c	please clarify the following clauses in respect of POA.	1 -	
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	Whether the original POA is swifted and the title townstegation is done on the basis of arraymal POA?		Nut applicable
	ii Whether the POA is a registered out "	13	Nix applicable
	in Whather the POA is a special or general one?		Not applicable
	Whether the POA contains a specific authorize for execution of title document in question?	1	Nos applicable
ľ	Whether the POA was in force and not revoked or had become availed on the date of execution of the document in question? (Pierse closify whether the same has been assertained from the office of seb-registrar also?)	:	Not applicable
. 3	Please comment on the genumerous of POA 1		Nisc applicable
5	The usequivocal opinion on the enforceability and validity of the POA?	-	Net applicable
stam diver	herhor mortgage is being created by a POA builder, check numerously of the Power of Attorney and the extent of the powers on therein and whether the same is properly excepted impediatelessed in terms of the Law of the place, where it is extent.		Nix applicable
	e property is a flat aportunent or residential communication complex. It and comment as the following:	1 =	Na
а	Promoter's Land owner's title to the land bankling		Nat applicable
Ь	Development Agreented Possos of Alloracy		Not applicable
e	Extent of authority of the Developer budger	į .	A CONTRACTOR OF THE CONTRACTOR
۷.	Independent title verification of the Lord and or huilding in question	1	Not applicable
e	Agreement for sale (duly registered)	1	Not applicable
l l	Payment of proper stamp duty		Not applienbe
'n	Requirement of registration of sale agreement, development agreement, POA, etc.	. =	Not applicable
h	Approval of hudding plan, gentaleases or appropriate local authority, etc.		Not applicable
1	Conveyance in favour of Society Condominism onsceroed	10	Not applicable
1	Desapages Corlificate allotment letter letter of pessession	1	Not applisable
k	Membership details in the Speigh, etc.		Not applicable
1	Share Certificazes		Not applicable
נוו	No Objection Letter from the Society		Not applicable
п	All logal requirements under the local Muracipal lows, regarding ownership of this Apartments Dankling Regulations, Development Control Regulations, Co-superative Societies' Laws etc.		Not applicable
0	Requirements, for many the Bank charges on the records of the Housing Society, if any	2	Nut applicable



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3,	If the transition upon and a super-reduced must place up each usual bits given uponess, as the constitution, the accuracy or test test representation of the description and fees darks of the property on the contribution and open to the just the dark of place are an explicitly purple that or present action and the present place are an explicitly purple that or present action of U.S. places proved these constraint actions only, as each results are accurately to the action of the place provides a super-results actions only.		Yalumken report net trestable
90	Any berestration for unation of medgage under our level or special medianate, details of preparing for decommon parameter pages abuse dety can	:	7-0
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B.P. Dadhich Advocate

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

42	In case of absence of original falls deads details of legal and other requirements for creation of a purpor, valid and enforceable montages by deposit of certified extracts duly outlified etc., as also any precaution to be taken by the Pank on this regard.	T	Not applicable
43	Whether the governing law constitutional documents of the mergagor cother than natural personal parents opening of meetgage and additional precoutions, if one to be taken in such cases.	:	Net applicable
44	Additional espects relevant for investigation of title as per local laws	:	Nu
4.5	Additional suggestions, if any to subground the interest of Book, creating the particular of exempts	:	N.A.
16	The specific persuits tillio are sequired in create mergage in deposit discussions creating more page.		M's Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil So Sh. Rajaram Patil Ris Hat No. 1273, Survalka Raidhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extr. Road No. I. IPLA, Kota Raj.
47	Whether the Real Estate Project comes under Repl 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?		Net 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: Kuta BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nama, KOYTA (Rai.) Advocate.

Resident & Office 40. Vikas Negar, Nanta Read Kota (Naj.) Meh. = 98295 - 47907

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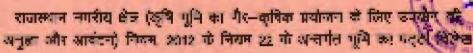
B.P. Dadbern, harveste **BUDHI PRAKASH DADHICH** Advocate & R.A. Blo 40, Vinas Nagar

Name KCVPA (Real)





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पददा धारक मैसर्स	in the first of	ZUZI	
	ডাইব্	<u> </u>	
(पदचान) बी/श्रीमती/सुबी	पत्र / पत्री		
निवासी Shop oo. L.C	38	8.24 दर्गमीट	·
भृजण्ड सं. कुन्हासी	धे भक्तल		
पुन्हादी		U/ 100 1	10
रातास्य गार्वेनिया		₹	19
स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक	के पंद्र ने उक्ता	मुखण्ड का मद्दा विनाक	
निषादित किया जाता है।			

पटटा घारक, के इस्ताक्षर

पाधिकृत अधिकाके हस्ताकर मग मोडर मार विश्वास अंग्रह, क्रील

नोट – शर्र वीछे पृष्ट पर अकित है।

- गंजीकृत / पृष्ठोकन संलग्न है।
- Registered and Endorsament Attached



विवसायिक

पट्टा विलेख की शर्त (लीज होल्ड)

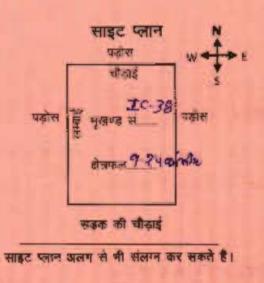
(कृषि भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

पट्टे की शर्त

1.	पद्दा धारक ने निहित निध्यमें	के तहत एक मुस्त ली	ज राशि जना करा दी है।	अतः उक्त भूखण्ड 99	यचीय लीज से मुका है।
			, अथवा		

- 2 पट्टा धारक द्वारा मूखण्ड/ निर्मित दील का उपयोग वही किया जाएचा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियण में सम्बन्धित अनुसूबी में उल्लेखित सपयोग अनुद्रोय होगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जानें।
- पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकंग तथा भूखण्ड को उग-पट्टे (सब-लीज) पर भी दे सकंगा।
- 4. उन्त भृष्णण्ड के विक्रथ / हस्तान्तरण पर केता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुक्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुन किये जायेंगे, परन्तु पद्राधारक के उत्तराधिकारी के मामले में कोई राशि देग नहीं होगी !
- पट्टा विलेख का सरकार / जीवन बीमा निगम / ऋणदात्री संस्थाओं के पास बंधक (मार्गिज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क अनापित प्रमाण व (NOC) की आवश्यक्य मुद्दी संग्री ।
- भृखण्ड पर भवन निर्माण प्रचलित भवन निनियमों के मानदण्डों तहत करना होंगा।
- पट्टा कर्ता (अपनिय निकास)
 बिना स्वीकृति के भूखण्ड का उपिभाजन / पुनर्गतन व भू उपयोग परिवर्तन नहीं किया जा सकेगा ।
- 8 पट्टा िलेख कारी करने की दिनांव से निर्धारित अविधे में निर्माण करना होगा। निर्धारित अविधे में निर्माण नहीं होने पर निर्धारित दर सं अनिधे किसार किया जा मकैंगा अञ्चला पेंडरी विलेख निरस्त किया जा सकता है।
- पट्टा टिल्प्स के निष्पादन के पश्चार नियम दिख्य तथा तथ्य छुपाकर पद्टा विलेख प्राप्त किया गया है तो उक्त मूखण्ड का पट्टा निरस्त किया
 जा सकेगा।
- 10. पटटा दिलेख की योजना में आनारिक विकास पर होने वाले व्यय विकासकर्ता / गृह निर्माण सहकारी समिति द्वारा नहन किया आयेगा।
- 11. पट्टा डिलेख जिन अधिनियमों निविभी, चीति, निनियम के तहत जारी किया गया हैं। इनके सभी प्रावधान व शर्त लागू होगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।

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प्राधिकृत अधिकारी प्राधिकृत अधिकारी के इस्ताक्षर मय मोहर

- पंजीकृत / पृथ्वांकन संसम्न 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, 121A, KOTA-324005 (RAJASTHAN)

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	P15	with which from private place on the	
	F14		
	£13		
_		Site -	

12.00 M WIDE ROAD

SIGNATURE OF OWNER

47. 49 LC - 30

REDISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGISTRAR: KOTA-I

			m Receipt m No. 9 (Rule 76 & 131)	Frrt Date	1	2-08-202	22 5%3 PM
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			Other than Cash		;		1 50
From Year 2022 To Y	9H1	2022	Total Amount				P 50

Made of Payment (Missis Sumber Amount #)

To Gree Etrafan Aliaberta F AD

Bigrature of presenter or applicant for copy of Search certificate

Signature of recipient and date of return receipt

Casher

BUS-REGISTRAR

Advirate

Resident & Office – 40, Vikas Nagar, Nanta Read Kuta (Raj.) Mob. – 98295- 87907

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF ISMOS ARE PROPRIET

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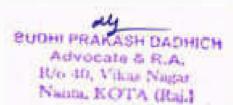
-		Whether the recently of register office or revenue as kennes solvent to the property of execution are available for confinition therefore output people of examples execut."	:	N/A
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7	a	Which take now than 100 or 5		Sali Registrar Keta Kaj.
		Other property is provided to have expensioned at deciment in property of the property in quantum of exercition one out real order of registrost of the property of the proper		No
	•	Whether search has been made at all the critical reward or (b) above ?	:	19
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i	-	disables to the Least-transporter point of factor. It is sub-least which the factor and in integral of Least-one for subsport based deed near its sub-least-open figure gargetty between Least-open figures.	:	NotappKrable
	c	Whether the teached rights process for the quarting of any appropriate of applicable, "		Maramakank
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	area with white	See Arteri districted becomes to the Against an interfer a representative provider for priority regres to the manager or without confidents, the configuration competitation could provide priority for the against an interfer priority in course to admit a confident to the confident property. With the against participate and Provide the confident provident and admittant and managers and Provide the confident priority in course a sufficient		New against this
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18		the majorite		



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

	a	The GHt Settlement Deed is duly slamped and registered		Nat applicable
	h	The Gut Settlement Deed ana been artested by two withouses	Ė	Nut applicable
	e	The Ciril Settletsent Deed transfers the property to Donce		Not applicable
	d	Whether the Danee has accepted the gift by signing the Grif Settlement Deed or by a acquired writing or by implection or by actions	i	Not applicable
I	ė	Whether there is any restriction on the Donor in executing the gift settlement deed in question.		Not applicable
	- 1	Whether the Dance is at possessent of the gilled property		Nist applicable
	9.	Whether any life interest is reserved for the Dones or any other person and whether there is a need the eny other person or join the creation of emergase.		Net applicable
	h	Asy other expect affecting the validity of the title passed through the gett settlement deed	:	Not applicable
15	я	Jit case of partition family settlement deeds whether the original deed is available for deposit. If not the modulity procedure in he followed to create a valid and enforceable monagage.	:	Not applicable
	Ъ	Whether mutation has been effected and whether the mortgagen is in prosession and enjoyment of his share.		Not applicable
	c	Whether the populous usade is colid in law and the murtgager has acquired a mortgagable title thereon.	2	Not applicable
	1	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalisies are completed complied with.	1	Not applicable
	c	Whether any of the documents in question are executed in counterparts or or more than one set? If so, additional precontiers to be taken for excluding embryle mortgages?	;	Not applienble
6		other the title documents include our testamentary	1	Nat applicable
	п	In onse of wills, whether the will is registered will or managestimed will?	2	Not applicable
	Ь	Whether will in the matter needs a resendatory probate and if so whether the same as probated by a component court?	:	Not appheable
	0	Whether the property is mutated on the basis of will?	:	Not applicable
	d	Whether the original will is available?		Not applicable
	U	Whether the original death certificate of the testatic is assistable?		Net applicable
	ı	What are the curamerstances and or documents to establish the will in question is the last and first will of the testator? (Comments on the coroumstances such as the availability of a declaration by all the beneficiaries about the genuineness validity of the will, all parties have acted egien the will, etc., which are relevant to rely on the will, availability of Mother Original title deads are to be explained.)		Not applicable
7	9	Whether the property is subject to any wald rights?		No
	'n	Whether the property belongs to chareful temple or any refigures other mutationers having any restriction in creation of charges on such properties.		Not applicable
Ī	C	Procautious permissions, if any in respect of the above cases for creation of issurgange?	:	Nor applicable
S	3	Where the preparty is a MUV joint family property mortgage is created for family benefit legal accessity, whether the Magor Coperceners have so objection join in execution, minor's should any rights of female members etc.	:	Nes applicable
	'n	Prezze also continent on any other separt which may adversely affect the validity of security in such cases?		Not applicable
19	a	Whether the property believes to any frust or is subject to the rights of any trust?	:	No
	Ь	Whether the most is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	:	Nat applicable

0	If as exercised posterioral personnes to be distinct for	:	No applicable
1	Représentes el ses for medies of our gage as put de		Mar oppdamile
٠	If Sie property is Agricultural land, whether the least more person normalize of Agriculture land and whether there we may	1	Adlazakark
	If next of regional tool property often primary people. Jacobs as our real tool if not not be mainful to assure the relating of the tilk and night to a more the continue?	ĺ	Net applicable
2	In the case of continuous of Agriculars had for consequi- proposition of observing whether regards make the tides of permission obtained.		Managedianace
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b	Properly becongons to partners, whether there is not your ? whether farmatines for the same have been completed by per- applicable loss.)	•	Not up with
	What we the person's counting promuses muchane authority to more programs for and so behalf of the firm.	3	Not applicable
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	act of Socialise Association, the required anthogry power to over and whenever the moneyes contained and the required	7	No opposite
	What tops April 19 and April 19	Description of the property of the control of the pages of put the control and the two applicable to the true in the notice. If the property is Agricultural land, whether the leval nerve person control or control or control or the species. If the property is Agricultural property of the property documents for control or control or the species. If the case of equalitural property of the property documents to reduce the softward to the true of control or whether remove the control or the true of control or whether remove the control or property is offend by easy level for the reduced permission of documents and the control or other translations to reduce the property is offend by easy level forms to reduce translation to the action of the control or other translations. Section 2 beauty in the control of the property is offend by easy level forms to reduce translations. Control force benefits and the control of the control of the control of the property is other to one pending or proposed and acquicities reduced to the property is some entitle basel Acquisition of the control of the c	Democrate valid managers: Regularizates of stay for constitut of country as put for control and the control and the control and the property is Agricultural and, whether the local state program returnation of Agricultural property of the property of the control of country and an electric three are my requirements of the time for country and the control of country of the property of agreement of the country of the country of the property of the property of the countr



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Resident & Office – 40, Vikas Nagur, Nanta Road Roin (Raj.) Molt. – 98295- 87807

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 - 4. San Face No. 445 dt. 30 07.21
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- 11. There are no legal imperiments the smallen of the Mongage on production of shows the doese, the continuous copies of small have a secure out demand applicable Laver, 3, feet in force.
- 13. It is devailed that in o property is \$ARRASS. Compliant.

<u>ЗЕПИПЕТ ПЕТНК РЕОРИЦТО (1951</u> 5 No. 10 36, общения байле вельная теми вы

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





नगर विकास न्यास, कोटा

पट्टा—विलेख (लीज होल्ड) व्यवसायिक



शब्दस्थान नगरीय क्षेत्र (कृति सूमि का नैए-कृषिक प्रयोजन के लिए उपयोग की अनुहा और आवटन) नियम, 2012 के नियम, 22 के अन्तर्गत शूर्णि का पहुंचा विनेष

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पंजीवृति कार्यातस्य प्रतेदे अंधः १३७५, ।		LITTE AND LOCAL PROPERTY OF THE PARTY OF THE	
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1			

पंजीकृत/पृष्ठाकन संलग्न है।

नोट - शर्व वीके पृष्ठ पर अकित है।

Registered and Endorsement Attached

• शहर 2021 •

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

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

पट्टे की शर्ते

अध्या	
पट्टा धारक को प्रत्येक वर्ष लीज राशि	15

- पट्टा धारक हारा कृखण्ड / निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु प्रत्ना विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन चिनियम में राम्बन्धित अनुसूची में उल्लेखित उपयोग अनुद्धेय होगे. परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों को पालना सुनिश्चित की जाते।
- पट्टा धारक उक्त शूखण्ड को दिक्रय अथवा अन्य प्रकार से इस्तान्तरित कर सकेंगा तथा मृक्षण्ड को उप-पट्टे (मर-लीज) पर भी दें मकेंगा।
- 4. उक्त भूखण्ड के विक्रय / हस्ता-तरण पर कंता के उस में नाम परिवर्त- के लिए निकाय में निर्धारित शुक्क आवेदन के राथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के भामें भें में कोई राशि देग नहीं होगी.
- 5 पट्टा विलेख का रास्कार / जीवन बीमा निगम / अध्यान संस्थाति क्यांस इंघक (भोगेज) रखा जा सकेगा, जिसके लिए स्थानीय निकास क अनापतित प्रणाम पत्र (NEXC) की आवश्यकता नहीं होती।
- भूखण्ड पर भवन निर्माण ज्यलित भवन विनिधमों के मौनकुई। तहत किस्ता होंगा।
- बट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के मुखेन्ड को उपविधालन / पुनर्गदन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
- पट्टा विलेख जारी करने की दिनांक से नियंदित अवधि के निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यक्ष गटटा विलेख निरस्त किया चूनिकता है।
- पट्टा चिलेख के निष्पादन के पश्चात निथम डिस्स्ट तथा तथ्य धुमाँकर भट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जग मनेगा।
- पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले वाय विकासकर्ता / गृह निमाण सहकारी समिति हारा वहन किया जायेगा :
- ६९ पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनिधम के तहत जारी किया गया है। इनके सभी प्राच्यान य शर्त लागू होगी जिनकी वालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।

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

स्ताम्य ड्यूटी हेनु पट्टे की प्रति फल सिश।

भूखण्ड के गड़ोस की सीमाओं का विवरण:-पूर्व २०११ पश्चिम <u>१</u> ८-3.2

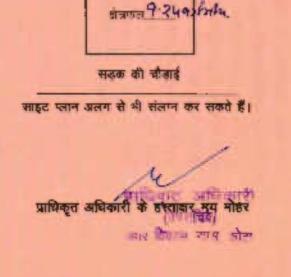
प्रस्ता धाएक के स्वताप्रक

त्रमूल क्षिकन त्रमूल क्षिकन त्रमूल निसान

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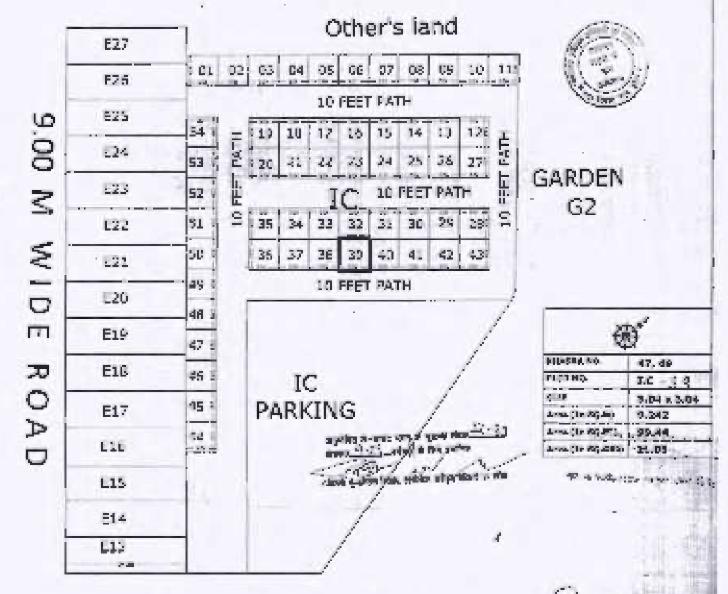


साइट प्लान

- पंजीकृत / पृष्ठांकन संतग्न 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)



12.00 M WIDE ROAD

32---

SIGNATURE OF OWNER

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

		Appa ax in on	No. 9 No. 9		DEE 3.40 F p.
Fed Fire:erg: No Namir		202202123019299 R.P. DADHICH ADVOCATE, Mis Deni- Developers Ltd.	Hecopy Date December 3, No.		6/2022 2011 2301 5701
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Восител: Турк	1	Inspection And Search			
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From Year 2022 To Y	oar	2022	Total Amount		7 60

Mode of Payment (6Mode Number Amount 6)

A u-tires Challing 854 79374 7 50

Signature of presenter or applicant for copy or Search cordinate.

Signature of neglerors and date of return receipt

Checiar

SUB-REGISTRAR

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

REPORT OF INDESTRUCTION OF THE PERSONNEL

			OF ISPAIONALL REPROPER	ern"		
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	100		and Diversif for letter under the content tooks tealond for sureling the Sa Warded		47	
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	ь	Dear Lorse po-	(in case of his as property)		S.Sc. 10-35 Curbride, Village Read-uit, See-	
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B.P. Dadhich

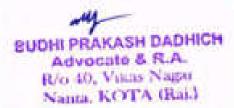
Advocate

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

ų.	*	Whether the extends of removal office or reserve authorizes schools to the property of demonstrative available for	:	No
		mail featies through my cultur perfer to sough to make ?		
	6	configuration on cross effecting are made and the community fundings in this argued	:	No. systems
		Whaten the preparetes of the storm rape is consist to be got control into any order parts and if so whether such tool moon was made?		Not available
	*	Propose offices as assemble talk within the periodecon of which we regulate office?	:	Sub-Registrar Kota Itaj.
	a	Whereas is to produce to have registrated at the amount of magnetic of the property in question, is, more than one affect of some registrant legal to general. If so, obeyes more all ends offices if	:	Ne
	ľ	Whether word his been above 0 all the efficie asset at the above?	:	for .
	0	Whether the searches in the offices of regime against action or any other research record registration of and plantife.	:	26
3	Mark Mark read well- in co- end Boot	I becomes a respect of the property in question if in at title too long the title (provide added of global) to Jig inject dand associating title of the property in question from the leverous is title interest to the consent if the holder. And otherwise respectively on such in mid-hale for a forther persect depending on the section acknowledge of adaptive and according to the section acknowledge of acqueous transfer in acqueous transfer in the property of title consenting for isome of the LAM course allows, where it is required or not too according to manufactures. As seens in manufactures.		Of some Wall to the 2022 UH Roop Mount is XNo 16-26, Combrele, Villago Konhari, Kett, Raj in MSv Dender, Dendesorre Hindigs, through authorized supreson No. Rajoni Kurner Paul No th, Rajoner Paul Res Paul No. 1875, Super- Gende Nagar Kata Band No. 1, 1915, Kota Raj, an dt. 20/0.22 and consent a Regd Laure Beed in Conser of firm on dt. 01.06-21.
9	130	rent Enteref die inwesten Martis juniosen der Project, Zeite As- normann projekts, Louisian in Rights, Occupancy Prosesses tage Lean Unider in Gent, Grantes (Nation 2011)	:	Freshold
10-	1 le	probably relief.		New applicable
-		Laws Dod is data promocure registered	-	Not applicable
_	-	Lorent is personal to average the Leasthand right		Not applicable
	- 7		ш	
_		distance of the Lazer temperal period of base		Not applicable
		If a sub-tesse, thank the large that in territory of larger is to whether leave accel persons sub-tensing and mentality by Sub- Leaves also		
		Whether the leasebase mobile withouts for the consultion of mo- supervisorate of applicables?		Kot opplication
		Right to perform with the basel old rights and with a factor of		Ma application
11	grow with when order	level point abstract Cooperation. Sale Agreement, religion of expression the models for discourse region to the emphysical or without conditions. The models given is manipuled to cooperate so such preparis. Whether are permission from Gov, or are materials is consecuted to consider the movement of a several as whether coldings are projected as a substance and if permission propagately.		Man applijensie
t.	E o	cupuncy right, whether Suprimore is hearthly and projection in		Storapphonic
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1.	:600	no of Mann's covered, if our and discussioning copping of maps could be provide the residence innovation to be followed congression removales to be obtained and the ressure for country.		(Au cigina se
13	10.14	of Change for app		

BUDHI PRAKASH DADHICH Advocate & R.A. 100-40, Visas Nagat Nana, KOTA (Rui)

	а	The Gift Settlement Deed is duly stamped and registered		Not applicable
-	Ъ	The Gift Softlement Deed has been affected by two will senses		Not applicable
-	e	The Gift Settlement Deed transfers the property to Donce	÷	Not applicable
	ú	Whether the Dance has ascepted the gift by signing the Cist Settlemens Deed or by a separated writing or by intulication or by actions		Not applicable
	0	Whether there is any testriction on the Dogor to excepting the softenean deed in question.	Ī	Nur applicable
	II.	Whether the Dence is an possession of the gaffed property		Not applicable
	Ē	Whether my life overest is reserved for the Docor or one other person and whether there is a need for any other person to join the creation of needgage.	-	Not applicable
Ī	b	Any other aspect affecting the valudity of the title possed through the gift settlemen deed.	ľ	Not applicable
er:	2	In case of partition family settlement doeds, whether the original doed is available for deposit. If not the negatific procedure to be followed to create a valid and entorceable mortgage.		Not applicable
	Ь	Whether comparion has been effected and whether the mortgagor is in passession and enjoyment of his share.	7	Not applicable
	4	Whether the portition made is valid in law and the mortgages has acquired a mortgagenNe title thereon	1	Not applicable
	J	In asspect of pentition by a decree of court, whether such decree has become final and all other conditions formalities are completed complied with:	:	Net applicable
	e	Whether may not the documents in question are executed in counterparts or an more than use set ? If an inclinional precentions to be taken for avoiding analysis in mulgages?	-	Not amplicable
6		ther the title discurrents include any testagnissions oftens wills?	i	Not applicable
	ш	In case of wills, whether the will is registered will or investment will?		Not applicable
	b	Whether will in the matter needs a mandatory produce and if so whether the same is producted by a competent court?		Not applicable
	c	Whether the property is mutated on the basis of will?		Not applied se
	J	Whether the original will is osmilable?	1	Not applicable
	0	Whether the original death contribute of the testane is available?	Ė	Not applicable
	1	What are the exeministances 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 herebranes about the genuineness validity of the will, all purities have acted upon the will, etc. which are selevant to rely on the will, availability of Mother Original title deeds are to be explained.)		Neil appēiciibše
7	a	Whether the property is subject to any walet rights?		No
	5	Whether the property belongs to church temple or my religious offset distributions horizing any restriction in creation of charges on such properties?		Not applicable
	d	Precautions permissions, if Any in respect of the above coses for creation of mortgage."		Not applicable
8	a	Where the property is a \$50.5° shint family property, mortpage is erented for family benefit legal necessity, whether the Major Copynections have no objection join in execution, minor's share if any, rights of female members etc.		Non applicable
	b	Please also comment on any other aspect which may adversely affect the validaty of scenarity in such cases."	1	Net applicable
LI		Whether the property belongs to any trust or is subject to the rights of any trust ?		No
	7	Whether the trust is a grivate or public trust and whether trust deed specifically sufficience the mortgage of the property?	ŕ	Non applicable



	5	If its additional prequisions permissions on to obtained for organization of study merchanics."	•	har applicable
	L	Requirements. I for the president of montage up for the opens, state bow explicible to the months from the	3	hou applicable
27	1	If the property is Aurosaland that, wholes the band become normal partiago of Aurosaland land and wholes there are any retrictions for creation enforcement of prorigage.	ľ	Neceptator
	b	is the of agricultural property other relevant recorded dominious in per level inter, if agriculture to confinct to essent the which you for the little and right, to enterior the mortgage.	1	Neropphartic
	4	 The case of consumers of Agriculture and for communical property or otherwise, whether explicits processes followed processors observed. 		Not applicate
2.	HIP Age	the the property is affected by ear (year exert of inter- detion) having a penning on the creates season that, material Love, weather secures, admentics, have these Sta- interes. Contel Zone Regulations, first momental Channes.	:	No applicance
7.7		Whether the property is serject to any peaking or proposed has amplitude proceedings f		Ko
	1	Whether on specification is and with the Anal Accuration. Clear and the outside of said search matrix.	:	Insupplease
75	•	Whether the property is marked in or subject meter of say it ignition where is possible in concluded?		No
	1	If we studied and algorith mode advants affect the destine of a substanting or love any impossible of the father definitional ?	:	See applicable
	1	Whether the title dominants have my good negligibles, which minister my highlighted attachment sensity or condition respect to the property is consisted. Sile and more please resonant on such and more respectively.	81	Not appeable
21	,	he saw of on the slop fair is whether the purposes heldings or the street will the double immorphity societies?	1	List opphydde
	h.	Property becoming to distance whether thouse on budgings if Whether the parties for the case have been completed as per applicable two if		Set approaches
	1	whether the percent Consume teamings in where nothings in small mestages are and as behalf or the firm.		Entirp Lodde
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		made, approval of lay-out and office precontions, if any.	N.	
	ų	Whether the numbering pattern of the units flats fally in all	;	Non applicable
3/1		documents such as approved plan, agreement plan etc. combinates. Anachments, and or claims whether of Government, stell or State or offine Local authorities or Third Party claims.		Not applicable
		us etc. and details thereof.		
31	1132	e period contened ender the Eucumbianees Certificate and the ne of the person in whose favour the encumbrance is created and is, substaction of charge, if any	:	04 years 2022 to 12.96.2022
32	Det	calls regarding property lax or lund revenue or other stanious dies diparable as an date and if not poid, who renedy."	1	Not applicable
.13	a	Urban land ceiling clearance, whether required and it so, details thereon.	:	: Not applicable
	Ь	Whether No Objection Confifeete under the Income Tax Act is required obtained	:	Not applicable
34		nils of FTC extradsmentation extracts Katha extracts pertaining		Nie applicable
		he property in questima		
13		ethor the senior of mortgagor is subseted as owner in the revenue morpal Village records?		Nist applicable
36	a	Whether the property offered as security is clearly domaicated?		Yus
	l:	Whether the demandation partition of the property is legally valid. ⁴		Yes
	e	Whether the property has clear access as per documents? (The property should be legally accessible through normal carciers to transport goods to factories? houses, as the case may be).	:	Yes
17	Whether the property can be identified from the following documents, and			Not available
	disc	required doubt full determutaneous, if may revealed on such sensiting 1		
	٠	Occurrent in relation to descriptive connection		Not available
	Ь	Doctment in relation to water consection	7	Not avuilable
	c	Document in relation to Sales Tax Registration, if any applicable	7	Not available
	d	Other utility talls, if any	:	Not available
38	dall Laur	respect of the boundaries of the property whether there is a foressentimeroporery in any of the title documents or any other documents the waluation report, utility bills, etc.; or the actual current boundary ? If ofeen obstances comment on the same.		Not applicable
39	ples best Of s	he reliation report and in approved sensitioned place are made available, see comments on the same including the comments on the description and inflarion of the property on the said document and that in the table decide the valuation repeat and in approved plan are not available at the time of paration of TLK, please provide those comments subsequently, on making same available to the advocate.)	:	Valuntion report not available
40	30%	harmanification for creations of mortgage under any total or special elements, details of proper regulation of discursions, payment of proper up duty etc.		Nu
11		other the Bank will be able to enforce SARTALSLACE, if required against 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 congonal table decade, details of logic and other requirements for creature of a jungar, saled and entimeentale mortgage by dequest of certified extracts duty certified etc., as also any procession to be taken by the Hank in this regard.	Not applicable
-1	Whether the governing low constitutional documents of the mortgager (other than actual paramet) permits continue of more page and additional proceedings, if any to be taken in such cases.	: Not applicable
11	Additional espects relevant for recongulation of tolle as per likely larger,	No
45	Additional suppositions, of any to salinguard the interest of Bank, ensuring the participant of enemyly	N.A.
46	The specific persons who are required to create mortgagetor deposed discussed creating mortgage	M/s Denim Developers Limited, through nuthorized signatory Sh. Rajesh Kumar Patil No Sh Rajaram Patil Rio Flat No. 1273, Suwalka Riddhi Siddhi Rosadeney, P.No. 2-4, Rajeev Gandhi Nagar Fain. Road No. 1, JPIA, Kuta Raj.
47	Whether the Real Fistate Project comes under Roal Figure (Regulation and Development) Act, 2016? Y.N. Whether the project is registered with the Roal Estate Regulating Authority? If so, the defauls of such registrations are to be liumished.	Not applicable Net applicable
	Wiretien the registered agreement for sale as prescribed in the above. Act Rules there under is executed?	Not applicable
	Whether the details of the opertment plot in question are verified with the first of number and types of apartments or plots breaked us optioned by the promoter in the website of Rual Estate Regulatory. Authority?	Not applicable

Date : 12 08 2922 Place : Koin

Br. Benks, Advices

SUDHI PRAKASH DADHICH

Advocate & R.A.

10 o 40, Vikas Nagar

Nanta, KOTA (Raja)

Adivocate

Resident & Office 40. Vikas Nogor, Nonta Read Kota (Raj.) Mada = 98295 - 87807

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- Note: Planta mapped Decreases No. 2 to 5 is the taken for the conjugation of project under HPH. Unit
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 - 2 Reputan la transferant Al-Russh Konne Paul
 - J. Abdeco Letter 3a (1714) 21:0 35.
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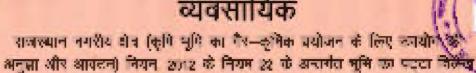
BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nama, KOTA (Raj.)





नगर विकास न्यास,

पद्टा-विलेख (लीज डोल्ड) व्यवसायिक



सन्दर्भ / १९९३ भिन्नर्थ वेपिन क्यलपसं लिए जीवे क्वीकृत क्लाक्षरकर्ता जलेत क्रमण प्रतिस्त पर भी कलावा प्रतिस्त

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गोट – शर्ते पीछे पृष्ट पर शनित है।

- पंजीवृतः / पृथ्योदन संत्रान है।
- Registered and Endorsement Attached

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व्यवसायिक

पदटा विलेख की शतें (लीज होल्ड)

(कृषि मूनि का गैए-कृषि प्रयोजन के लिए उन्योग की अनुवा और आवंदन निवम, 2012)।

पट्टे की सर्वे

पत्य आक ने मिहित निक्स से तहत पक गुल जीव नात बना करा ही है। अहा सबत भूकार (%) वर्षीय जीव से मुक्त है।
 क्षणा

- श जिला धारक द्वारा मुखण्ड / निर्मित डीत का पन्यांन क्ही किया जाएक किस समयोग हेतु पत्या विलेख जाने किया नया है। श्रुपण्ड पन प्रयोक्ता श्वन विनिचन में सामित अनुवारी में उल्लेखित अपने म अनुवार होंग, परन्तु प्रतास समयोग हेतु निर्माणित पानवण्डा का पानना सुनिरिक्त की जाने।
- पट्टा बारक तक कुछण्ड की दिश्वय अववा अन्य ज्याद से कन्द्रकारिय कर सकेवा तथा गुळ्यक को छन पहुँचे (शब जीव्य) पट यो द क्लेका।
- करन भूखान के विक्य / इस्तालया का केता के का में कम गरिकांग थे लिए विकास में विश्वादित शुक्त आदेशन के नाम पंजीकृत विकास का आदे अनुसारिक आदेशे, प्रश्नु प्रद्वापायक के जन्मतरिकारी से अपने में कोई रहीत कर नहीं होगी;
- न्दरा मैंतेज का करवार / जीवन में से निरम / अभवनी संस्थाओं के नास नक्षक (भैनेज) दक्षा का सकेगा, किसके केए क्यानिय निकाय के अनापनी। प्रभाग पत्र (NOC) की आवश्यकता नहीं होगी।
- 6 मूलम्ब पर भवन निर्माण क्रांसित भवन विनिद्यम क गाउटको तहत करना होना.
- ह. पटटा क्या (आर्थण निवाद) सी दिना सीवृति के भूकाक का वमधेवालन / पूर्वपंतन व भूकावीन परिवर्तन नहीं किया जा सूर्वणा।
- ह. कहत विवेश जानी करने की दिनाय से नियांका अवसे में निर्माण करना होता। निर्माणकार्य में नियांका नदी होने कर नियांकित कर से उन्होंं विकास केवा जा मुक्ता अवस्था करना किया जिल्ला किया जा मुक्ता है।
- पटटा विलेख के निष्यातन के प्रश्नाद निर्णय शिक्षद्ध तथा तथा तथा प्रशासन पट्टा विलेख केया गया है जो तका मुलान का कहा विहसा किया जा करेगा?
- 10. पटटा बिलेक की योजना में भारतरिक विकास गए हाने बेले खद विकासकर्ता / नह निर्माण सहकारी अमेरि जान बहन विका जानेगा।
- ा पहला विशेश दिल प्रतिनिया। निर्माण के विशेष के वहन क्षणी किया गया है। हाकि तभी प्रकार व वर्षे जान होगी जिनको पहला नहीं करने पर पहला निरास किया जा कोट । कि

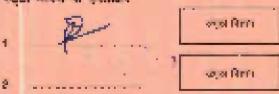
नोट :-- निर्मित कुलक्ट में वार्त ने, ७ लागू नहीं होगी।

काम्य बुपूरी हेतू पटट जी जोने कल शाहि।

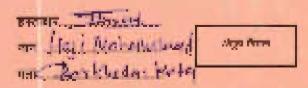
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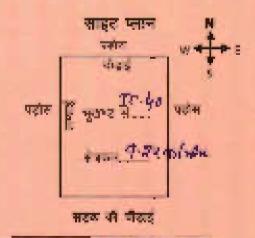
पटटा बारक के दुस्तातर



साभी :-



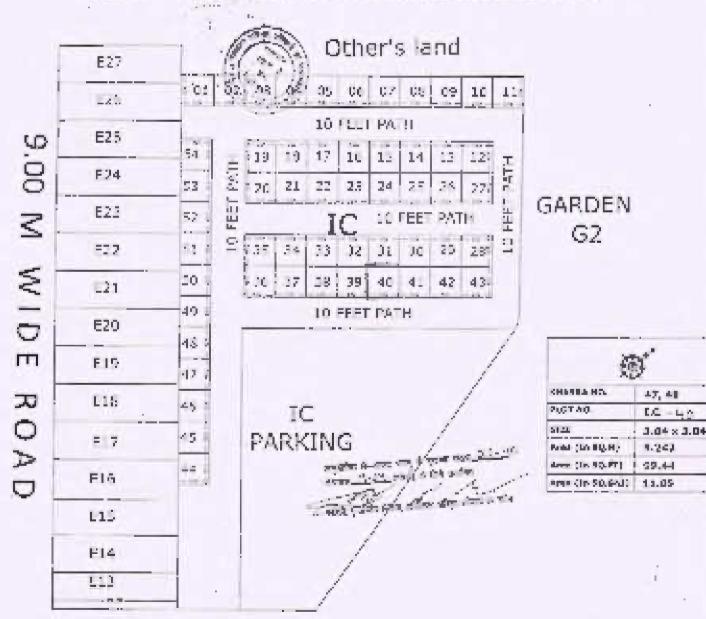
- ंजीवल / एखांकन सलग्न है।
- Registered and Endorsement Attached



सहर साम अलग से भी संसाम कर अवसी है।

आशोग्री अधिकारी के क्रमान मन मंदर क्रमा विकास का कोरा 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

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

See Roceipi Appendix I-Form No. 9 (Rule 75 & 121)

Phot Date: 12-08-2022 6 CE PM

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Cowier

SUB-REGISTRAR

Advocate

Resident & Office 40, Vikos Nagar, Nanta Rood Kota (Raj.) Mols. - 98295- 87807

COMMITTED INVESTIGATION OF LITTLE IN RESPICT

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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagai Nana, KOTA (Rai.)

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SUDHI PRAKASH DADHICH Advocate & R.A. R/o.40, Vinne Nigar Nano, NEXTA (Roid)

Resident & Office 40, Vikas Nagar, Nanto Road Kata (Haj.) Mob. - 98295-87807

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20	а	If the property is Agricultural land, whether the local laws permit marrange of Agriculture land and whether there are any restructions for countries application of mortgage.	:	Not applienble
	b	In case of agricultural property other relevant records documents as per local laws, if any are to be verified to ensure the california of the table and right to enforce the mortgage?	:	Not applicable
	c	Sit the case of conversion of Agriculture land for commercial purposes to otherwise, whether requisite procedure followed permission oblinines.	:	Not applicable
21	Agr.	other the property is attlected by any launi laws ar other datums having a bearing on the creation security (viz. tealband Lows weaker sections, minorities, Land Lows, SEZ intents. Cookel Zone Regulations, Environmental Chamusec,	Ē	Not applicable
22	Я	Whether the property is achieve to any pending or proposed land acquisition processings?	:	No
	b	Weether any search enquiry is made with the Land Acquisition Office and the colcome of such search enquiry	7	Not applicable
23	А	Whether the gruperty as involved in or subject matter of any fitsyntion which is pending or sancladed?	:	No
	b	If so, whether such hitigation would adversely affect the creation of a valid marrigage or have any implication of its future enforcement?	:	Nos applicable
	ť	Whether the life documents have any court was making which points out any litigation attachment security to court in respect of the property in question? In such case plense communition such seal merking.	:	Not applicable
24	a	in case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	ь	Property Schonging to partners, whether thrown on hotchpose? Whether formalities for the same have been completed as per applicable lows?	-	Not applicable
	ti	Whether the persons? creating analogue less have authority to create mortgage for and on behalf of the form.	:	. Not applicable
25	Barr great with	Visition the property belongs to a Limited Company, check the towing provers. Board resolution, authorisation to crease tyage execution of discussions Registration of any prior charges at the Company Registrat (RCC). Articles of Association visitin for common seed by.		Not applicable
	aben	Whether the property (to be nontgaged) is purchased by the e Company from day other Company or Limited Linkility norship (LLP) from ? Yes: No.		Not applicable
	niy I ntmi io as	I yes whether the actual of charges of the property (to be tgegod) has been carried out with Registrar of Companies (Rof.) espect of such vesslor company / LLP (seller) and the vender puny (purchaser)?		Not applicable
	char cren Yes	Whether the above search of charges reveals any prior ges encounterest on the property (proposed to be murigasged) red by the conden company (seller).		Not applicable
		If the search reveals encombrances charges, whether such ges encombrances have been satisfied? No		Nat applicable
26	born	use of Societies. Association, the required authority power to over and whother the mortgage can be created, and the requisite lations, bycologies.	:	Not applicable
27	3.	Whether any POA is involved in the classic of title?		No



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

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B.P. Dadhich Advocate

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

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नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक

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

क्रमांक / 1098

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पट्टा धारक के हस्ताक्षर	प्राधिकृत अधिकारिको हस्ताक्षर मय मोहर भार विकास स्वास, कोटा
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नोट - शर्ते पीछे पृष्ठ पर अंकित है।

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

• 11 to 12 12 1 •

व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

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

पट्टे की शतें

पटटा धारक ने निवित नियमों के दवत एक मस्त लेज राशि जमा करा दी है। अतः उत्तर भरवण्ड का वर्णव लेज से हका है

	The state of the s	
	अभव	
पट्टा धारक को प्रत्येक वर्ष शीज शक्ति	प्रति वर्ष आवश्यक रूप से जना करानी होती। एक बार निगद की गई लीज राशि	15 35

- 2 पट्टा धारळ द्वारा भूखण्ड / िर्मित क्षेत्र का जपयोग यही किया जाएगा जिस उपयोग इंतु पट्टा दिलेख जारी किया गया है। शूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूबी में उल्लेखित उपयोग अनुझंय होंगे, अनु क्यांक उपयोग देतु निर्धारित मानदण्डों की पालक सुनिश्चित की जातें।
- पट्टा धारक जन्ते भूखण्ड को विक्रय अथवा अन्य प्रकार से हुन्द्रकरित कर राकेना तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
- 4. एक्त भूखण्ड के विक्रथ / इस्तान्तरण पर क्षेता के पक्ष में नाम प्रितिक्षंत्र के किए निकास में निधारित शुल्क आवेदन के साथ पत्नीकृत विक्रय पत्र आदि घरतुत किये जायेंगे, परन्तु पद्याधारक के उक्तराधिकारी के मांगल में कोई राशि देय नहीं होगी।
- पट्टा विलेख का सरकार / जीवन बीमा निगम / ऋणदात्री संस्थाओं के पास बंगक (मॉर्गज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क अन्वयंति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
- भूखण्ड पर भवन निर्माण प्रचलित मदन विभिन्नमों के मानदण्डों तहत करना होंगा।
- पदटा कर्ता (स्थानीय निकार्यों की बिना स्वीकृति के मूखण्ड का राष्ट्रिमाजन, दुनर्गतन व मू उपयोग परिवर्टन नहीं किया जा सकेगा।
- पटटा विलेख जारी करने की दिनाक से निर्धारित अवधि में निर्पाण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि निस्तार किया जा सकेगा अन्यशा पटटा दिलेख निरुत किया जा सकता है।
- पहला विलेख के निष्पादन के पश्चात नियम विरुद्ध तथा तथ्य छूपाकर पटटा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्ता किया जा सकेगा।
- ሰо. पटटा निलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता / गृह निर्माण सहकारी समिति द्वास दतन किया जायेगा।
- 31. पहटा निलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया हैं। इनके रामी प्रावधान व शर्ते लागू होगी जिनकी पालना नहीं करने पर पट्टा निरक्त किया जा सकेगा।

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नोट	-	निर्मित	भूखण्ड	में	शर्त	नं. 8	लागू	नही	डोगी।	

स्टम्प ड्यूटी हेतु पट्टे की प्रति फल राशि।

भूखण्ड के पड़ोस की सीमाओं का विवरण
पूर्व टीम्बा पश्चिम I c-30

उत्तर I C-40

दक्षिण I C-40

पट्टा घारक के हस्ताक्षर

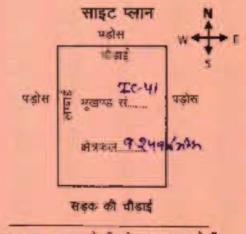


साक्षी :--

The Hayi Mahaminard aga sama

• पंजीकृत/पृष्ठांकन सलग्न है।

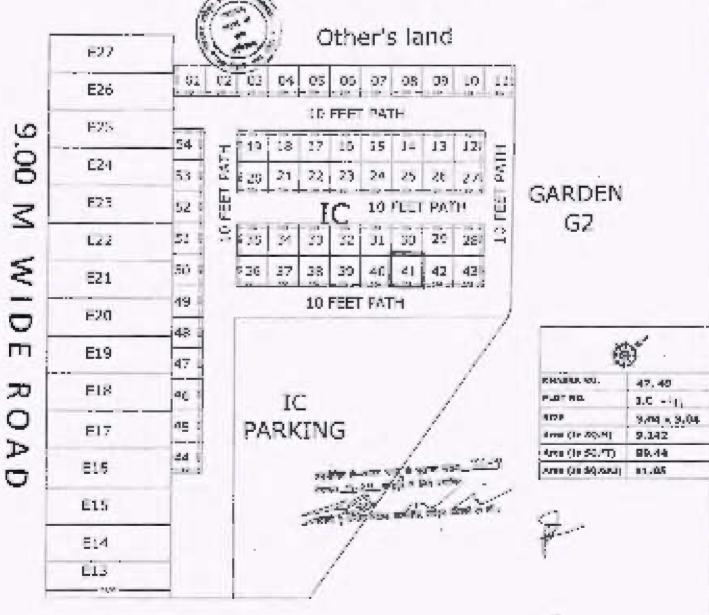
Registered and Endorsement Attached



साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकति हस्ताब्ध्य-मय मोहर का विकास वास कर 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 Rejestion RECISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER 9UB-REGISTRAR : KOTA-I

Fee Receipt

		Appendu'l-Forn	n No. 8 (Rule 75 6 131)	Print Oale :	- 1.	2-06-2022 0:47 PM
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Mode of Payment (#Mode Number Amount 5)

a g-Gras Chiefign 654 reason # 50

Signature of the earther or applicant, for copy or Search conflicted

Signature of recipient and detection

Cantrer

SUB-REGISTRAR

Advocate

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

			OF ENDMANABLE PRO	EERTY.				
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Ī	t.		ed date of the loster under the some and tendened for contray are in sound		NJ	north, company trag		
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		Nature of documents verified and as to whether they are originate or commed course or regulations entracts diffe contribut			Figure Lessy David at BNo. 1 PNo. 192 SNo. 200301121 8140522			
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0	а	Whether the records of registrar office or revenue authoraties relevant to the property or question are available for verification through any ordine portal to computer system."	:	No
	h	If social ordine emispates records are available, whether any verdiculates or cross checking are made and the comments findings in this regard.	•	Not available
	e	Whether the genumeness of the stamp paper is possible to be got verified from say online portal and if so whether such verification was made?	:	Not usua lubic
7	ш	Property offered as security falls within the jurisdiction of which sub-registrar office?	:	Sub Registrar Kota Raj.
	h	Whether it is possible to have registration of doctorants in temporal of the property in question, of more than one office of sub-registrar district registrar registrar-general. If so please name all such offices ?	:	No
	Ľ	Whether search has been made at all the offices named at (b) above ?	:	Yes
	A	Whether the searches in the offices of registering authorities or any other records reveal registration at multiple title documents in respect at the property in question?		No
8	fillion process Management stated in control	in of title tracking the title from the aldest title deed to the latest deed establishing title of the property in question from the lacessors in side interest to the entrent title bolder. And wherever on's interest or other clog on title is involved, search should be a for a further period, depending on the need his clearance of a clog on the Title. Asse of property offered as security for lumin of its. 1.00 cross alove, search of title encounterances for a period of not less a 30 years is mandatory.		Ol years 2022 to \$2.06,2022 OTT Kota allored a S.Na. 10-11, Gardenia, Village Kunhott, Keta Raj to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Paril Sto St. Rajerom Paril Rio Flat No. 1273, Surveilla Riddli Siddhi Residency, P.Na. 1-4, Rajero Gandhi Negar Extr. Road No. 1, IPIA, Kuta Raj, on dt. 20,01722 and execute a Regd. Lease Deed in favour of firm on dt. 01,08.22.
₫	full	use of Telle of the intersited Mortpagor over the Property (whether invited highly Tensehold Rights, Cleanpaids) Passesson to or Liam Holder or Govt. Grantee Adistos etc.)	:	Prechutel
18		eveluild, whether .	177	Not applicable
	9	Lense Deed is duly stomped and registered		Not upplicable
	h	Lessee is permitted to morpgage the Lessehold right	-	Not applicable
_	0	decation of the Lease unexpired period of lease		Nut applicable
	d	If, a sub-lease, check the lease deed in favour of Lease as to whether lease deed permits sub-leasing and nearipage by Sub-Lease also.		
	e	Whether the leavehold rights permits for the creation of any superstructure (if applicable)?	-	Not applicable
		Right to get renewal of the lessehold rights and interestlement		Not applicable
	1			
11	elle and blac niho	tion, grant allotractit Leave-caure. Sale Agreement, whether it agreement the provides for alicuable rights to the mortgager or without conditions, the mortgager is competent to create the without conditions. The mortgager is competent to create the outside of which property. Whether any permission from Gars or any anathority is required for creation of mortgager and if so whether is called permission is constable.		Not applicable
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	If a synthetic section of the sectio	to agreement the provides for alicuable rights to the mortgagor or without conditions, the mortgagor is competent to create go on such peoperty. Whether any permission from Gines or any analysis is required for creation of mortgago and if so whether is salid permission is mortgago, and if so whether is salid permission is mortgago.	: : : : : : : : : : : : : : : : : : : :	



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	4	The Oill Self cares. Dued cue dere the property to Drace		No applicable
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	- (= 6-ther the Drace, a migrasconsist the sixed property		Minapplicania
	μ	relief in any life terrors in reverse two the Department of the problem of any other person in the first including the control of any other person in the first including the control of any page.	:	Not applicative
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D.	4	In case of paratitor farety exidences and whether the original used as startable for depictal if and the mediator proveding to be Sulomed or order a trade and enterception materials.	i	Not replicate
	ŀ	Whether against they been efficient and whether the another years in personner and expension of this share.	:	towapplicate:
	1.	Whether the partition made is valid to have use the merchants are provided a mediagnable after the over	:	Monopherica
	0	by suspent of passions be a decree of even whether such decree has because feed and all other conditions increases are completely applied with.		Not applicable
	10	Whether any of the doubleon's at question are executed an assistance set ? If so, additional antestations in he taken for exacting and tiple goaltyages?	:	horaget able
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	b	Whether the property between the characteristic or has reference adoption that are designed any resonance to secure and distinguished as a secure of distinguished as a secure of the contract		Natopäiselle
	*	Preventings per given as, it and its respect to the above the discontinuous for undergoing.	:	Not applicable
15	1	When the most to is a Matth page, truth property, mortained to created the family benefit legal accessing, science on Maria Experiences have no adjection process according, relients that a said way of female more less an	:	Not applicable
	-	Please also continue to a travelle in quest e bis la presidence la lors des rations el econite in audit cross."		Powapphouse
132	3	Whether the imports belongs to any find or it subject in the rights of any bas. I	1	ku
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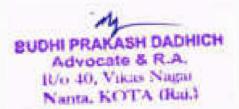


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12	*	whether the property is a bject to any posture or proposed and expedition property.	: N1
	h	What we are some enquiry to ender with the land Acquisitive Office and the encourage of such season enquiry.	: Natagolinatin
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	1.	Use whether such higgs or topolal advances within the condition of a suite managing or have any application or no little entirepress.	· Fot applicable
		Whether the title documents have any court scaling than which prints our any originated attachment receive an eract in terms of the property in question ? In such case, please postument or such and on long.	* Not applicable
21	a	In case of person of the first, whether the property indexts to the first and the death is properly registered.	Norapplanhia
	٨	Projects belonging to posteros, rejection flactor, on hotograps? Whether Somewhites for the same base been degreeded as per applicable laws.	: Neseppticable
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25	CHIT CHIT WILL	Wheth the property interpret is Denited Congrues, Check the charge, makers. Some resoluting, multiplipating to prome parameters and my prior charges the Congrues Resource (SCR's Articles of Articles	: New applicable
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	Devi câtrii hav	ther the POA is one compled with interest in a coloporous Agreement-com-Power of Attorney. If so, pleuse by whether the same is a registered document and hence it created an interest in favour of the builder developes and only is interested by per law.		Not applicable
	pleo the Con- Reps Agre flats	asse the title document is executed by the POA holder, so classify whether the POA involved is (i) one executed by Builders viz. Companies Firms Individual or Proprietary secus or favour of their Purtners Employees Authorized resontatives to sign Flat Allourent Letters. NCCs, cement of Sule, Sule Docals, etc. or favour of buyers at a time. (Builder's POA) or (ii) office type of POA numer POA:		Nat applicable
ó	avai	use of Builder's POA, whether a certified copy of POA is liable and the same has been verified compared with the mail POA.	i	Nat applicable
c	In co	ese of common PDA (i.e. PDA other than Builder's POA), so clearly the following clouses in respect of POA.	:	Nee applicable
	i	Whether the original POA is persited and the title investigation is dose on the boils of original POA?		Nes applicable
	Ü	Whether the POA is a registered one?		Not applicable
	İa	Whether the POA is a special or general one 9		Not applicable
	IV	Whether the POA contains a specific authority for execution of title document in question?		Not applicable
1	ievo (Ple	erises the POA was in fused and not decoked or land become did on the date of exception of the document in question? ase clarify whether the same has been ascertained from the se of sub-registrar also?		Nat applicable
2		recomment on the genuineness of PCIA 2	1	Nut applicable
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h	Úĸ	POA ?		Not applicable
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		made, approval of lay out and other progrations, is any.		
ı	1	Whether the numbering patters of the units fixts tally in all documents such as approved plan, agreement plan etc.	:	Nur applicable
n	Cen	enthrances. Attachments and or claims whether of Government trail or State or other Local authorities or Third Party claims, as ate and dotalls thereof.	:	Not applicable
-1	UUL	period covered under the Entimberances Certificate and the se of the person in whose favour the encumbrance is created and a son-stoom of charge, if any.	:	01 years 2022 to 12.08.2022
32	Details regarding property lay or land revenue or other solutions does juild payable as on date and if not paid, what remedy?			Not applicable
33	à	Unjoint and ceiting clearance, whether required and if so, details thereon.	:	Not applicable
	ь	Whether No Objection Contitionte under the Income Tax Act is required obtained	1	Not applicable
14		nds of RTC extracts mulariton extracts Raths extracts portaining a property in question.		Not applicable
50		ether the name of mortgager is reflected as overer in the revenue. merpal Village records?		Notapplicable
56	a	Whether the property offered as security is clearly demonstrated?	:	Yes
	6	Whether the demonstrian partition of the property is legally valid.		Vex
	¢	Whether the property less close access as per discurrents? (The property should be legally accessible through normal curriers to transport goods to factories? houses, as the case may be).		Yes
17		ther the property can be identified from the following electrosists, and repeated doubtful encounterwest, if any revealed on such scrating it	İ	Not available
_	3	Document in relation to electricity consections	:	Not evzilable
	6	Document in relation to water connection	1	Not avealable
	o	Document in relation to Solus Tox Registration, if any applicable	t	Not averlable
	d	Pener vailely bells, it any		Not available
.18				Nor applicable
39	ples bout (M) proj	to valuation report and or reproved sanctioned plans are multi-available, one comment on the same meltating the comments on the description and relation of the property on the said document and that is the title deeds. The valuation report and/or approved plan are not available at the time of paration of TIR, planse provide these comments subsequently, on making some available to the advocate.)	:	Valuation report not a vallobje:
40	stap	etments, details of proper registration of documents, payment of proper up documents.		No
11		other the Dank will be able to entince NARPAPSF Act, if required against property offered as security?		Not applicable



R.P. Dadhich

Resident & Office 40, Vikas Nagar, Nanta Road Kora (Roj.) Moh. – 98295- H7H/7

- 2	to sees of alconomial committee deals, means of lagor and observa- ing meaning to execute, of a proper void and colorection manages for deposit of emotion escapes data compact (e.g., as also may presented to be according the part as the regard	Not applicable
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4	Addressed expects televant for association of Olevan per and have	No
+5	Additional assignations, it and considerated the improve of fluids assuming the sentiments of assemble.	N.A.
46	Пос примене развите на подчето се селас попрадово форма починални песмер мижущи	Mrs. Benim Stendagers Linguist, farough molloward signalary is. Rajech Karner Prof. Sci. St. Rajecar. Paril Riv Har No. 1273. Steralko Riddid Siddid Residency, Plot. Lt. Rajeca Carolid Negar Syng. 2004. No. 1. 1914, Nov. Haj
P	Whether the Real Points Project source ander Real Prince Gogalotion and Development Act 20:157 Y.N.	how applicance
	Whether the propert is negligible of with the Road Regulatory. And policy of policy desired such represents are in the three-level.	Natioppleunic
	Whether the registered registered has tolk or provedled as the above Aut Sober these easies to except of:	Not applicable:
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Tare: 13 (H 2222 Three Keta eudhi Prarasit Dadhich Advocate & R.A. 100 40, Visus Naga Nama, KOYYA (Kaid Advocate

Revident & Office – 44. Viles Nagar, Nacta Road Kota (Raj.) Mab. 98295-87807

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🚅 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राणस्यात नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुप्रा और आवंटन) नियम, 2012 के नियम 22 के शत्रागंत भूनि का गहरा विलेख

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- पंजीकृत / पृष्ठीकन सल्पन है।
- Registered and Endorsement Attached

■ NET 2021 •

व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

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

पट्टे की शर्ते

1.	नटंटा बास्क न ।नाइस ।नवना क प्रदय एक मेश्न अन्त	। साज जना	कारा दा भागा	त. एवत भ	र्रायण्य अध यवा	य लाज स म	वत ह।	
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- पट्टा ध्यस्क द्वारा भूखण्ड / निर्मित क्षेत्र का उपयोग वटी किया जाएरा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भना विनियम में सम्बन्धित अनुसूधी में उल्लेखित उपयोग अनुतेय ढॉमें, चरन्तु, प्रत्येक उच्योग हेतु निर्धारित नानदण्डों की पालना भुनिश्चित की जानें।
- पट्टा धारक तक्त भूखण्ड को विक्रय अथवा अन्य प्रकार में हस्तान्तरित कर सकेगा तथा भूखण्ड को उप पट्टे (सव-लीज) पर भी दे सकेगा।
- 4. सक्त भूखण्ड के विक्रय / हस्तान्तरण पर कंता के पक्ष में गाम पितृतिन के लिए निकाय में निर्धारित शुक्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु परताधारक के सत्ताराधिकारी के मामले में काई राशि देय नहीं होगी।
- पट्टा विलेख का सरकार / जीवन बीमा निगम / ऋणदाजी संस्थाओं के दाम ब्राक (पोर्गेज) रख! जा सकेपा, जिसके लिए स्थानीय निकाय क अनापति।
- भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानवण्डो तहत करना होंगा।
- पट्टा कर्ला (स्थानीय निकाय) की बिना रखीकृति के भूखण्ड का उपविधालन / पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
- 8. पट्टा विलंख 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 सकेगः अवधि पट्टा विलेख निरस्त किया जा सकता है।
 - पहला विलेख के निष्पादन के पश्चात नियम विलब्ध शक्षा तथ्य छुपाकर पहला विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पहला निरस्त किया जा सकेगा।
 - . पहला निलेख की दोजना में अपन्तरिक विकास पर होने वाले व्यथ विकासकर्ता / गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
 - पट्टा विलेख जिन अधिनिधमों, नियमों, नीति, विनिधम के तहत जारी किया गया है। इनके सभी आक्षान व शर्ते लागू होगी जिनकी पालना नहीं

करने २१ पट्टा निरस्त किया जा सकेंगः।

नोट :- निर्मित भूखम्ब में वर्त नं. ह लागू नहीं होगी।

स्टाम्य ड्यूटी हेतु पट्टे की प्रति फल राशि।

पट्टा घारक के हस्ताक्षर

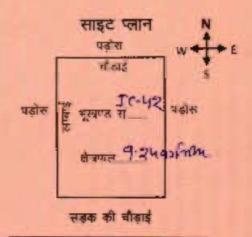
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सादी :-

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पंजीकृत / पृष्ठांकन संलग्न है।

Registered and Endorsement Attached



साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी के हस्ताकर मय 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)

Other's land E27 03 04 05 06 07 08 09 10 E26 10 FEET PATH E25 9.00 M 18 16 15 14 13 54 = 19 17 12, PATH PATH E24 53 21 22 23 24 26 278 : 20 GARDEN E23 10 FEET PATH 52 G2 201 35 283 29 51 34 33 30 F22 32 31 WID 50 37 42 43. 35 38 39 40 41 E21 49 (10 FEET PATH E20 48 s -E19 47) KHASRA NO. 47, 49 D E18 46 PLOT NO. IC I.C -312 0 517E 3.04 x 3.04 45 PARKING E17 Area (In SQ.M) 9,242 AD Area (In SQ.FT) 99.44 44 क्षेत्रका ने क्षेत्र का का का उपनित E16 Area (In EQ, GAJ) , 11.05 will with the person dry has a see the world offer many and relative to E15 E14 E1.3

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SIGNATURE OF OWNER

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

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SUB-REGISTRAN

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

TRESONAL THE INVESTIGATION COURSE TO LIVE UP AT SECT.

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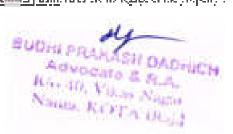
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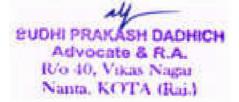
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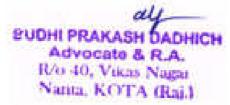
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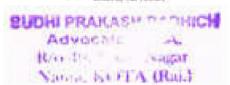
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पट्टा—विलेख (लीज होल्ड) व्यवसायिक



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व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

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

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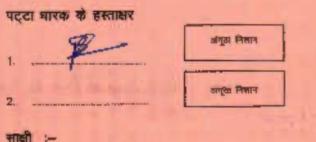
पट्टा धारक को प्रत्येक वर्ष लीज राशि......पति वर्ष आवश्यक रूप से जना करानी होगी। एक बार नियस की गई लीज राशि 15 वर्ष के पश्यात और भूक्षण्ड के प्रत्येक निक्रय /हरतान्तरण पर 26 प्रतिशत की यृद्धि होगी।

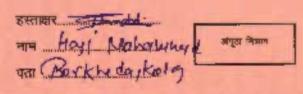
- पट्टा धारक द्वारा भूखण्ड / निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु गट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियन में सम्बन्धित अनुसूची में उदलेखित उपयोग अनुदोय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मान्द्रपडों की पालना सुनिष्टियन की जावें।
- पट्टा धारक उका गूखण्ड को विकय अथ्या अन्य प्रकार से हस्तान्तरित कर सकेमा तथा भूखण्ड को उप—पट्टे (सब—लीज) पर भी दे सकेगा।
- 4 उक्त भृखण्ड के विकय / हस्तान्तरण पर केता के यक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्यः आवेदन के साथ पंजीकृत विकय पत्र आदि प्रश्तुत किये जायेंगे. परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देग नहीं होगी।
- पट्टा निलेख का सरकार / जीवन डीमा निगम / ऋणवात्री संस्थाओं के पास दंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकार क अचापितः
 प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
- भूतक्ष पर भवन निर्माण प्रचलित भनन दिनियमों के मानदण्डों तहत करना डोंगा।
- 💹 पट्ट कर्ता (रफ्पनीय निकर्ध) को बिना स्टीकृति के भूखण्ड का उपविभाजन / पुनर्गठन व भू उपयोग पश्चितन (सी किया जा सकेगा।
- पहला चिलेख जारी करने की दिनांक से निर्धारित अवधि में निर्भाण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सर्कगा अन्यक्ष पहला दिलेख निरस्त किया जा सकता है।
- g. पट्टा चिलंख के निष्पादन के परचात नियम विकास तथा सथ्य धुभाकर पट्टा विलंख प्राप्त किया क्या है तो उक्त भूखण्ड का पट्टा निरस्त किया जिल्हा सकेगा।
- to. पट्टा विलेख की योजना में अन्तरिक विकास पर होने वाले व्यय विकासकर्ता / गृह निर्माण रुहकारी समिति द्वारा वहन किया जायेगा।
- पट्टा विलेख जिन अधिनिधमी, नियमी, नीति, विनिधम के लहत जारी किया गया है। इनके सभी प्रावधान व शते लागू होगी जिनकी पालना नहीं करने पर पटटा निरस्त किया जा सकेगाँ।

12.	अन्य	
	नोट :- निर्मित भूखण्ड में शर्त नं. 8 लागू	

स्टाम्प इयूटी हेलु घट्टे की प्रति फल राशि।

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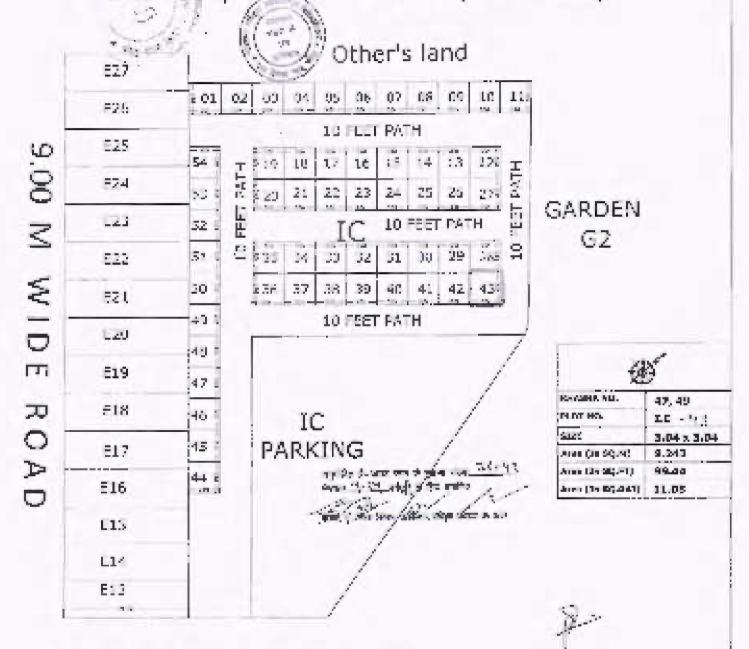
साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी के इस्तुमार मय मोहर नगर साम ग्रन, 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)



12.00 M WIDE ROAD

SIGNATURE OF OWNER

15.00

Government of Rajasthan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGISTRAR : KOTA4

Fee Receipt

Appondix (-Form No. 5 (Rule 75 & 101) | Fifth Late : | | 22-99 2022 17/92 PM

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SUB REGISTRAR

Resident & Office – 40, Vikas Nagar, Poesta Road Kota (Raj.) Moh. 98295-87897

REPORT OF INVESTIGATION OF THIS IN RESPIRAT

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B.P. Dadhich Advocate

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

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Advocate

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

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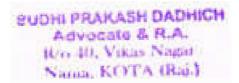
Advocate & R.A.
R/o 40, Vikas Nagar
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BUDHI PRAKASH DADHICH Advocate & R.A. (Uo 40, Vikas Nagar Nanta, KOTA (Rai.)

Advocate

Resident & Office – 40, Vilers Negar, Pomta Roset Wata (Raj.) Mah, 98295-87807

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

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मैसर्स डेनिम डवलपर्स लिए जरिये अधीकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र भी राजाराम पाटिल

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निवासी विस्तार रोड नंठ 1 अर्ड.पी.आई.ए. कोटा	De Comment
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पट्टा धारक मैसर्स 🚖 शहर	ावा र्यालय पता 2021 ★
(पदनाम) श्री/श्रीमती/सुश्री पुत्र	/ पत्री
निवासी Shop no. LC44	9.24 वर्गमीटर
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राजस्व ग्राम	खसरा सं. 46,47,49
10.001 1.44	में स्थित है।
स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष	हैं जन्म प्रकार का प्रदेश किसंक को
निष्पादित किया जाता है।	्राध्यक्त अस्तिकार्ग
पदटा धारक के इस्ताक्षर	प्राधिकत अधिकारी के इस्ताक्षर मय मोहर
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नोट - शतें पीछे पृष्ठ पर अंकित है।	

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

5 Tue 9

व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

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

पटटे की शतें

1.	पट्टा धारक ने निहित नियमों के तहर	। एक पुश्त लीज राशि जमा करा दी है। अतः जका शूखण्ड 99 वर्षीय लीज से मुक्त हैं।
		अध्या

के पश्चात और मूखण्ड के प्रत्येक विकय / हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।

- पट्टा धारक द्वारा भूखण्ड / निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस रुपयोग हेत् पटटा विलेख जारी किया गया है : मुखण्ड पर प्रचलिता भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुद्रोय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जावे।
- पट्टा भएक उच्च मुखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेन्य तथा भूखण्ड को उप-पट्टे (सद-लीज) पर भी दे सकेगा। 3.
- उक्त भूखण्ड के विक्रय / हस्तान्तरण पर ब्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पर आदि प्रस्तत किये जायेंगे, परन्त पहतत्वाएक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
- पटटा दिलेख का सरकार / शीवन बीमः निगम / अणदात्री संस्थाओं के पास बंधक (पोर्गेज) रखा आ सकेया, जिसके लिए स्थानीय निकाय क अनापत्ति प्रमाण भन्न (NOC) की आवश्यकता नहीं होगी।
- भुद्धण्ड पर भवन निर्माण प्रचरिन्द भवन विनियमों के मानवण्डों तहत करता होंगा।
- पटटा कर्ता (स्थानीय निकाय) को बिना स्वीकृति के भूखण्ड का उपविभाजन / पूनर्गठन व भू तपयोग परिवर्तन नहीं किया जा सकेंगा। 7.
- पटटा विलेख जारी करने की दिनाक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पटटा विलेख निरस्त किया जा सकता है।
- पटता विलेख के निष्पादन के पश्चात नियम विरूद्ध तथा क्रम छपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पद्धा निरम्त किया जा सकंगा।
 - पटटा विलेख की योजना में आचारिक विकास घर होने वाले व्यय विकासकर्ता / गृह निर्माण सहक्रीरी समिति डारा वहन किया जायेगा। पटटा विलेख किन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया हैं। इनके सभी भूदधान व शर्ते लागू होगी जिनकी पालना नहीं करने पर पटटा निरस्त किया जा सकेगा।

बोट :- निर्मित मुखण्ड में शर्त नं 8 लागु नहीं होगी।

स्टाम्प इयूटी हेत् पट्टे की प्रति फल राशि:

भुखण्ड के पड़ीस की सीमाओं का विवरणः पर्व रास्ता एवं पाकीशं

पटटा धारक के हस्ताक्षर

साक्षी :-



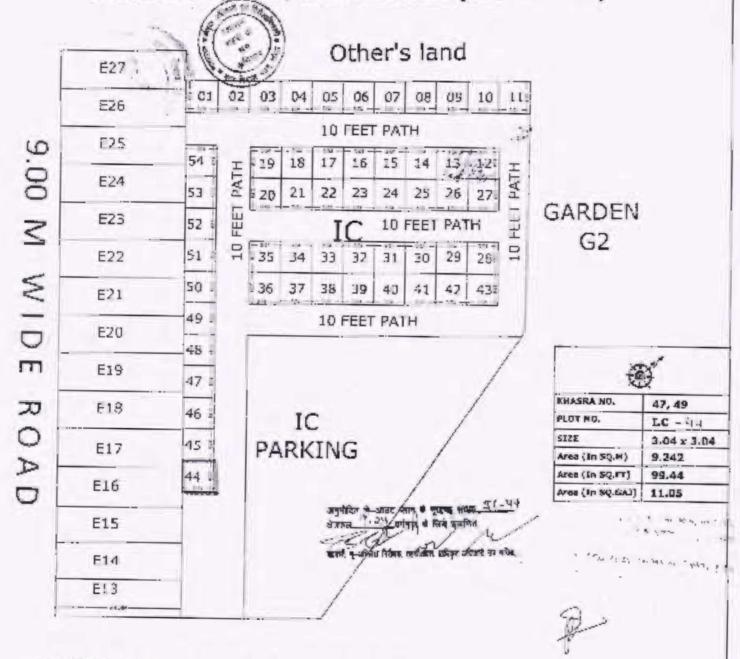
साइट प्लान अलग से भी संलग्न कर लकते हैं।

- पंजीकृत/पृष्टांकन 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)



12.00 M WIDE ROAD

SIGNATURE OF OWNER

A

Guvernment of Rajoschan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN AJMER SUR-REGISTRAR : NOTA-;

Fee Receipt Appendix Afons No. 2 (Sul., 75 & 1811

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SUD-REGISTRAR

Resident & Office – 40. Vikas Nagar, Nanta Read Kota (Raj.) Meb. – 98295– 87807

BEFORE OF INVESTIGATION OF TELLKIN RESPIRED

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

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Mab. - 98295- 87807

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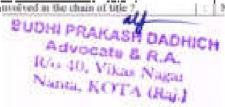
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R/o 40, Vikas Nagai Nanta, KOTA (Rai.)

Advocate

Resident & Office – 40, Vikus Nagar, Nama Ruad Kota (Raj.) Mob. 98295-27807

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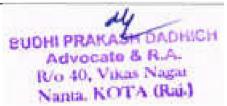
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BUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagar Nanta, KOTA (Rai.)

B.P. Dadhich Advocate

Resident & Office – 40, Vilus Negar, Nanta Road Nota (Raj.) Mob. = 98295- 87807

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B.P. Dadhich Advocate

Itesident & Office – 40, Vikas Nagar, Nama Road Kota (Raj.) Vion. – 28225–87807

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

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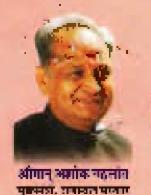
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नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नगरीय केल (कृषि भूमि का गैर-कृषिक प्रतीजन के लिए उपकेष की । अनुस्य और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पर्दर्शकेली

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पट्टा भारक को इस्तासर

अ प्रधीयक, क्षेत्र (प्रथम)

प्राधिकृत अधिकारी प्राधिकृत अधिकारी के इस्ताक्षर मन मोहर नगर विवास अस्त सोटा

मीट — शर्व गीछे एक पर अकित है।

- पंजीकृत / गृष्ठाकन संज्ञन है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

किन परि का गैए-किन प्रयोजन के लिए एमयोग की अनुना और आवटन नियम 2012)

चटटं की शर्त

ारान्य आरक्त में निष्टेत निजयों के रहत एक मुख्त जीवा नामि जाग कहा ही है। अस एक्ट प्रश्नव वह नर्भीय श्रीज स मुस्त हैं। 🤝

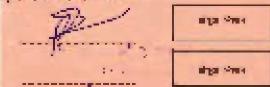
क पत्तान और मुख्यक के उन्होंक निकर / इत्तानारक का 26 प्रतिकृत की दृद्धि होगी।

- एक्ट भारक हुन्न गुळपळ्/ निर्मित सेव का खपरीम नहीं किया लाएमा लिए उच्चीन हुटु पहुंदा निल्ह्य आहे. किया मना है इञ्चयद पर प्रचित्र गतन विवित्तम में सन्यक्तित अवस्थी में लेल्केश्वेव स्पतीय बन्द्रांथ हीये. 1रूट् प्रार्थक लब्दीन हेत् विविद्धित माना पर्दे की पालना माने देवा की जाती।
- फरण शहर नका मुख्यम को विकय असम अन्य मकत ने हरतान्तरित कर नकेमा तथा मुहारक को राम-मुहारे (सब-नीज) पर मी है सुकेस
- दक्त भुक्षपद के विकार हारतान एक पर तथा के उन है नाम परियान के लिए निकार में निभावित शुक्त अनेदन के राजा देतीकुन विकार उन आदि इस्ता विन भागों। परना एक्काशक के एक्काविकारों के समक्षे में कोई शीर का नहीं हाती।
- एका दिलक का रक्षकर / जीवन बीमा निमम् / कम्पदाकी स्वकारती के मध्य आक (नीमेंब) जबा जा मुकेस, विवास निम् बच्चांच निक्य के अनुपादि ਰਜ਼ਾਮ ਕਰ (ਬਰਸ਼ੜ੍ਹ ਕੀ ਬਾਹਕਾਰਜ਼ ਰਹੀ ਹਾਮੀ)।
- नुस्तरु पर नवन निर्माण प्रचारित नवन वैभिनम् स्थाननदार्थी तहरू जारत होगा। एक्ट कही (स्थानक निकार) की बिना खोक्कों के मुलगठ का उन्हेंश्वादक**ी कुन्छ र**ूपी नगरीण विकरित रही किया जा नवीगा।
- एक्ट जिल्ला आहे करने के दिनके स निवारित अपी है कि केव<mark>न से हैं कि किसी</mark>न अपी में निर्माण की बाने पर निर्मारित हर से अवसे िकतार मिला जा अलीका अन्तरम पहुंच जिल्ला निरुद्धा निराम का अके निर्देश
- रपूर विदेश के निर्मादन के प्रवाद निवस केन्द्र हुआ तथ्य क्षावर्ष करता किन्ते पाल किया गया है हा अवस क्षाव्य वा पहल निवस निवस
- पदरा विलेख को जातन में आदिशिक वेकास पर देने काले जाग वेकालकाई है वह किया लकवरी तमिन्ने हात करने किया लागा ।
- पहल बिक्क जिन अभिनियमी केंद्रमी मीनि, विकेषक की देवते जाने किया हुनी है। इनक मधी प्राध्यान के उने लागू होगी जिनकी गलना नहीं। करने पर फरना निरहा केटड जा सकेना।
- भोड निर्मित मुख्यक में बर्त ने ह 🚈 नहीं होती

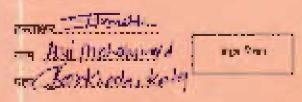
रदाना प्रवृत्ती हेन गतर की पनि फुल रागि।

भराक्त क पहीरा की गीमाया का दिवरण-गर्व IC- भेभे विचन IC- भेद च्लार प्रश्नेत्रम् दक्षिण् <u>स्ट</u>ारक्षकः प्री

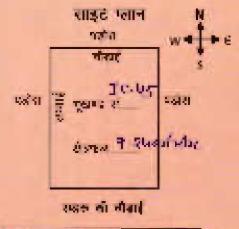
व्हल धारक के हरताहार



रमधी :-



- ਪੰਡੀਕਰ / ਪ੍ਰਬਰਕਿਸ ਜੰਗਾਜ਼ ਹੈ :
- Registered and Endomement Attached

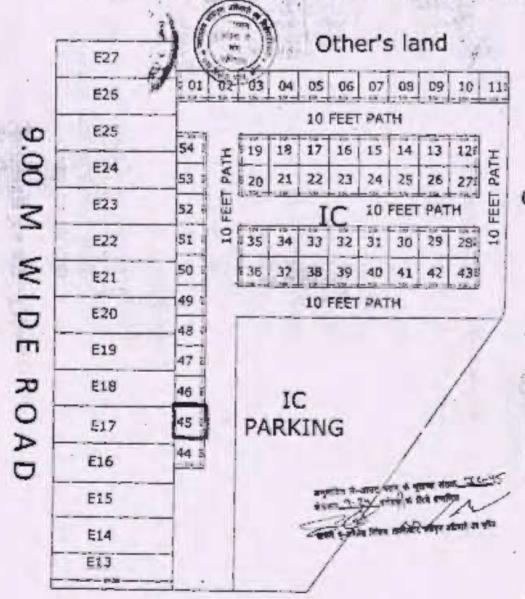


स्पाद्ध प्लान कराम भी भी राज्यन कर सकते हैं।

प्राधिकत अधिकारी चित्रत अधिकारी संग्रह्माक्षर वय भोतर **1987** 计算用 50 计,前部

SITO 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)



0

0

GARDEN G2

®		
KHASRA NO.	47, 49	
PLOT NO.	E.C -4.5	
STRE	3.04 x 3.04	
Area (In sq.er)	9.242	
Area (In SQ.PT)	99.44	
Aree (In SQ.GAJ)	11.05	
·		

12.00 M WIDE ROAD

SIGNATURE OF OWNER

Government of Rejestion REGISTRATION & STAMPS DEPARTMENT, RAJASTMAN, AJMER SUB-REGISTRAR : KOTA-I

Poe Receipt Appendix I-Form No. 9 (Rule 75 & 531)

Print Date .

12-08-2022 9-08 PM

Гие Вирирі Ми Мате	3	202202123018810 B.P. DADHICH ADVOCATE, Mis Danim Developers Ltd.	Receipt Date Document S. No.		1206/7022 20220112301571
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			Cash Amount Received	:	***
			Other than Dash	:	7 50
From Year 2022 To Y	mpr	5055	Total Agount		F 50

Morto of Payment (#Mode Number Amount f)

Fu-Gres Challey Electrica F Sc.

Signature of presents; or popicant for stopy or Scenario certificate

Signature of recipient and date of relum receipt

Cauther

SUB-REGISTRAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

			OF IMMOVABLE PROPER	n	
1	IL	Name of the Dri	nich Stusiness Hint Office seeking opimion	1 :	Rejusthen Reaf Estate Regulatory Authority, Jalpur Raj.
	Ь		and date of the letter updat the cover or manta tradered for senuting are forwarded		Nil
	e	Name of the Bo	TOW LT		M/s Donim Developers Limited, through authorized signatory Sla Rajesh Kumu. Patal Sco Sh. Rajeram Patal R/o Flat No. 1273. Suwaika Riddhi Siddhu Residency P.No. I-4, Rajees Gandhi Nagar Eato. Rom No. 1, IPIA, Kota Raj.
2	В	Name of the property iceas	unt emeens compuny person ofteresy fise ecories.		M's Denim Developers Limited, fhrough sufficiency Sh. Rajesh Kumo Patil No Sh. Rajeram Patil Ros Flat No 1273, Suwalka Riddli Siddle Residency P.No. 1-4, Rajeev Gondhi Nagar Esta. Ross No. 1, IPIA, Kota Raj.
П	b		the Unit concern person body sotherin, puty for excation of charge	1	Indivadual Lim.
Ť	c	State as so gode	what coposity is wearily offered (whether the barrower or as guarantor, etc.)		Horrower
j		bete es fall descri	sum of the manufable property ies offered	;	
			tisilowing details.	\vdash	S.No. IC-45, Gardena, Vellage Kunhadi, Kor
	1	Survey No.		:	Kaj
	'n	Dean Boose pr	can case of house property)	1.	S.No. [C:45, Gardenin, Village Kombadi, Kuta Raj.
	٢	I stent area incl property	nding plinth built up area in case of house	:	9.24 Sq. VEL
	d	Lacations like a sub-district de	army of the place, village, ries, repisharion. Boundance.	:	East S.No. IC 44 West - N.No. IC 46 Neeth- Road South- P.No. E 17
1	a	Particulars of chronalogically	die decuments verotmized-veristly and		Certificate of Incorporation, A& Denim Developers Limited Resolution Letter in favour of St. Raginsh Kumar Patil Adotron Letter No. 1892 dt. 2007.22 Regd. Lease Deed with Map dt 01.00.22
×	do d	originals or oc certified	ments verified and as to whether they are rished copies or registration extracts duly originals or certified extracts from the	ľ	Regd. Lease Deed at R.No. 1 V.No. 162; P.No. 192 S.No. 202205125112268 di 01.08.22
		registering land	revenue other authorities he exammed		Letinost and all the second
	SI. NO.	Dute	Name Nature of the Discussion		Original contribed in case of capse caps contribed whether the original was photocopy, etc. Seminized by the Advocate
	1	91.00.22	Regil Laure Devil		Original Sist applicable
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		to a referred to a time along on title is a codewill sent if Serold be-		Developer Limited, through concerned
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		are of property offered to security for frunt of St. 1.00 course.		Public Schille Breichner, P. St. 14, Raject
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		above, search of calef encumbracies for a period or not less.		Kora Rat on dr. 10 (F.22 and operate a
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ī	3	Which can be provided by the control of the provided provided by the control of the provided provided provided provided by the control of the provided provided provided by the control of the provided provided provided by the control of the provided provid	Nic opphiales
	'n	Any other report effecting the smalley of the title passer. Disting the grit servicement data.	Natroplastric
13	*	In case of purbleogicany actioness dock, whether the program dead is available for deposit. If not the available procedure to be followed to meete a rule; and enforced in monage.	Netrockedde
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	4	In respect of mottling by a nearest of count, selecting sight of draws has been as Said and all other produces. Secondary, are completed complications.	Nis applicable
	4	Whether me all the decrements to percent an oriented in counterparts on an insert than one at 7.0 or authorized processions to be recently a system, and are interpreted.	Nanagalauna
16		ofter the title decourses unlake my becomesters (Saturded#-
	3	It can at aids, whether for talk is rejected in a more and of an amount of the call.	Net grindle
	h	whether the factor quality making polaring [1] is a body the care is an houself to a connector over [1].	Micagalizacie
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1.	3	Whener the property is subject to any wall nobe."	Ne
	•	Whether the property belongs to chambitrouple or my straightful of a most from the properties ?	Nationalist
	•	Treatments parameters — and in respect of the interminants. To creative streamings?	Not applicable
-18	•	Where the conserve is a \$10.0° pair, funch a conserve conserve a crossed for lands become lead accesses, whether the Make Corporates have in objection goes in execution, means there is, any, rights of female members are.	Nationalisation
	0	Phone also courses as say other report what has accoment as active the validity of support or such case.	740 sppikutti
105	a	Whether the property becomes a way must or to subject to the applicable of the tree.	р.
	7	Whether the tred is a province public tent and whether test heart you ideally inflamous the mestage of the property?	No applicable



	C	If so additional premittions permissions to be obtained for creation of valid mentaging ?	:	Not appliesble
	4		:	Not applicable
20	а	If the property is Agricultural land, whether the local taws period insettinge of Agriculture land and whether there are my restrictions for creation, enforcement of mortgage	-	Not applicable
	ь	documents as per incal laws, if any are to be verified to ensure the validity of the table and right to enforce the mortgage?	-	Natapplicable
	c	In the case of conversion of Agriculture lead for consusceicl purposes or otherwise, whether requisite procedure followed permission obtained.	:	Not applicable
21	Agn	abon the property is affected by any fuent laws or other latiners having a bearing on the creation security (viz. cultural Laws wenter secritors minorities, Laws [Javas, SEZ] latents. Costal Zone Regulations Environmental Chesisuses.		Not applicable
12	A	Whether the property is subject to any pendang or proposed land acquisition proceedings?	:	No
	k	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search enquiry	:	Not applicable
27	n	Whether the property is involved in or subject matter of any inquition which is pending or concluded. ¹²	=	No
	5	If we whother such brigation would adversely affect the organism of a valid muripage or have my implication of its future enforcement?	:	Not upplicable
	Ľ	Whether the title documents have any court seal marking which paints our any litigation attachment security to court an respect of the groperty in question? In such case please comment on each seal marking.	:	Not suplicable
'n	0	In case of partnership term, whether the property belongs to the from and the deed is property registered.		Not applicable
	h	Property belonging to partners, whether thrown on hetchpots? Whether formalities for the same have been completed as per applicable laws?	:	Not applicable
	c	Whether the person(s) creating mortgage has have sathingly to create mortgage for and on behalf of the firm.	i	Not applicable
!>	Med med wph	riseitur the property belongs to a Limited Compony, clasek the owning powers. Bosed revolutions authorisation to create gage execution of the compens, Registration of any prior charges, the Company Registrar (ROC). Articles of Association of six townsion for common seal etc.		Not applicable
I	abun	Whether the property (to be managaged) is parelyised by the Company from any other Company or Limited Linkslety marship (LLP) from "Yes" No.		Not applicable
	no f	Tyes whether the senioli of clanges of the property (to be against loss been control out with Registrar of Companies (RoC) espect of such vendor company. LLP (setter) and the vendee pany (purchaser)?		Not applicable
	char untai Yes	Whether the above search of charges tovials any paser are encurationally on the property (proposal to be mortgaged) and by the vendor company (seller)." No.		Not applicable
		if the search reseals encumbrances I charges, whether such ges encombrances have been satisfied? No		Nist applicable
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R.P. Dadbich Advocate

Resident & Office – 40, Vikos Nagor, Nasta Road Kota (Raj.) Mab. – 98295- 87807

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B.P. Dadlinch Advocate

Resident & Office 49. Yikas Nogor, Negta Road Kota (Raj.) Minh. - 98295-87807

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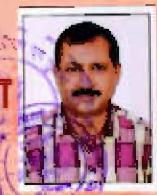
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🚅 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि पूर्वि का गैर-कृषिक प्रयोजन के लिए उपयोग औ अनुदा और आवटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

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- पंजीकृत/पृथ्डांकन शंजन्न है।
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व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

हिहाँ भूमि का पैर-कृष्टि प्रयोजन के लिए उपयोग की अनुका और आईटम नियम, 2012)

पटर्ट की शर्त

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NAME .	

पदक्ष धारक को स्वयंक को आज शक्ति............ प्राप्ते को अध्यक्षक कथ है। तक करना होगी। एक कार नियत को नह लीक राति 15 दक के परवान और बुखरड़ के फर्नेक दिक्य ग्रह्मान्यस्य पर 25 प्रविधान की बुद्धे होगी।

- पट्टा सारत हात मुलगर / भिनंत और का समर्थाण दही किया जाएगा जिस समर्थण हेतू उट्टा दिलेश करने किया गया है। भुकार क प्रयोक्ता भवन विनेदम में सम्बन्धित अनुसूद्धी में सब्बेदिन सन्दर्भन अनुद्धार होते, परन्तु इत्योक रणनीय हेनु विक्रीरेत मानवन्त्री की भावना सुनिविधत की लागे।
- पहला राज्य उन्ता मुख्यक ला मिलव अञ्च अन्य प्रकार से रक्यनारित कर सकेया यहा मुख्यक को सथ उद्दे (सेक्-नीक) कर भी दे सकेया।
- ुका भुदुष्ट के विक्रव / इक्सामारण पर केता के एक ये गय गरिकरंग के तिया गिळाय में निर्धारित उत्तक आदेवन के ताथ गरीत्वत विकास पत्र आदि पुरुष्य केचे लावेग परन्य परस्थातर है उस्तराविकास है मन्द्र्य में कोई स्थि। इन नहीं हुने।
- पहल विशेश का सरकार / जीवन विभा निवन / कामशाजी राज्याओं के पतन कार्य वि^{के}द्धा क्या का सबेश, जिसके किए स्वानीय निवास के अनुपारित 5. प्रमाण पन (NOC) की राजरमान्त नहीं हुनी।
- स्वयद् पर भटन निर्माण प्रकारिक गयन विकित्यों क गानवण्यों तहस करना हिंगा.
- पतन जन्ने (स्वार्थय किलाव) की दिना की वृति के मुख्यय का उपनेनामन (प्रार्थक व कू उथ्योग परिवर्धन वही किया का सकता:
- परता विलेख लागे करने वर्ग देनाय स वियोरित अवधे में निर्माण करना होगा। विकेतिक अवधि में निर्माण नहीं होने कर निर्मारित उस वी अवधी पिकार केला का मुक्केमा अवस्था पटना दिखेल किया का सकता है। 🦠
 - परान् दिलेख है किनावार के प्रश्नात नियम विकाद कथा (कर प्रयाकत पहला किनेके द्वारा किना करा है तो बक्त मुखाए का पहला नियस किया ला सर्वेगा।
- age पहुंचा । इंस्केंस की प्राचन में अन्तरिक विकास पर होने वाले लाग विकासकार्य / पूर निवास महकारी मर्थिके हाल दहन किया जायना । पतन दिलंदा किन अधिनियमं भिक्षां नीति दिनियन से एका जारे विनय गया है। इनके अभी प्रत्यान व वर्त लागू होती जिनको भागतः नही करने पर पहला निकार किया का सक्ताप

भोट :- निर्मित भूलम्ब्ह में कर्त गं, 8 लागू नहीं होगी।

रता प दम्दी ह्या परदे की प्रति पन्न रहिंग।

्रक्षण्य के पद्धीस की सीनाओं का विवरण -

पट्टा भारक के हक्तासर

March Property

- पंजीकृत / पृष्ठाकन सलप्त है।
- Registered and Endorsement Attached

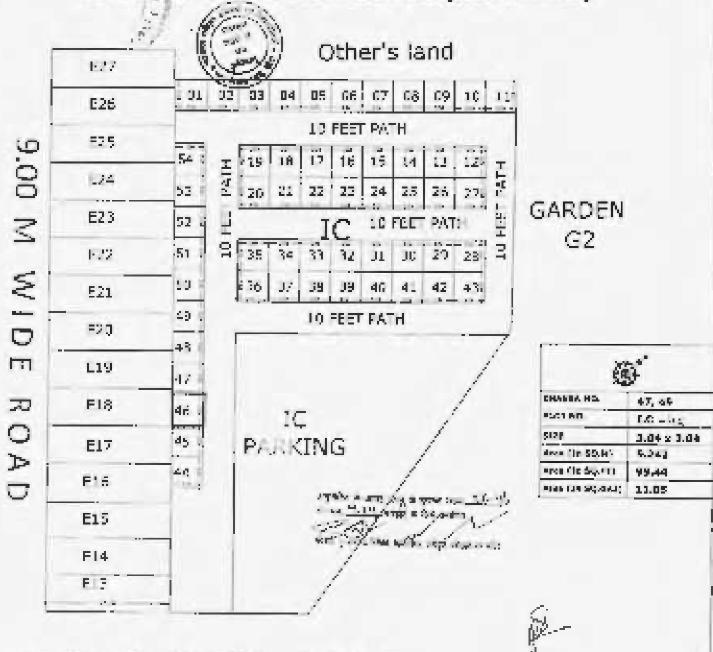


सहर प्लान अलग से मी फलान कर सकते हैं।

कार विद्यार व्यक्ति होत

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

FIT

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

	Fee Re	celpt
Аррепси	Form No.	9 (R.se

e 76 g 134) - Part Cale :

19 08 2022 3 12 PM

Fac Receipt No.		200200120019005	Receipt Date		19/04/2022
Name	:	B.P. CADHICH ADVOCATE, DEVRAJ GOCHAR	Decament S. No.	:	202201123018084
Address		KOTA			
Comment Type	:	Alexandric And Search			
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From Year 2007 To Y	ear .	2017.7	Total Amount		+ 50

Mono of Payment (Milage Number Amount 6)

Fe Gray Challes 5570 tolle F 50 :

Signature of presenter or applicant for sopy or Search certificate

Signature of requirers and date of return receipt

Castrier

SUB-REGISTRAR

R.P. Dadbich Advocate

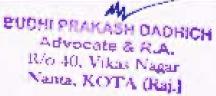
Resident & Office – 40, Vikas Nagar, Nanta Road Kota (Raj.) Mob. – 98295- 87807

REPORT OF INVESTIGATION OF TITLE IN RESPECT

		OF IMMOVABLE PROPER	TY.	
T	a	Name of the Branch Basiness Unit Office seeking opioon.	:	Rejaythan Real Estate Regulatory Anthority, Jaipur Raj.
	h	Reference Nin, and date of the letter under the cover of which the domainents tendered for scrattery are forwarded.	:	Nil
	e	Name of the Bennium	:	M's Denim Developers Limited, through authorized signatory Sh. Rajech Kumat Putil Sh. Sh. Rajecom Putil Rio Flat Sn. 1273, Susvallia Biddli Siddhi Residency V.Nu. I-I, Rajeco Gardhi Nagar Exte. Hean No. L. D'LA, Kota Raj.
3	à	Name of the unit concent company person affering the preperty escas security		NIS Detalan Developers Limited, fiterough authorized signatury St. Rajesh Komon Patil So Sh. Rajeram Patil Res Har No 1273, Sawalka Riddhi Siddhi Residency P.No. 14, Rajere Gandhi Nagar Esta, Rose No. 1, IPIA, Kola Raj.
	Þ	Constitution of the Unit conject person body software offering the property for greater of change	:	Englandrof Firm
	C	State as to under what cupacity is security offered resultier as joint applicant is become in as promotion size if	:	Hospower
3		icht or full description at the immovable property ies offered met, weltuding the following details	:	
	-8-	San very No.	:	S No. 111-36, Leardenia, Village Kunhadi, Kal Raj
П	ь	Dear House to, (in case of house property)	1	N. No. 31. Sh. Gardegra, Village Kunhada, S.ola Ivan
	· E	Defend area exchaling ploth both up area in ease of bross property		9.24 Sq. Mr
	.1	i sections like name of the proce village only registrates sub-district etc. Britishness		Fast - K.No. JC 45 Wood - K.No. R67 North Boad Smath- P.No. K-18
	U	Particulars on the electronic scenterions such alternating and alternating cally		1. Certificate of Incorporation Mill Denim Developers Limited 2. Resolution Lotter in favour of Sh. Rajesh Komar Patil 3. Allotman Scatter No. 1167 dt. 15-87-23 4. Certificate No. 1167 dt. 25-87-23 5. Rept. Louse Threst with Map dt. 65-86-23
	h	Nature of documents verified and as to whether may are originals or corolled capies or registration extracts duly certified. Note: Only originals or curtified exerces from the		Ringd, Franse Decel at H.No. 1 V.No. 162: P.No. 31 S.No. 202303123112496 dr 05.08-22
		registering less recenie other sufferities be examined.	L	
	SI. NO.	Date Name of the Document		Obsperal comfort in case of capees begy certified whether the extract unginal we physically, ex. services the time Adversate
5	9/9712	HS.IR.2.2 Rogil. Losse Deed for contified copy of all tide documents are obtained from the		Original Not applicable
	rekena avada ergija	not contribut copy, of all flux documents are obtained from the not sub-regarder affice and compared with the documents made this but the proposed mortgager? Phoase also enclose all all remapts on fees paid for obtaining certified copy of materials was former undergone contribute along with the TJR.		Me

BUDIU PRAKASH DADHICH Advocate & R.A. ICO 40, Vikas Nagar, Namel KOTA (Raj.)

6	a	Whether the records of registrar office or revenue asthornies selected his the posterity or question are available for		No
		rentination through any online portal in excupiller system?		
	ŀ	If such infline computer records are available, whether any verification or areas above, are small and the comments feedings in this resure.	-	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 a m-lable
7	9 .	Property affizial as samplify falls within the prostlettes of which sub-registral office."	:	Suh Begisteur Kota Raj.
	91	Whether it is provide to have registration of documents of respect of the purposty is specified, at more than one office of sub-registran district registran registran general. It is, please name all such offices?	:	No
	e	Whether search fees becau made at all the offices remod at the above.	1	ĭs
	d	Whether the searches is the offices of registering authorities or any other records reveal registration of multiple title discoveries is respected the property in question.		No
S	title yes. Mos mask and In c	is of title tracking the title from the oldest tells dood in the latest dood establishing title of the property in question from the kersons in title induces in the current talle holder. And wherever on's interest is often chap in title is involved, search should be let a further period depending on the read for electrice of pelog on the Pills are of property offered as security for loans of Rs. 1400 cours above, search of title execurity for loans of period of not less in 30 years is manufactory.		61 junes 2022 to 19.08 2022 107 Kota allored a S.Nu. 197-16, Gardenn Villary Konbudi, Kota Raj. to Min Denim Developers Limited, through authorities signatory Sh. Rajeth Kumar Patil See Sh Rajaram Patil Rev Flat No. 1273, Suwalla Biddle Siddle Revidency, P.Nu. 1-4, Rajett Gandhi Nagar Ents. Rosel No. 1, 191-15, Kota Raj, on dt. 25.07 22 and execute a Regd. Lease Deed to Javour of farm on dt. 05.0827.
9	full	up of Tule of the opinional Mortgager over the Property reshelter conversion rights. Leasehold Raghts. Occupancy Prosessor his or fram Heider or Gove, Granton Adoption etc.)	:	Freehold
200		uschold, whether:		Not applicable
	16.10	Loase Deed is day stronger and registered		Not applicable
	6	Lewes is permitted to moreone the Leusetoild right		Not apolicable
		the atom of the Crase recognish period of leave	1	Not applicable
	d	II. a sub-lease, check the lease dood in fevour of Lessee as to obether lease deed permiss sub-leasing and mortgage by Sub-Lessee also.	:	THE APPROXIMENT
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	:	Ned applicable
	1	Regist to get remercial of the leaguhald regists and pattern shares?		Nint appin sink
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	ille	scupuncy right, whether		Nut applicable
12	91 N	Such right is heritable and transferable	1	The second second
12			1	Not applicable
12		May 1959 r. con Delicies Ball		
13	Nat Mat mark	Missinge can be executed use of bother complete of Missings and if we of bother complete of typic could be provided the possible the possibilities possible to be followed uding came permission to be obtained and the reasons for coming up h supelineers:	1	Not sunitority



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

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		are completed conspiled with.		
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		proceedisms to be rated for avoiding multiple mortgages ?		
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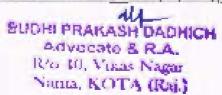
EUDRI PRAKASH DADHICH Advocate & R.A. IUo 40, Vikas Nagar Nasta, KOTA (Raj.)

	¢	It so additions precatants permissions to be absoled for screening at callif masters of	2	Not applicable
	é	Requirements, if any for creation of mongage as per the second state laws anotherous so the transmittee matter.	:	Non applicable
ŞT	ā	If the property is Agricultural lend, whether the local laws permit morngage of Agriculture land and whether there are according to the foregoing and proving age.	::	bliot applicable
	b	in case of agricultural property other relevant records dominants as per local lews, if we are to be verified to ensure the validity of the title and right to enforce the numbrage.		Not approprie
	60	In the water of conversion of Agriculture land for recovered purposes or whereast, whether requisits procedure followed permussion obtained	:	Not apploatele
21	ingo Asm	Other the property of affected by one local laws or other datum fracing a because on the company separate (viz icultura) Laws, weaker sections, minerines, Land Laws, SEZ dations, Costal Zosa Regulations, Insuconmental Clearance.	:	Not sppleoide
22	۵	Whether the property is subject to any pending or proposed land acquisition proceedings	:	No
	, j	Whether was search empiry is mode with the Land Acquesition. Office and the outcome of such search enquery.		Not applicable
23	u	Whether the property is involved as or subject scatter of any integration which is pending or concluded?	1	No.
		If so, whether such fingeton would adversely affect the creation of a solid mortgage or have any implication of delibera submersely.	:	N/m apparature
	G	Whether the title documents have any court scal marking which points out my bugonism attachment security to court in seepest of the property in question 7 to such case please comment or such seal resulting.	:	Not applicable
21	٥	In case of participant firm, whether the property belongs to the sum and the deed is properly reasoned.	Ī	bics applicable
	b	Property belonging to portyers, whether firmwo on hatchpers? Washer formulation for the same have been completed as per applicable laws?	[: 	Not spylicald.
	E	Whether the person of crossing manager has been authority to crosse merigage for and on behalf of the farm.		Nos applicable
23	Bor out with	Whether the property belongs to a Landied Croupous, cined the many provers. Bosod resolution, so the graphs to square legace essention of documents, Regardenters of any prior charges of the Croupous Engastrat (BOC). Articles of Association second for common scalless.		Beet applicable
	also	Whether the property (to be energy-god) is purchased by the see Company trees any other Company or Limited Leability newber (LLP) first ? Yes No.		Net opplicable
	080	If yes, whether the search of charges of the property (to be "gagest has been carried out with Regretter of Companies (RoC) espect of such sension company / 13 P (seller) and the vendor- part (purchaser) ?		Not applied the
	orea Yes	Whether the above search of charges reveals any prom- gors ownersharmers, on the property (progness) to be murigaged) ted by the vendor company (seller)?		Not applicable
	Char			Not applicable
20	burn	rise of Societies. Associance, the required authority power to cover and whether the medgage can be evented, and the required dutions, live laws.	l :	Nor opplicable
13	a	Whether any POA is unsolved in the charp of little 1	Ε	Nio



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

b	Devi	ther the POA is one complish with interest set a elopment Agreement cum Power of Advancy. If we please by whether the sizes is a registered discurrent and horice of	-	Not applicable
		mated an interest in lastice of the builder developer and		
_		reli is imeyogable ay per land		Neut arest teathle
ė	plen the Con-	ase the unler document is executed by the POA holder, so cloudy whether the POA mention is (i) one executed by Brickless to Compones Forms hadronized or Proprietory serves in forum of their Pertagns Explayees Actionized resontatives to supp. Hat Alloteword Letters, NOCs,		Pent approxime
	Agn Ibia	remove of Sale. Sale Decis, etc. on faming of langua of auto (Builder's POA) in (ii) other type of POA innover POA).		
d	In o	ass of Hadder's POA, whether a certified rape of POA is lable and the same has been verified compared with the neal POA.	:	Nist applicable
r	inte	ser of company PDA (i.e. PCA other than Brikke's PCIA). se donfy the following clauses in respect of POA.		Мы иррежавіе
	1	Whether the original POA is verified and the title smarstgatton is done on the basis of original POA?		Not applicable
	. 6	Whether the PDA is a registered one "		Net applicable
	122	Whether the POA is a special or general one ?		Not applicable
	PN .	Whether the PCFA contains a specific authority for execution of title document in question *		Not applicable
ſ	urvo (Pla	when the PAA was as some and not revoked or had become did on the date of execution of the document in question? The duality whether the super has been ascertained from the or of sub-registrar also F.	1	Not applicable
1	Plea	se comment in the genumeness of POA?		Not approprie
	1			7.0
h	the	resequenced opinion on the enforceability and validity of		Nut ages walkin
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the property in question.		
Shother the name of mortageon is reflected as women in the revenue		N.u. applicable
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Whether the property of fored as seeming is clearly demonstrated		Yex
Whether the decorrection portition of the property is legally valid?		Yes
Whether the property has elem access us per documents.		Yes
		liverili i de la companya della companya della companya de la companya della comp
better the property can be ideagated from the following documents, and company doubliful ejecunistraces, if any revealed on each continy?	3	Not associable
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renderies of the property on the said document and that is the <u>alle</u> deepts.		
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preparation of TIX, please execude these comments subsequently, on making		
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maximum distance of proper registration of documents, payment of proper		
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Siether the Sunk will be able to enhance SARFAESLAct, if required against		Not applicable
	Whether the property offered as secondy is clearly demonstrated. Whether the description partition of the property is logarly valid? Whether the property last elem access us per declined is formal arangings to transport goods to factories. houses, as the case may bet, better the property can be drugtlind from the following documents, and employed doubtful ejecunstances, if any revealed on such contany? Deciment in relative to electricity connection. Deciment in relative to electricity connection. Deciment in relative to water admiration. Deciment in relative to water admiration. Deciment in relative to water admiration. Deciment in relative to water admiration. Deciment in the boundaries of the property whether there is a finemed description and in calculation report, unity tills, and per the actual content houseasts as an calculation report, unity tills, and per the actual content houseasts of piaces diabeted accomment on the same. The valuation report and/or approved reactioned plans are made available, one comment on the cause including the accomments on the description and analysis of the property on the said document and the is the content of the property on the said document and its the relative report and or approved plan are not available at the land or approved plan are not available at the land or approved plan are not available at the land or approved plan are not available at the land or approved plan are not available at the land or approved plan are not available at the land or approved plan are not available at the land or approved plan are not available at the land or approved plan are not available at the land or approved plan are not available at the land or approved the property and the land of the land or approved the content and available at the land of the land or approved the content and available at the land or approved the content and available at the land of the land of the land of the land of the land of the land of the land of the land of the land of the land of the land o	Whether the property of knot as secondy is clearly democrated Whether the determentum portition of the property is legally analid? Whether the property has elem access us per documents? (The property should be legally accessable through normal countriers to transport goods to factories I houses, as the case may be the property can be along that from the following documents, and exception determined in such conting? Document in relative to electricity connection Document in relative to electricity connection Document in relative to electricity connection Document in relative to water connection Document in relative to water connection Document in relative to water connection Document in relative to water connection Document in relative to water connection Document in relative to water connection Document in relative to the boundaries of the property whether there is a fineway declaration with the time and in calculation report unity tills, one per the actual corner housevery? If picase disherate comment in the same the valuation report and/or approved constituted plant are mark available, core connects on the same including the comments on the description and analysis of the property on the said document and or available at use time of

SUDRI PRAKASH DADHICH Advocate & R.A. (Co ti), Vikas Nagar Nama, KOTA (Rai.)

B.P. Dadhich

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

47	In case of absence of original title deeds, deads of legal and other requirements for creation of a peoper, valid and enforceable annetgage by deposit of contribed extracts duly certified etc., as also any precention to be taken by the Bank in this regard.	1	Not siguloside
4.5	Whether the governing loss constitutional discharges of the medicator to the them natural personal personal personal of mentgage and additional processions, if any to be taken in such cases.	:	N ml applicable
5.3	Additional aspects relevant the investmention of table as per local laws.		Ne
45	Additional segmentions, if any to susception the interest of Bank, creating the professions of security		NA.
10	The specific persons who are required to create mentional to deposit note the first product to create mentional to deposit note the first product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mentional to deposit note that the specific product to create mention to the specific product to the spe	:	NPs Denim Developers Limited, through outhorized signatory Sh. Rajesh Kumor Pusil No Sh. Rajaram Patel Rio Flat No. 1273. Sawalka Riddhi Siddhi Residency, P.No. 1-4, Rajeco Gandhi Nagar Extr. Road No. I. IPLA, Kota Raj.
4.	Weather the Real Estate Presses comes under Real Estate (Regulation and Descisopromit) Act 2016 - V N		Not applied by
	Whether the parisal is registered with the Real Fatale Regulatory Authority R so, the details of such registration are to be turnished.		Not applicable
	Whether the registered agreement his sale as presented in the above Acc Rules there under is executed?		Nut spylicalds
	Whether the details of the spartment plot in quantum are winlest with the list of number and types of apartments or plots booked as aphosted by the promoter in the wirbsite of Real Listate Regulators Authority?		Not approach.

Pate: 19 (8 2022)

BUDHI PRAKASH DADHICH Advocate & R.A. RO 40, Vikas Nagar Nama, KOTA (Rui.)

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

CERTIFICATE OF TITLE

I have examined the Original Title Decile intended to be flagrated relating to the substitute property(as) and offered as accurity by was of "Equitable Mortgages" and that the discurrent of title referred to in the opinion are valid evidence of regit, title and interest and that if the said Equitable Mortgage is created, it will entirely the requirements of creation of Equitable Mortgage and I further corely that:

- 2 I bore exemined the Discount to detail taking into account all the guidefines to the check list citie America. B and the other relevant factors.
- 5 I continue having much a control in the Londbrowner records it also confirm terms portfiel and absoluted in mooth of the releases discomment. Officer Sub-brogestropy (officer is). Research haveness, hipperpay supplied by the hand dequation (officer flow) and the property of the Hayders from a coming a ratio hippings. For habbets recorded, along the demand to the dank due to management or an extra or management of the management of the dank due to management or the management of the management.
- 4. Politicing 2004 on all Land Seconda Seconda Records, relative Title Deeds, earlifed copies of such hits deeds obtained than the Consequence of the Title Deeds Suspicious Foods, if ann. As Journal of the Title Deeds Suspicious Foods, if ann. As Journal of the Title Deeds Suspicious Foods, if ann. As Journal of the Title Deeds Suspicious Foods, if ann. As Journal of the Title Deeds Suspicious Foods, if ann. As Journal of the Title Deeds Suspicious Foods, if ann. As Journal of the Title Deeds Suspicious Foods, if ann. As Journal of the Title Deeds Suspicious Foods, if ann. As Journal of the Title Deeds Suspicious Foods, in the Politic Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods, in the Politic Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods Suspicious Foods of the Title Deeds Suspicious Foods of the Title Deeds Suspicious Foods Suspicious Foods Suspicious Foods Suspicious Foods Suspicious Foods Suspicious Foods Suspicious Foods Suspicious Foods Suspicious Foods Suspicious Foods Suspicious Foods Foods Suspicious Food
- 5 These are as prior Montrage Charges meaningness what some an exalle he seen from the Proceedmans Certificate for the perior of Ut years from 1922 to 1905-2012 pertaining to the functionable Property (i.e.) covered by sixtyc said Title Deeds. The property is tree from all foreignbearees.
- B In case of accounts throughour change in ferrour of the Stange, there are no other energages charges other than streetly scores in the insulative are agreed to by the Marriagnes and the Hank (Bellete, whichever in one appearable) N.A.
- Afficiency and his their interest in the property (set) is to be extent of N.A./Specials the chairs of the Masse with Name 1 States out at not applicable)
- The Martege if eventual with the monthly or the June for the Labellay of the calculum beauties. Mrs. Dentim Developers
 Librated, through continuous signatury St. Rajesti Rumar Patil Sto St. Rajestin Patil Rto Plat No. 1273.
 Seconda Middle Saiddle Residency, P.No. 1-4, Ruycov Candin Napar Firm, Road No. 1, 171A, Kota Raj.
- 9 Learthy the Mire Steriett Developers Limited, through nutries tood Agentiery St. Reject. Kunner Paril No. St. Rajaram Paril Rin Flor No. 1275, Suswalka Kidelini Stelithi Residency, P.No. 1-4, Rajara Comilji Nagar Kaja. Road No. 1, IPSA, Kota Raj, her have an absolute, element words and the said bleet discussed the property tree; I rember compy that the above title deeds are pourous and a valid morning can be created and the said bleeting or would be proported.
- 10 In one of common of Morgage by Deposit of title deeds, we certify that the deposit of figicions title finals disasteents mind crowns a value and purposestic resultment.

York - Photo copy of Danument No. I to 5 to be taken for the zegistration of project make: RSMA Aus

- 1. Configure of lacorporation VPs Denim Developers Untilled
- 1. Resilient Letter of Swoon of Sh. Rajosh Enture Paid
- Allomant Letter No. 1167 dt. 25.07.22
- 4 Cemillome No. \$167 dt. 25 47 23
- 5 Ropf, Louise Doed with Map dt. 16 08.23
- 11. There are no legal impedments for creation of the Mortgage on production of above title denote, the perofied/original contex of which I have examined under any applicable Law! Rules in force

12 it is neithed that the property is SARFAES Complant.

SCHEDULE OF THE PROPERTY (1984) 8 No. 10. 16, Gardenia, Village Kambuli, Kiras Raj

Kast - 5 No. 10'45 Visut - 5 No. 10'45 Varib-Road Seath P No. 5 16

One 129 98,3923

EUDHI PRÄKASH DÄDRICH Advocate & R.A. R/o 40, Vikas Nagau Nansa, KOYFA (Rai)





💶 नगर विकास न्यास, कोट

पट्टा-विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नगरीय क्षेत्र (कृषि भृषि का गैर-कृषिक प्रयोजन के लिए उपयोग की हैं अनुद्रा और आवटन) निगम 2012 के निगम 28 के अनार्गत भूषि का बहुता विकेश

min/ 1091

वैशार्ट केलिंग सवास्थार्स सिंह प	तिये स्पीकृत हस्तादस्य	तां राजरा कुमार पादिल दुव भी राजासम पादिल
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युन्हा डी राजस्य आम ्यानिया	मशश था.	
गोजना,, ., .		ी शिवत है।
स्थानीय निकास (पट्टा कर्ता) द्वारा पट्टा धारक व	के पता में उक्त मूखान	व का पदटा विनांककी
निमादित किया जाता है।		
		प्रातिशास अधिकारी
पट्टा धारक के इस्ताहार प्रमाण	कारा (वधरा	प्राधिकृत अधिकारी के इस्ताक्षर गय गोहर इस्त धृकात जारा, डोव्य
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नोट - शर्ते पंतर पृष्ट पर अंतित है।

• एंकीकृत/पृथ्वांकन संजन्न है।

Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोजन के लिए समयोग की अनुजा और आवंतन नियम, 2012)

पटटे की कर्त

1	पटडा शास्त्र ने लिहित निगमी ने	नद्रन एक पूरत जीव वर्षि तथ करा दी है। कर, गत्म वृद्धमद्र २६ वर्षिय जीत से पुस्क्रिया	
	. 0.2	IND	

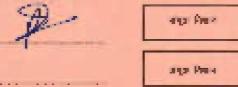
क जनाम और पुर्देश्य से अलेक विख्य /इस्तान्तरण पर १६ प्रतिगत की वृद्धि योगी।

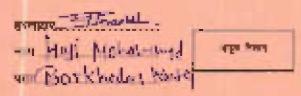
- पटला भागान हास भूखण्ड,/भिक्ति क्षेत्र का उपयोग यही किया काल्या किस स्पर्धण हेलू पहुँदा दिस्मा जानी किया गण है। भूखण्ड पर प्रजलेन भवन विनिवय में समाध्यत अनुसूची ने नामीकित उपयोग अनुसेव होंगे। परातु उपयेक रणयोग हेतु विधीरेत मानदणम् की पालना सुनिविद्यत को लाई।
- करता भारक उन्दर पुरावद की विकास अध्या अन्य कारत नी हरतान्तरित कर सालेगा तथा पुरावद की तथ पर है (शब लीज) का भी ने सालेगा।
- टक्ट पुरुषक के किस्पूर (कानकार के संदा में पर में नाम परिकान में लिए जिसान में निविधित शुक्त आयेरन के साथ वजीकृत दिसाय पत्र आदि क्स्युत क्रिय जायते. परन्तु करणकारक के जन्तनविकारी के मामले में कोई बाले देव नहीं हानी।
- पुरुष विरास का राज्यर / जीवन मेगा निरम / ऋणवाती राज्याओं के गार काक (मोर्गज) एक(मा गकमा, जिसके दिए व्यानीय निराय के अनुसन्ति र पर पर वेसार कि अवश्वल्या नहीं होती।
- भूतपट पर भटन कियाण प्रार्थित भटन विकेचणे क भागवण्डी सहस करना हान्य ।
- पराता सर्ता (स्थानीय विकास) की जिल स्वीकृति के भूतामा का नगारियालय मुनर्गातन सीह प्रान्तीन गरियाले नहीं किया जा सकता।
- ਪਟਰਾ ਪਿਲੋਕਾ ਲਈ ਨਵਜੇ ਸੀ ਵਿਚਾਸ ਦੇ ਜਿਸਦਿਨ ਨਸ਼ੀ ਜੋ ਜਿਸਦਾ ਨਵਜਾ ਹੈਪਾ। ਜਿਸਦਿਨ ਲਈ ਜੋ ਜਿਸਦਾ ਜਹੀ ਹੋਵੇਂ ਪਰ ਜਿਸਦਿਨ ਨਾ ਦੇ ਸ਼ਰੀਸ विसार भेज का सकेना भनावा करता जिल्ला किया के सकता है।
- प्तरत दिलेक के निवादन के पत्त्व में विवाद करा। तथा हुमालर पहल विवास प्राप्त किया गया है हो एका मुख्या का पहल विवास किया जा जनेगा।
- पटला मेलेल की रहतना में भारतीक विकास प्रश्नान कर विकासकार / यह निर्माण सहवानी सनिवि हार बहन किया जावेगा
- पहल किसम किन अधिनेदमा निवर्ण, नाने, विभिन्न क तहन जाते किया गया है। इनके सभी सक्यम व शर्म सामू होगी निभने आलग मही करन कर गहता विकास किया जा वर्तकार।

नीट :- निर्मेन असम्बर्ध में हार्त में व लांच नहीं होगी।

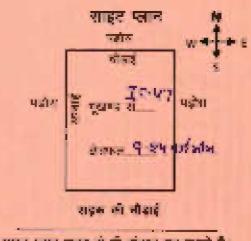
क्टाव बसूटी हेतू पटटे का प्रति कर शकि।

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पट्टा भारत के हस्तासर			





- पंजीकत / प्रशासना सत्तन्त है।
- Registered and Endorsement Attached



साइट प्लान कलग में भी लंदरन कर लकते हैं।

阿泰田 南北 对中

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)

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GARDEN G2

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PLOT NO.	LC - h+					
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Area (In SQ.FT)	99,44					
Arms (10 50.64)	11.05 - 200					
	a con-					

12.00 M WIDE ROAD

3

SIGNATURE OF OWNER

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SUB-REC'ETRAN

trad #

B.P. Dadhich

Advocara

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

ICEPORT OF INVESTIGATION OF TALKE IN MESPECT OF IMMOVABLE PROPERTY

			OF IMPROVABLE PROPER	-	
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		Note: Cedy originals or certaine extracts from the secretarity, had recogned the condensation to examined.			
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5	1	Whether the recerbs to regionar object or reviews authorities.	:	Nr.
		inferent to the propert in question are multiple for the financial distribution distribution of the property of the positive compacts where ?		
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		findings in firs eignif.		
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7	4	Property effect as accump field order the production of which sub-equation office (·	Sch Regional Kros Rej.
		Whether it is passeric to have requirement of documents to respect to the property in question of more than one office of sub-regional documents are passed. If so, name more of refuel offices ?		No
	-	Whether words has been base at all the offices range at (Wilderson)	:	Yes
	4	Wheneville securities of the officer of trip sectors authorises or any office records record regionalize of crustoses talk commons a respect of the property in question?	:	51
*	trie- prof Min- rad mai In a and	in of disk tracking the title from the olders tate door to the lates. Send establishing title of the property in question from the compacts a first address to be craner. Life tracket had a converse in attention of an other in grant title is involved remain during the latest according to the execution during the latest according to the execution during the latest first discussion of the latest property offered as security for inspect of the 1-00 cross above, search or third ancested across but a period of not been allowed, search or third ancested across but a period of not been allowed to contain a trivial ancested across but a period of not been allowed to contain a trivial ancested across but a period of not been allowed.	:	III vers filter to season. Uff. Len about a 5 No. (Call Cardons. Whop Parkel, Kata Sa. to 500 Boron. Berdapers United, Incours authorized standory St. Rajech Konner Park Sto St. Rajech Raidel Stoffe Residency, P.No. 1 J. Rajech Cardle Nagar Late. Residency, P.No. 1 J. Rajech Cardle Nagar Late. Residency of Street exercise a Regi. Lates Deed in favour of Street et dt. II 68.22
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10		uchild visaliar :		Nonasphruble
	3	Leave : ked is tidle comparing registered		Nonapplicable
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BUDHI PRAKASH DADHICH Advocate & R.A. IV.o. 10, Vikas Nagai Nanus, KOYFA (Raj.)

_		The Cife with the Description of the Landson		M. L. Barks
	a b	The Gift Settlement Deed is only stamped and registered. The Gift Settlement Deed has been strested by two remesses.		Not applicable Not applicable
-				
- 1	9	The Gift Settlement Dead transfers the property to Disage		Not applicable
	d	Whether the Danee has accepted the giff by signing the Gift Settlement. Deed or by a separated writing or by implication to by actions.	-	Nat appareable
	e	Whether there is any restriction on the Donor in executing the gift self-brancht deed in question.		Nor applicable
	ť	Whether the Dones is an possession of the gifted property		Not applicable
	R	Whether any life interest is reserved for the Dissor or any other passen and whether there is a need for any other person to prout the creation of mortgage.	7	Nor applicable
	'n	Any other aspect affecting the validity of the title passed through the giff settlement deed		Not applicable
4	a	In case of psetting family settlement deeds whether the original deed is available for deposit. If not the modelity procedure to be fallowed to create a valid and enforceable mortgage.		Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in peasession and enjoyment of his share.	·	Not applicable
	c	Whether the partition made is valid in law and the mortgagen has acquired a mortgagedize title thereoe.	:	: Not applicable
	đ	In respect of partition by a decree of crust, whether such decree has become final and all other conditions formalities are completed computed with.	:	Not upplicable
	ė	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 martiages?	:	Niu applicable
9	Who	ther the title documents melade any testamentary	:	Not applicable
	dout	iments with !		
	. u	in case of wills, whether the will is registered will or imagistured will "	:	Not applicable
	Ь	Whether will in the matter needs a mandatory probate and if so whether the same is profinted by a competent court?		Not applicable
	c	Whether the grasperty is mutated on the basis of wall ?		Not applicable
	J	Whether the original will is available 9	:	Not applicable
	e	Whether the ossginal death certificate of the testator is available "		Not applicable
	1	What are the circumstances and or documents to establish the will in question is the last and I mat will of the testator? (Comments on the circumstances such as the avnischiliry of a declaration by all the beneficiaries about the genericaness validity of the will, all purios have acted upon the will, etc. which are relevant to sely on the will availability of Mother Original title deads are to be explained.)	1	Not applicable
7	u	Whether the property is subject writing wakt rights?		No
	Ь	Whether the property belongs to church temple or any religious office institutions besting any cost intim in creation of	=	Not appricable
	e	changes on such properties? Procentions porturessons, if siny in respent of the above cases for creation of mortgage?	:	Not applicable
18	я	Where the property is a SHW joint family property mortgage is created for lamily benefit legal accessity, whether the Major Coparteners have no objection join at execution, minor's discention, rights of female atembers etc.		Not upplicable
	b	Prease also comment on any other aspect which may adversely affect the validity of security in such cases?		Not applicable
19	9	Whether the property belongs to any frost or is subject to the nights of say trust?	1	No
	ь	Whether the must is a provote or public trust and whether trust is devil specifically authorized the mortgage of the property?	1	Not applicable



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Resident & Office -40, Vikas Nagar, Nanta Road Kota (Roj.) Mob. - 98295-87802

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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nama, KOTA (Rail

		mude, approval of lay out and other precrutions, if any		
	Ч	Whether the numbering patient of the mots-flats tally in all documents such as appeared plan, agreement plan etc.	1	Not applicable
SI)	Con	umbrances. Attachments and or claims whether of Government god on State or other Local authorities or Third Party claims. my etc. and details thereof.	:	Not applicable
31	130.11	period observed upder the Enchanterances Certificate and the re of the person in whose lavisar the encumbrance is created and a satisfaction of charge, if any.	ì	01 years 2022 to 12.08.2022
ņ	Γλ-1	ails regarding property tax or land revenue or officer statutory dues. I payable as outdate and if exit pool what remedy?	:	Not applicable
3.3	3	Urban land ceiling clearance, whether required and if so, Joseph therein.		Not applicable
Ш	Į.	Whether No Objection Certificate under the Income Tax Act is required obtained	1	Not applicable
44		ads of RTC extracts mutation, extracts Karlin extracts permitting the property in question.	:	Not applicable
55		wher the name of mortgogor is reflected as owner in the assence. An applications of mortgogor is selected as owner in the assence.		Not applied the
देशि	A	Whether the property offered as security as clearly demarcated ?		Yes
	b	Whether the demarcation partition of the property is legally valid?	:	Yes
		Whether the property has clear access as per documents?' (The property should be logally accessible through normal conviers to transport goods to factories? houses, as the case may be).	:	Yes
37		that the property can be identified from the following discurrents, and repeated doubtful arcumstances, if any revealed on such scruticy?	:	Net available
	2 1	Discurren in relation to electrically connection		Not available
T	5	Discussion in relation to water connection		Not available
	e	Discussion in relation to Sales Tax Registration if any applicable		Not available
	ıl	Other unitry bills if any	1	Not available
38	dállfi rsno ser p	respect of the boundaries of the property, whether there is a trease discrepancy is any of the talle discurrents as any other documents to any other documents to as valuation report, at listy balls, etc. you the natural convent boundary * If dense elidensite comment on the same.		Nat applicable
39	plea bott off to	he voluntion report and/or approved sometimes plans are made available; as comment in the same including the comments on the description and admins of the property in the said document and that in the title deeds he valuation report and/or approved plan are not available at the time of paration of TSR, places provide those comments subsequently, on making same available to the advantacy	:	Valuation report mei available
ļn	cou.	bar restriction for creation of mortgage under any local or special diments, definite of proper registration of documents, payment of proper policy duty etc.	-	No
41		other the Basic will be able to enforce SARPARSS Act, of evquired against property offered as security?	A	Nor applicable



B.P. Dadhich

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

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Park 12 Kurbs. Hass Riva EUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagai Nama, KOTA (Rai.) Advocate

Resident & Office -40, Vilay, Nagar, Nauta. Road Kasa (Rej.) Male: 98295-87807.

<u>CESTINGSTROPIDER</u>

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- Comp. das 515 Denias Bereitspara Librated, through authorities agreeting 50. Hajrak Konse Patit 50.56 Hajarran, Peter Rio Mai No. 1270. Sumatha Bukha hakkin tompenga, P.Na. 14. Reger Assadia Napar Entra Band York 1915, Kata Sagressian are storing a tearest Mathematical scalar teares are purposed in the band are te Little healthis best an execute out to take a torse and outside and the fall shorp go work of all \$4,000.
- in a contraction to Mongage by Departmental absention could, that the appear is, or livering take Activities where we different trans and expression compact.
 Year Plants, applied Surveyed No. 1 to 5 to be subten for the sugistantian of people transfer RFR 1 to 1.

transfer of a temperature MS Dealth Developers Utahled

- Resistant Later in Natural St. Reput Remodified.
- Microsoft and Notice (F. Section 2)
- Certificate No. (80), 86 (20)77-22
- Rogal Steel Deed with May up to its issue.
- 1. There are no legal impediments for creation of the Mangage an production of proventle opers, the complession grant capters of which I have assumed under any appropriate "law" there in force

It is purified that the property is SAR, ALSI Damptor.

<u>SPOPENTIK OPTERE PESIÉRAI STRAS</u> KARI KARI, Gerliede, Milios Ressalt Rois Jaju

Dec - 3.5% | 1974/4 West = 5.3% (Fig. 4). Name Road Seath INNA Dire

Here 12:16:300

RUDHI PRAKASH DADHICH Advocate & R.A. Hoo 50, Vilian Nugar Names, KOTTA (Ruid)





💶 नगर विकास न्यास, क

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषे भूषि क्षः गैर-कृषिक प्रयोजन कं लिए उपगागक्की अनुजा और आवटन) नियम, 2012 के नियम 22 के अन्तावत भूमि का पट्टा विकिस

25 17 2022 के गढ़ **研师/315多** र्गगर्स बंदिय उदासमसं कि जारिये अधीकत हरतालरकता सभेर कमार पाटिल पत्र की राजाराम पाटिल

पटता बारक का नान	गहरा व	TITY	
पञ्चित्स कार्यालय प विस्तार रोज नंग । स	लेट नेंद्र १८२३, सुगालका पूछि प्रदेशी आर्थाएं, क्येटा	क्षी सिद्धी रेजीडेन्सी रहाँट न	u 1 व राजीम पाधी नगर
ियासी			4
पट्ट धारक मेरातंक्ट (पदनाम) श्री / कोनती / सुश्री	जरि	नय गण 2024- भ	
निवार्गः । । । । । । । । । । । । । । । । । । ।	कुन्हास्त्र	.ख्यास सं	
स्थानीय निकास (पट्टा करा) हा निष्पादित किया जाता है।	रा पट्टा भारक के प्रज्ञ में	उक्त भूखन्ड का उद्दः '	विनाकको
पट्टा धारक के इस्ताक्षर		प्राधिकृत थ ः	विकारी के इस्ताबार मय मोहर करूर कर

नोट — यहाँ भीड़े पृष्ठ पर अकित है।

गंजीकत / पृष्ठांकन राजण है।

Registered and Endorsement Attached

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होत्ड)

(कृषि मुमि का गैर-कृषि प्रयोजन के लिए उपकास की अनुदा और आवंटन नियम, 2012)

गटटे की शते

1.	पद्दा धारक ने विद्धित विदर्भ के पहल	एक पुरुष लीज रहि। यथ यन्द्र दी है। वटा वक्ट	पूछारब का वर्गन सीत है पुना है।
		TAINT.	

के पत्रवाल और भूरवास्त के प्राचेक विकया/हस्तान्तरमा पर 🛎 अविरक्ष की कृति होती।

- पहला भारत हुआ भूकप्त अभिनेत क्षेत्र का तमचीन वही किया पाएना जिल नमुद्रोग हुँद गहल दिल्ला जारी दित्य गांग है। भूधपद क प्रदर्शित क्यन विनेधन में सम्बन्धित अनुसूती में उल्लेखित उपनाम अनुहोर ओर्ग अरुन् प्रकोट उपनाम हेतु निर्दारित मनदर्म**ा दो** एकना लुनिक्**यन की** जावे
- पहुरा धारक कका मुख्य को विकास अपना अन्य प्रकार से इस्त्यानारीत कर महिला गया मुख्य को छए उन्हें लाग लीको कर थी छ ससेगा।
- ्यत भुक्षण्य के विकार अनुसारकारण पर जाता के रहा में नाम विकार के लिए विकार में निर्धारित सुन्त आधेरण के लाग पानी हता विकार पन आदि प्रसार निर्ण जागेंगे परन्तु पर्द्रद्वारक के उत्तार विकास के लागून में केई सके देव नहीं सेनी।
- पहल दिलस का सरकार / जोंकन बीम विवस / ऋणदार्थी संस्थार्थी हो पास केंका विशेषी क्या का रक्तम, दिवादी हिए जालीय विकास के अवस्थित 8. एक्य पत्र (NORA) की आवालकता नहीं हायों।
- पुरायद कर पान निर्धाप जानीत कान विनिधार्ग के अनुस्थाई क्यून करना होगा।
- पहल करों (स्थानाय निकार) की बिन स्वीकृति के भूक्षण्ड का उपनिनायन, 'प्रनर्गवन न भू खन्छेन परिक्रान नहीं किया जा रक्तगर।
- पटल दिलंक बारों करने की विकाक से निर्धालित अवधि ने जिलांग करना होगा। निर्धानित अवधि ने निर्माण नहीं होने कर निर्धारित एक से अधि भिनार किया ला रुकेंग अनामां पंदरा विलेख निरस्त केया का शकता है।
- पराह चैलेंड के निर्मारन के पत्रमहा निरम विरम्भ रूपा उच्च एवाकर पहुर जिलेंड जार किया गया है हो उन्ह भुखण्ड क परदा निरस्त किया व्या व्यक्तेगा ।
 - पददा विजेख की शंकत हैं प्रोन्तिक विकास पर होने नाजे जब निकासकर्ता हुए निर्माण सहकरी समिति हाल वहा किया जाएंगा।
 - पहल बिटेस जिल अधिविदार्थ, नियमी मीति बिवियन के कहा जारी किया वका है। इनके ननी जनवान व सहे जानू होगी किन्सी पालना नहीं करने पर पटटा निरस्ता वेच्या का समिता।

नोट — निर्मित भूजण्ड में कर्त न n जागू नही होगी।

स्टान्स उन्हरी हेत् पटते की ब्रह्म फान नाणि।

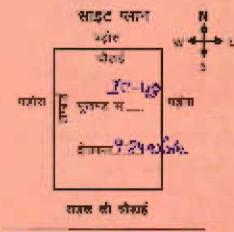
भूतापट के पड़ीस की सीमामी का विवरण:-

पटना धारक के हरतामा

ita Pari

नाएकी :--

PROPERTY. THE HOLD LICENSHARD um Charliffe de Norte



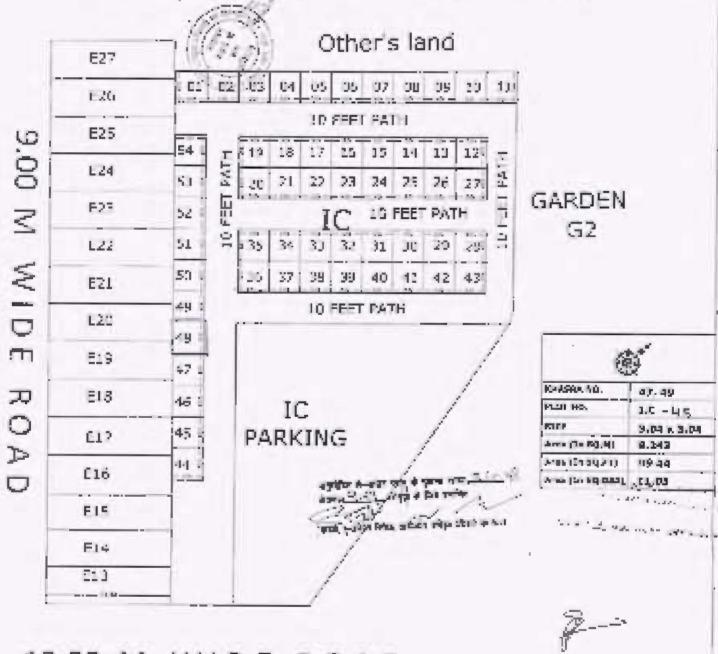
बाहर ज्यान अलग है भी बाहरण कर सकते है।

नका विदर्भ यह जोट

- पंजीकत / प्रचांकन 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 FEAT 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

19

Government of Rajoution RECIBERATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGASTRAR: KOYA-I

For Receipt
Apparels Form to 817ars 75 8 1311 Print Date 1 12-08-2322 6:13 PM

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: KOTA			
: Inspection And Search			
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4 to bay's Coming #5470001 # 53

Signature of provious or applicant for cupy of Search certificate.

Signature of respiration was satisfactors.

Derogijon.

SUB-REGISTRAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

			OF PHIMOVARILE PHOPER	TY	
1	N		meta-Business Unit/Office seeking opinion	1	Rajusthan Real Estate Regulatory Authority, Jaigur Raj
	h		and date of the letter under the cover of sends rendered its senatory are tis wandah.	:	Nil
	e	Name of the Do			Mis Brains Developers Limited, through authorized signatury Sh. Rajesh Kannar Paul 5/a Sh. Rajeram Paul Rh Flot No. 1273, Sawalka Riddha Sirishi Residency P.No. 1-4, Rajecy Gandhi Nagar Esta. Rade No. 1, 191A. Kota Raj.
2	:1	Nemes of the oppoperty/less as s	pil/concern/ company/person offering the ecurity.	1	Mile Benden Developers Limited, through authorized alguntary St. Majech Kuntar Patil Sie St. Rajarara Patil Riv Flat No. 1273, Savaltos Richte Siddel Residency P.No. 1-4, Rajary Candhi Nagar Esta. Rose No. 1, 1714. Kota Rej.
	h		the University of themse body and hority	1	Individual-Time
	G	State as to unde	peny ser (acception of records) of what capacity is accordly officeal (whether don framewor in its granulus, eac.)	F	Bernnerr
3		tele or full descrip	ption of the immorable property is affered	:	
-			delinating details.	+	S.No. PC-48, Gerifenia, Village Kundardi, Kuta
	24	Servey No.		:	ed).
	h	Darmillings no.	(in case of house properly)	:	S.No. 10 48, Continuts, Village Rentralis, Rota Buj.
	I:	Extent/area and property	ading plants' built up aren in usee of house	1:	9.24 Sq. ML
	ıl	Tourtions like a sub-distinct etc.	name of the phase, village, vity, registration. Beaudanies	:	East 3.No. 1C-47 West - S.No. 1C-49 Novell- Head Seath- P.No. E-49 & 20
1	E	Particulars of champlogically	the decorated specifical seculty and		Cordinate of Secrepturation Militronian Development Limited Resolution Collective forward of Shillageth Kumar Patil Allowater Facility No. 1159 dt. 25,97.22 Cordinate No. 1159 dt. 25,97.23 Regel. Leane three with Map dt. 45,465.11.
	h	uniquels or co contified.	otified copies or replanation extract, duly		Regd. Lense Bood at R.No. 1 V.No. 1624 P.No. 41 S.No. 102103123112306 et 65.68.22
			originate or conflict corons from the revenue other authorities be examined.		
	SL. ND.	Date	Name/Voters of the Decarrent		Original commed in case of coules topy /certified whether the entant/ original we photocopy the Advocate.
	1	45.06.71	Stoot Loan Deat		Original Not applicable
5	netena availa origan	of sub-registrac of bile by the proposition of R	of all title documents are obtained from the five stud compared with the documents made read northways: ? Please also employe of its paid for obtaining reptified copy of abovers: partificate along with the TIR.		No

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

B.P. Dadhich

Advocate

Resident & Office – 48, Vikas Nagar, Nanta Road Kota (Raj.) Mob. – 98295-87807

6	۵	Whether the mannin of registrar office or revenue authorities indepent to the property or question are available for verificance through any ordine postal or computer system?	=	Ma
		If such collimatempaser seconds are available, whether any surfilestion or cross checking are made and the consideration findings in this report.	1	Not available
	ė	Whether the genuineness of the strong paper is possible to be got varified from any poline pontal and it's a whether such verification was made?	ī	Non co-allable
7	à	Property offered an accurity falls within the jurisdiction of which sub-registers office?	:	Sub Registror Nota Naj.
	h	Whether it is possible to have registration of decourants in property to quantities, at most than one office of sub-registratified in registratively general. It so, pieces name all such offices?	:	Nn
	D-	Whether search has been made at all the offices repaid as (b) - above?		Yes
	ď.	Whether the searches in the offices of registering authorities or any other recently reveal registration of multiple title documents is respect of the purposty in question.?	:	No
1	titles prec Man nead and In e and then	in of fills tracking the table from the riskest title sheed to the brief deed establishing table of the property in question, from the incessors in title internal to the express pide bolder. And wherever of a internal or reflex clag on title is involved, sourch should be in in a further period, depending on the used for charmetr of a clag on the Unite. The of property offered as we write for least of Rs. 1.00 erors to be on the careful of title improvements for a period of mat has a 30 years is mandatury.		os pures Peta is 12.00.2021 LET Kota alternet a K.No. 15' 68. Cardenia village Kambadi, Kota Raj. to Mr. Denia Barochegura I traited, through authorized signature Patil R/o Fire No. 1273, Sawadig Rishfini Siddhi Rosidany, P.No. 1-1, Rajed Gandhi Negar Ents. Mond No. 1, 1714 Nota Raj. on th. 25.07.22 and execute Regd. Letter Dend in favour of firm on the 65.110.22.
9	full	over of Title of the intended Mangages over the Property (whether overstap algebra, Laurehold Rights, Occupency) Presessor has a track Holder or Cont. Occupency/Albeltes etc.)	=	i-rechold
I D	10 lr.	authold, whether :	-	Not applicable
	a	Lease Dead is thely stronged and registered		Not applicable
	h	Lessee is perudued to manages the Lessehold right	-	Not applicable
	6	duration of the Legisland mental period of lesse:		Net equipable
	d	If, a sub-lesse, check the lesse fixed in favour of Lessee on to whether have check powerts self-lessing and manager by Sub- Lesses also,	-	
	÷	superstructum: (if applicable) ?		1
11	gran with char other	Right to get renewed of the handrold rights and nature thereof. Gov. growthitioteneri/Lecce-custs! Sale Agramment whether it agreement to provides for allowable rights to the mergapure or without conditions, the mergapure is competent to mentage on such property. Whether my permission them Gove or only a continuity is respected for condition of mortgage and if so whether a which permission is available.		Not applicable Not applicable
15	10			
12	IF OR	Curponry right, which is	=	Not applicable
	- H	Saudi night is hepitable and transferable	-	N. P. 11
13	Mat.	Mortgage can be created use of fig. whether creation of tagge could be possible, the modelities procedure to be followed using course permission to be obtained and the massess for coming		Not applicable Red applicable
		eth contrigion		

EUDHI PRAKASH DADHICH Advocate & R.A. R/o. 10, Vikus Nagai Nama, KOTA (Raj.)

	я	The Gift/Settlement blood is duly szamped and registered.	=	Not applicable
	I _F	The Gill/Settlement flood has been strested by two witnesses	- 1	Not applicable
- 1	9	The Gift Settlement Deed tradalities the property to Deser-	-	Not supplicable
	ıl	Whether the Donee has necessard the gift by searing the Gift-Settlement bleed or by a separated writing or by inspirences or by cetters.	-	Not applicable
	Ľ	Whether there is any restriction on the Donor in executing the grid/sentement deed in question.	Ξ	Nocapplicable
	10	Whether the Phones is in propagation of the gifted peoperty	- 1	Not applicable
	E	Whether any life interest is excessed for the Dissur or any other passes and whether there is a most for any other person to join the counting of mortegas.	Ī	Nati applicable
J,	h	Any other espect offering the subdity of the tide passed damagh the gift-battlement deed		Not applicable
15	3	In cests of partition/femaly scale-want death, whether the critation dead in evaluable for deposit, If not the modality/procedure to be followed to create a valid and estimatelie murity-ep:	Ī	Not applicable
	b	Whether materians has been efficient and whether the unitargue is in presenting and engagement of his share.	7	Not applicable
-	0	Whether the purition made is visful in low and the mortgager has acapined a mortgagethe tiple thereon	:	Not applicable
i	ıli	In respect of partition hy a diamet of crust, whicher we'd detric has larger find and all other proditions/formalines use complete/hamplind with.		Not applicable
	Ç	Whether any of the decuments in quantum me recovery in counterparts or in mun: thus one set ? If so, additional presentions in he belon for precising material exercising?	÷	Not applicable
16		ther the tale documents mahalic any testimentary	:	Not applicable
	J doors	meas/utils ? In case of wills, whether the will in equipment will be	:	Not applicable
	5	unregistered will ? Whather will in the matter peeds a mendative produce and if on whether the same is probated by a competent error ?	:	Nut applicable
	e.	Whather the property is mutated on the basis of will?	:	Net applicable:
	4	Whether the original will is available?	1	Not oppinisable
	e e	Whather the original death certificate of the testator is position;?	:	Nor applicable
	ť	What are the circumptances and/or documents to entablish the will in question is the less and float will of the testator? (Comments on the circumstances such as the availability of a declaration by all the hereficiency about the philosomerophysicity of the will, all parties have send open the will, etc., which are retended to cely on the will, availability of Manhor/Original title deeds are to be explained.)		Met upplication
17	۵		-	No
	ь	Whether the property hallings to chancil/comple or any retigious/ office institutions having any restriction in creation of changes in such properties?	=	Not applicable
	C .	for executive of receipings ?	7	Not applicable
IR.	2	Where the property is a MCF/ joint family property, moreover, is created for family havefullegal accessity, whether the Major Copuression bone no objection join in encounter, minute stancill any nights of female members etc.	7	Not applicable
	h	Please also comment of any other aspect which very arborach, after the validity of security in such court?	:	Not applicable
19		Whether the property belongs to may trust or is subject to the rights of any trust?	Ė	Nin
		Whether the trust is a private or public trust and whether trust.		Non applicable

PUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Naga Nanta, KOTA (Rai.)

	e	If an additional presentant permissions to be obtained for evention of valid materiaes?	:	Not applicable
	4	Regularizations, if any fire caration of managing as per the card of state laws applicable to the most in the matter.	:	Not applicable
'n	1	If the property is Againstonal land, whether the forest laws permit chartage of Againstone land and whether there are any restrictions for continue conferences of confesses.	7	Not applicable
	4	In case of agricultural property often enloyed records documents as per least laws, if any are so be verified to ensure the solidies of the title and right to enforce the tenriques?"	-	Not applicable
	c	In the case of convention of Agriculture liquid for commercial purposes, or otherwise, whether requisite procedure followed/parantosian obtained.	= }	Not applicable
71	regio Augli	ther the property is affacted by any local boxs or other lattice leaving a bearing on the creation security (VIZ. evitural large, project sections, penantities, Lond Leave, SFX believes Coppel Zone Regulations. Environmental Chammer,	7	Not applicable
22	ш	Whether the property is subject to easy pending or progress? band acquisition proceedings?	7	No.
	ь	Whether any scords/requiry is made with the Lend Acquisition. Office and the personne of each scords/requiry.	=	Not applicable
ÞŢ	a	Whether the payenty is involved in my subject matter of any inspection which is pending or concluded ?	: :	No
	ь	If so, whether such litigation would adversely affect the execution of a valid marriage; or home any implication of its Jatuse enforcement ?	-	Pros applieshic
	¢	Whether the title documents have any equit stall marking which points not my highlight attachment/securing to count in assert of the property in question Y in such case please asserted to specify seal/marking.	:	Nos applicable
24	3	In case of partiarchip form, whether the property belongs to the fine and the deed is property registered.	:	Not applicable
	h	Property belonging to partners, whether thrown on holotoposs? Whether limitabilities for the same have been completed as puruphicable laws?	2	Not applicable
	¢	Whather the passings) enseting mortgage has have authority to create mortgage for and on behalf of the firm.	- 1	Net applicable
25	Ben mari with	Phother the property belongs on a Limited Company, check the rowing powers, Hennel mesolution, sertorisation to create transportation of any prior changes the Company Registration of any prior changes the Company Registrat (PDC), Articles of Association vision for common and etc.	-	Not applicable
	(b) i.) aibus Poet	Whather the property (so be meetinged) is psechount by fac- or Company from any other Company or Limited Linkship markin (LLP) flow? Yes / No.		Not applicable
	a) I ner in e	If yes, whather the example of charges of the property (in he topped) has been carried out with Engiator of Companies (ReC) espect of such vendor company (6.1 P (wiley) and the vendor party (prochases)?	:	Not applicable
	iii) chur tosa	Whether the above search of charges research any pring graving-uniterance, on the property (progressed to be more gaged). Hed by the vendor company (seller). * / No.		Not applicable
	char Year			Net applicable
26	· bom	use of Semistics. Approximate, the required multively/power in ower and whyther the mortgage can be attended, and the magnising lations, hypothysis.		Net applicable
27	3	Whether any POA is immigrating the close of cate?	:	No

eudhi Prakash Dadhich Advocate & R.A. R/o 10, Vikas Nagar Nama, KOTA (Raj.)

B.P. Dadhich

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

	In Whether the 1994 is one coupled with interest i.e. a :	! Not applicable
	Taken opinger Agreement cam Present Attorney, It's a place	į
	clargy whether the saste is a registered dominant and hency it	ļ
		i
	has created an interior in freeze of the basides/developer and	}
	 65 sudit is é novemble ex por bru. 	į.
	to the case the table document is paramed by the POA holder	Nitu application
	please dants whether the ROA invalved is fit one care and by	:
i		i e
- 1	tie Buikāra ez. Cengunic e Timo Bulicidza, or Proprietary	
	Concerns in Leasur of their Despressionalouses/Authorized	
	Expresentatives to sign that Allerenem Letters, MOCs.	
. [Agriagnem of Sale, Sale Denk, etc. in facina of largers of	
i		
	dass' una (Balidas FOA) or (4) other type of POA	
.	(Kilombern PSIA).	
	d to case of Budder's PUA, whether a continual copy of POA is the	Nor applicable
i l	available and the same has been verifical temporary way, the	contact the benefit of
	nileard PHA.	<u> </u>
	 In tage of company \$00A (i.e. \$00A niner than Builder's \$00A) ; 	Nor app scalle
	please clarity the following charge, in compact of POA.	• •
1 -	" Whether the gramat PUA is remind and the title :	Nati repiñación
		Attraction of the state of the
1	investigation is done in the lusteril ariginal TVIA 4	
	1: Whather (is: 14)04 is a registored one?	Not applicable
	Whether the PVM is a special on ground one? State of the PVM is a special on ground one? State of the PVM is a special on ground one? State of the PVM is a special on ground one? State of the PVM is a special on ground one?	Not subjective
_		
	is Whener the POA contains a specific natherity for	No applicable
1	executive of title described in question "	
1	1 Whether the IVIA was in come and not remitted or had become 1.	, Natapplicable
1	invalid on the care of execution of the document in question?	11-1
1		1
1	Minase classify relied to the name has been consistent of from the	:
Ĭ.	octice of Salvingsistan who fill	9.00
	g Plans' comment on the setting across of POA."	voi apelicable
•		
	h. The encuries and opinion on the enforceshills, and radidly of	Yut applicable
	APPOAR	<u> </u>
76	Whether mortgage is larity employed by a PUM bolder, theeld in	Not applicable
	gentinance of the Preser of Attorney and the extent of the purcha-	
	gives therein and weights the same is perpendy executably	
	Street manage that we made the same is limited to recommen	
	strongal on hardinged in terms of the Case of the piece, where it is	
	recognitari	
29	If the property is a flow operaneus or residentally contended complete	- Bu
		177
1	ulicals and comment on the following.	<u> </u>
	2 Ejumotal el end mentr's rate portre lancibuilding :	No application
	5 Development Assessment Proper of Allianes	Not apparable
1	5 Extent of unferrity of the Developer hould	17 to the past and
—		
1	d. Independent title verification of the Lang and/or building in	Not uppišasišlo
1	guttinn	
	Apprenient for sale (duly replacerally	Not applicable
1		
<u> </u>	1 Paymon of program stamp dest	^M or zppticable
1	g Recultement of registration of sale agreement, development	. Not applicable
1	andment POA res	
\vdash		Lag Village Lag
1	Many and an arrange frame for many and able settlette to see 1 a	Not applied to
i _	apthorny, etc.	
	i Curveyoresen favour of Scorety/ Condominion assessment	Not applicable
_	Securities Confliction of Information territories of personation	
		Not applicable
	l Monthmytop details on the Society etc.	Not applicable
	L. More Corollicans.	Not applicable
	m Mi Objection Leuzi From the Society :	Not undicate
	in 47 liquit regressments under the heart/Manicipal Street	Nor applicable
	responsibly of Charlestern During	
	Regulations, Development Control Regulations Co-operators	:
:	Surjeties Lygerass	-
	A Market Company of the Company of t	
1		.1
	o Bogilliamin to for him gate Bank chapes on the county of "	Niu applicable
	the Housing Society, of any	• •
_	the Housing Society, of any	Nia applicable

BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagu Nano, KOTA (Rej.)

Resident & Office – 40, Vikus Nugar, Panta Road Kuta (Raj.) Mob. – 98295–87807

	mostic, approval of lay-out and other processions, if any.		
	q Whether the numbering pattern of the mits/fight tally is all	7	Nut applicable
	distanzants such as approved plan, agreement plan etc.	-11	
90	Lineasubrances, Attachancias, mallor claims whether of Government,	-	Not apelicable
	Central or State or other Local materities or Third Party chains,	W.	
	Linux ste soul details thussel. The period concrete make the Francolleances Confilente and the	_	
21	norms of the person in where the recommended Continues is enough out	Ηí	All years 2022 to 12,00,2122
	if so, satisfaction of charge, it say.	Шî	
12		T	Not applicable
12	puid/pmpblic as an date and if no paid, what penedy?		are additionance
	[[[] [] [] [] [] [] [] [] []		
33	a Urban land rading risconnec, whether required and if an electrile	- :	Not applicable
	therapy		
	It Whater No Objection Certificant under the lowest: Tax Act is	: .	Not applicable
	required obtained		
7.5	Detroits of R IV extracts/mertation extracts/Katha extracts pertaining	= .	Nut up plicable
	to the property in question.		
2.5			TATAL THE BALL
2.5		•	Net upplicable
	Manicipal/Village records?		
26	a Whether the property offered in success in clearly demonstrate?		You
2.01		-	
-	b Whether the decourcedon partition of the property is separally	-	Yes
	Sulid 7		
			w.
	е - Wiedus die јинусту бин скан воськи во рег силатили. ?	:	Ye
	(Fix property should be legally processible through current	Н	:
	carriers to transport mosts to factories / bosses, as the case	Н	:
	Castacts to magnifican because to technical parents in the case.		
	cony be).	Ш	
37	Whether the property can be identified from the following documents, and		Nam pepulahke
	discourse of the fitted proportions at it may researed an early acuting?		
_		ш	
	a - Hecurotti mittimee in ricontary coronami	-	Not conclude:
	: Ducument in relation to your consecurin		Not available
_	C Documents as relation to Sales Too Pargiotration, if any applicable	н	Meet securilable
	d Orber under bills, if any	:	Nett sweithaltike
NE T	In regular of the houseance of the peoplety, whether there is a		Not perficultée
- 100	difference dominants to say of the last dominants aroun other dominants.		
	counts as entire concentration, contagned with the contagned of the contag		
	on these substance commercial the stance		
30	. If the valuation report and/or nousewelesance and place are made available.	-	Voluntian report our souilplok:
	plyes comment on the same including the comments on the decomptes and		
i			
	borndanes of the property on the said document and that is the only feeds.		
	. (If the nativance report spot/or approved plan are not available in the time of -		
	represent of TML playing provide the systematics explanation on making:		
	the core accilible to the advocate (
	The state of the s		
40	Any beneathblian his creation of mentgage carder any head or special.	:	No
	, constraint, driving of purpose organisms of documents, payment of proper		
	Visure dury six		
41	Attached the Bent will be able to antione SAND (AS) And it removed promer		Nat westership
41		:	Not applicable

SUDHI PRAKASH DADHICH Advocate & R.A. IVo 10, Vikas Nagar Nagar, KOTA (Ruji)

B.P. Dadhich Advocate

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

45	So case of dearner of regard tale date. Jesus, no tepal and other	:
	requirements for counties of a process radial and attachment and acceptance of	
	deposit (a) certified exempts duly confided our less also dry process, on to be	Nia applicable
1	rates by the Bank to this regard.	
$\frac{1}{2}$ O_{ij}	Whether the governing brocken differental concurreds, to the record wei feature	. Not applicable
	then arms presently scentile transport of many specimens at the med ?	
!	position, the also insured as	
į B [™]	Application of various investigance of interview local laws	: Nu
111	Additional suggestions if any mentagenest the microst of thereby coloring the	1.1 S.A.
	periodian of socials.	
16	The process personal ways are required to coppe acceptagate deposit.	M's Bester Developers Limited, through
į	granumera di consta	anthorized signatury 55. Rajesti Kullini
	!	Path St. St. Majarum Path Min Flat No.
	į	4273. Sawatha Rábthi Siddhi Rasidency,
		P.No. 1-4. Stajery Caudhi Nugar Extr. Reed
	i	No. 1, IPIA, Kota Raj.
47	Whishin the Rich Food Project internal moder Reas Estate	Not approable
	(Regularian and Westpoment) ArtL2016? Y:N.	
	Whether the project is registered with the Real Indias Regulatory	Skou zpolycacile
	Aughtrity ^a (fist, the defatis of such resistration are to be furnished.	
	Whether the resistant remaining for old se preserved in the above	Not appusable
	Aut/Ruinx them: index is executed.	. The approximation
	!	
	Whalter the datails of the apartment; plot in question are verified	Not applicable
	with the list of number and types of quatments or pluts hardast us	
	approaced by the presence is the value of Real Edwar Regulatory	
	Authority?	
1		ـــ

Date: 12 fol 2022

Place: Kora

8UDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar

Nanta, KOTA (Raj.)

B.P. Dadhich

Resident & Office 40, Vikas Nagar, Nauta Road Kota (Rtaj.) Mola - 98295- 87807

CARTERN WITH THE THE TAX

I wise examined the (ingred Tide Geo), included to be deposed relating to the schedule property extend and other last examing by one of a Kapanatha Managaper and the decomend of the referred min. So reinforced which exists us of right, labeled and interest and the relation of the relat

- 2 If the distance the Document in Areal Petron no action will the provides in the check to hide America 6 and the other count follows.
- 3. I configur bacong make o according to the case Newson, records. I also confirm basing verified and checked the report of the relevant Concernment Defers, West Medical Million (all the relevant of Conspanies). Office, West Republished College, Segment of Conspanies Office, West Republished College, Segment of Conspanies Office, West Republished College, Segment of Conspanies Office, West Republished College, and the date of Conspanies of the Basic date to neglige decoming part of the my report of each member of the Republished College, and the republished College
- 4 Patering somery of Land Noroclokescope Record, advance Talls Darck problems open of agentific describing an accommodate from the concerned regions of the Paulic Supplementation (LC), Description to the second region for the David Supplementation. From the best clarified to undergreed any expansity.
- There are no prior Maritages/Charges/counts and shakes on a set 4 be seen from the Northbrane Combot on the normal or 41 years from 2011 to 12.00.0022 performing in the Immirrouble Property Programmed by Marie and Time Decision in Legition of Programmed.
- In case of seconds theorem, charge in the conformal the Paper or no other managers shown a found than about more than about more than decreases are great to by the Managers and the Bank Riberts, whichever is not applicable, V.A.
- 7 Attention and Invited surrors in the property justice to be examined 4.4.4 (Specify the abuse of the Missel with 2770% \$1.96 out 0.1), and appropries.
- The Mentgage II example available to the Barre to the Laboury of the contraring florence, Irlin Theories Meschington
 Limited, through authorized signatury of: Majord Kuttata Pattl Sio St. Rajarger Pattl Ris Flat Str. 1273.
 Secondar Riddle Saldhi Residency, P.Xv. 1-4, Rajary Canadhi Nagar Extat. Read Not. 1, 1755, June 1901.
- 5 I convey that Mile Dentim Developme. I initiall, through authorized signatury 26. Reject Author Patil See Sh. Rejector. Part No. 140, Symanton kirkibi Sichthi Besideney. P.No. 144, Rejects Consider Nature Battle. No. 1. IPTA: Kiela Haji Instance and advisor. Consider this over the whethir property is a 1 to the contribution the share out decay or greater and a value mampage contribution and followed by the first property.
- In the system of Mongrey by Tippes of one doors, we combute a doors that of oil recipy title decisions under an 18 4000 at a cold and informable montage.

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

- t, Certificage of Incorporation M2x Dunius Prevelopers I imited
- I. Hrestofen Letter in tower of St. Rajech Kouser Patit
- 3 Siletmen Letter No. 1158 dt. 15/07.11
- 4. Certificate No. 6159 4a 29,07,22
- Moet, Ivane Most with Mag dt. 95.68.22.

11 Financians no logal repediments for creation of the Mortgage on production of score tile deeds. 0'6 rantified/original (egists of which I have exemined under any applicable Law Rules in force.

12 It is certified that the property is SARFARSI Completed. 15 or 16 or 1

Entel S.No. IC 47 West S.No. IC 47 North-Head South P.Na. F 19 4 No.

Darks: 82.8802823

B.P. Dadboth, Advocate

SUDHI PRAKASH DADHICH Advocate & R.A. Ros 40, Visas Nagar Nama, KOTA (Rai.)





नगर विकास न्यास, काटा

पट्टा—विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नवरोग क्षेत्र (कृषि भूभि का गैर-कृषिक प्रयोजन के लिए उपग्रीम की अनुहा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का चटक दिसेल

क्रमंक / ।	089

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पद्टा चारक का नाग	37.5	पुरु / पुत्री	1300		
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पट्टा धारक नेससंक	4164	— D	ZUZI		-
(पदनाम) श्री / श्रीमती / स्	чт	पुत्र / पुत्री			
निवासी				***	
भुखण्ड मं	Shop no. I.C42	, अंत्रकृत		9.24 वर्गमादप	
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र जस्य गाम वाडेनिया		थातरा र			of the second
थोजना					ग मिथल हो।
स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा भारक के	यहा थे चक्त पूछ	श्यक्ष का पट्टा वि	देनांक	ai
निष्पदित किया जाता है।					
			व्यक्तिकर्त	अक्र िकारी	
गट्टा धारक के हस्ताकर		-		विकाश के हरताक्ष	र मय मोडर
8-	३१ प्रश्लीयक	Eta I man	ant fam	मास् कोटा	Santa Santa

वोट - शर्द वीध्रे एक वर अकेल हैं:

- पेजीवृत / पृथाकन संतर्ग है।
- Registered and Endorsement Attached

THE TOTAL STATE OF THE PARTY OF

व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

(कृति पृषि का गैर-कृषि प्रयोजन के लिए सपतीय भी अनुदा और आर्गटन नियम, 2012)

गद्दे की शतें

पटला भारक में निश्चित निवामों के दहत एक मुक्त लीज गाँदी पामा जना ही है। जहां तकर मूख्यक दह गरीद लीख से पुस्त है। जिल्लाका क्ष्यका

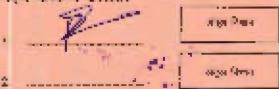
- 2 पटटा अन्य हात भूषपद अभिवित सेत कर उपयोग नहीं किया काल्या दिया समुद्रीय हेतू पहुछ दिलेख जारी किया नाम है। भूषपद यर प्रतिक भरता विशेषण में सम्परिक अनुमुद्री में उदलेखित वस्परिक होई पटलेखित समुद्रीय है सम्परिक अनुमुद्री में उदलेखित वस्परिक अनुमुद्री है उतलेखित वस्परिक अनुमुद्री में उदलेखित वस्परिक अनुमुद्री में उदलेखित वस्परिक अनुमुद्री में उदलेखित वस्परिक अनुमुद्री में उदलेखित वस्परिक अनुमुद्री में उदलेखित वस्परिक अनुमुद्री में उदलेखित वस्परिक अनुमुद्री में प्रतिकार प्रतिकार प्रतिकार परिकार
- पटला भारक चन्न मुख्यक को विकार अथवा आय प्रकार में इन न्यांकी अने सकेना तथा नृक्षण्य को छन पट्टे (शक लीज) का भी दे मकेगा।
- उन्ह नृष्यक के विवर / तस्त्रान्तरण पर क्षेत्रा के पर पान परिवर्तन के लिए निष्याद में निर्धारित हुत्य आदेशन में नाम पंजी हुत विक्रय पत्र आदि प्रश्तृत किये आदेने, पत्न पट्टायनके के अवधारिकारी के मामले हैं कोई-एकि। देश नहीं होगी।
- पटटा गिलेख का शरकार / जीवन कीन निमन / अगदान संस्थाओं है यासे केवल (भेनेक) रखा जा करोग, विकास निम्न क्यानिक निमन्द्र के अनुप्रदेश प्रमाध पर (NOC) की अगरपाचा नहीं होती।
- भूशका का प्रकार निर्माण रचनित भदन विनिद्धभी के श्रानदण्डी तहत करना थागा।
- पद्दा कर्ता (समानीय निकास) की विभा क्योद्धति के भूकाक को समिवेश कर्त्य पुनर्यद्वन व भू उपभेष परिवर्तन वहा किया का नकेगा।
- ह पहल दिलेख आहें बनने की दिनांक ने निविधित अर्थात में **किंग्य करना होगा। निर्धारित अर्थार्थ में** विभीश नहीं होने पर निवारित पर से अ**र्थार्थ** किंगार किया का सर्वण अन्दर्भ पहल विलेख विस्ता दिना जा उनका है।
- पटः नितंत्र के निवादन के पहला निवाद कथा तथा सुकर्यक पृद्धा दिलेख प्रथा किया तथा है से एक पूलाक का पहल निरुद्ध जिला का सर्वना।
- 10 प्रदेश विशेष **में जे**लान से आन्यांक विज्ञास पर होने वाले जाग निकासकर्त / पूर निकांग कहकारी समित हाग परंग विजा जारेगा।
- १८८१ विलेख दिन विविधाने विभाग नीति विविद्य के दहन न्हारी विनय गया है। इनके सभी प्रमाणन न नति लागू होती जिनको गुलना नहीं करने पर पहल विभाग का सकेगा।

नेट :- निर्मित पुरुषक में शर्त ने ६ लागू वही होगी

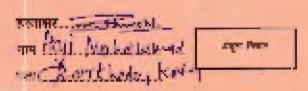
रताम ज्युती हेतु पहुँद को प्रति कर सक्षि।

भूअपट के पढ़ास का मीमाओं का विवरण:

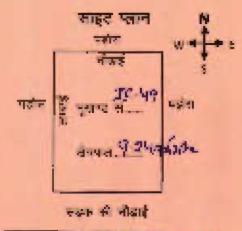
पद्दा धारक के हस्ताक्षर



Sept.



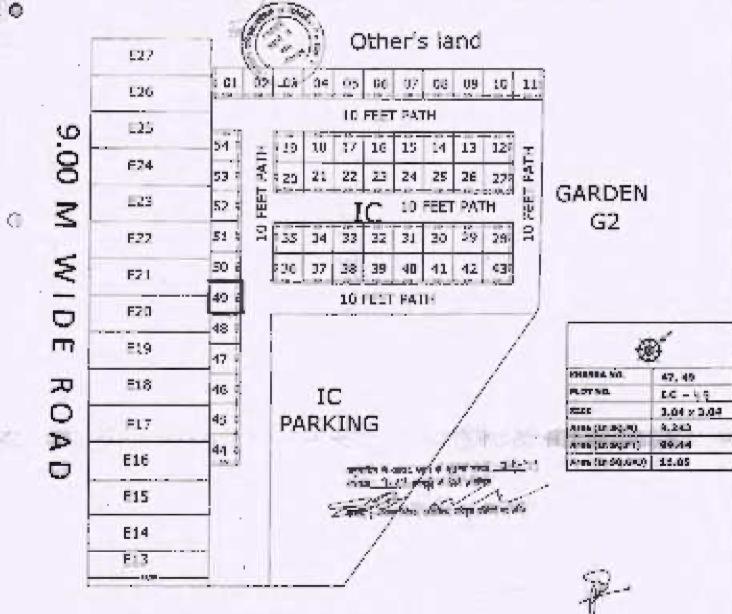
- भंजीकृत / गृक्ताकम संस्थान है :
- Registered and Endorsement Attached



सहर प्लन अलग से भी सलाव कर गुलते हैं।

प्राधिकृत अभिकेषा के हरिनेश्वर की नोहर (अस्तरिया) 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)

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



10	7
EMBARA NO.	47, 49
PLOT NO.	E.C - 49
MILE C	3.04 × 3.04
Arms (in inc. 40)	9.243
Arms (us segura)	99/4
Ange (an Square)	11.05

12.00 M WIDE ROAD

SIGNATURE OF OWNER

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

Fee Receipt

12-08-2022 6:10 PM Print Cate: Appendix 1-Form No. 9 (Rule 75 & 131) Lee Recoul No. 202202120019315 Receipt Detail 12/08/2022 B.P. DADHICH Decument 5 No. 202201123015715 Nan e ACMOGRAFIE, Mrs Covim. Seva среје I Id. Address KOTA : Inspection And Special Document Type Face Value : 00 Evaluated Value : 30 Grd-Registration Fee : 70 Fee for Memorardum Us 84_67 : ₹0 70 CSL Certified copying fees Us_57 Hay (manurendum) Stamp (Memorandum): : 1 8.0 Stamp Duty : 70 Surpharge Inspection fee 7 50 Herary. : 10 Commission € 15 Us 25_34 : 20 60 Dinaru (healtidy) : 0 Cash Amount Received 40 Other than Cash 9 60 From Year 2022 To Year 2022 Total Amount 7 50

Made of Payment (#Mode Number Amount 9)

s-Gras Chalms 6543019 F # 80

Signature of presenter or applicant for copy or Search continues.

Signature of receivent and care of return recalpt

Cashier

SUB-REGISTRAR

Resident & Office 40, Vikos Nagar, Nauto Rood Koto (Roj.) Mob. - 98295-87807

DEFORT OF INVESTIGATION OF TITLE IN RESPECT OF BUSINESS REPORTS TO

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Resident & Office 4d, Vikas Nagar, Nanta Road Kota (Raj.) Mah. - 98295- 87897

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SUDHI PRAKASH DADRICH Advocate & R.A. (Un 10, Vikas Nacas Nama, KCYFA (Kas.)

	0	The Cifft Sextlement Deed is duly stamped and registered	:	Not applicable
	ь	The Gift Settlement Dead has been attested by two witnesses		Not applicable
- 11	E	The Gett Settlement Dued transfers the property to Dunce	Ė	Not applicable
П	d	Whether the Douce has accepted the gift by signing the	;	Not applicable
		Gift Settlement. Deed or by a separated writing or by implicultion or by actions.	Ц	
-	-6	Whether there is any restriction on the Donor in executing the gift settlement deed in question.	:	Nos applicable
	1	Whether the Donee is in possession of the grifed property	:	Not applicable
	ñ	Whether any life interest is reserved los the Donor or my other person and whether there is a need for any other person to join the creation of quartgage.		Not applicable
	h	Any other aspect affecting the validity at the title passed through the gift sentement deed	:	Not applicable
4	a	In case of portion family achievent Jeeds, whether the exagned doed is available for deposit. If not the modality procedure to be followed to create a valid and entireceable mornages.		Not applicable
ij	Ь	Whether anatating has been effected and whether the mortgager is in possession and enjoyment of his share.	ì	Not applicable
I	r	Whether the partition made is valid in law and the misspagor lass required a using agable title thereou.	:	Not applicable
	d	in respect of partition by a decree of court, whether such decree has became final and all other conditions formalities are completed complied with.		Not applicable
	e	Whether are of the documents in question are executed in contreports or in more than one set ? If so, additional precentions in he taken for usualizing multiple mortgages?		Nut applicable
á		then the title documents airclade any testamentary iments with ?	:	Not applicable
	8	in case of walls, whether the will is registered will or unagistered will?	:	. Not applicable
ī	Ь	Whether will in the matter needs a mandatury probate and it so whether the same is probated by a competent court?	=	Not applicable
	c	Whether the property is mulated on the basis of well "		Nut applicable
	:5	Whethin the original will or available ?		Not applicable
	e	Whether the original death certificate of the restator is available?	:	Not applicable
	ľ	What are the circumstances and is documents to establish the will in question as the last and final will of the testatur? (Comments on the circumstances such as the availability of a decloration by all the beneficiaries about the genutioniess calidity of the will, all parties have seted upon the will, etc., which are relevant to sely on the will availability of Mother Original title deeds are to be explained.)	:	Not appliestise
7	a	Whether the property is subject to any work rights?		No
	Ь	Whether the property belongs to church-temple or any religious other distinctions having any restriction or creation of charges on stath properties?	1	Not applicable
	c	Precautions permissions if any in respect of the above cases for creation of auritages?	. :	Nut applicable
S	a	Where the property is a HUF joint family property mangage is created for lamity tenefit legal accessity, whether the Major Coparomers have no abjection just in execution, nation's share if any rights of female members etc.		Net applicable
	b	Pease also comment on any other aspect which may adversely affect the radiality of security in such cases?		Not applicable
9	5	Whether the property belongs to any trust or is subject to the rights of any trust?	•	No
	Ь	Whether the trust is a private or public most and whether most deed specifically authorizes the nontgoge of the property."	-	Not applicable



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

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B.P. Dadhich

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

13	In case of alserner of original total decide, details of legal and other requirements the creature of a proper, valid and enforceship mortgage by deposit of certified extracts duly certified etc., as also any precastion to be taken by the Bank in this regard.	:	Not applicable
43	Whether the processing law constitutional documents of the mortgagor colder than natural persons) persons excellent of specification and additional processions, if any to be taken in such cases.		Not applicable
11	Additional aspects relevant for investigation of title as per local laws.	Ε	No
45	Additional suggestions of any to subground the interest of Bank custaring the perfection of society.		N.A.
16	The specific persons who are required to create merigage in deposal decommonly creating montgage.		M/s Denim Developers Limited, through authorized signatory Sh. Rajosh Kumar Patit S/o St. Rajaram Patil R/o Flot No. 1273, Survalka Rahilu Siddhi Residency. P.No. 1-4. Rajosa Garothi Nagar Extr. Ruzul No. I. IPIA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y.N. Whether the project is registered with the Real Estate Regulatory		Not applicable Not applicable
	Authority? If so, the details of such registration are in he furnished.		
	Whether the registered agreement for sale as prescribed in the above. Act Rules there under is executed?		Not appliesble
	Whether the details of the upartment plan is goestica are verified with the last of number and types of apartments or pluts localed as uploaded by the promoter of the website of Real Estate Regularary Augisority?		Not applicable

Date: 12.08.2030

Piece Kom

BF. Ballick Advanced BUDHI PRAKASH DADHICH Advocate & R.A.
R/o 40, Vikas Nagai Nanta, KOTA (Raj.)

Advocate

Resident & Office – 40, Vilas Nagar, Nanta Read Kota (Rej.) Meb. 98295, 87807

CERTIFICAL RUPLOUTE

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Aunile Road Seath Parks Fig. 2012

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BE BARASH DADHICH Advocate & R.A. Bro 10, Vikus Nagar Nama, KOTA (Ibid.)





🚅 नगर विकास न्यास, क

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

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राजरव ग्राम गार्डेनिया	खसरा सं,	46,4	7,49
स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा	धारक के पक्ष में उक्त मूखण्ड	का पट्टा दिनांक.	को
निष्पादित किया जाता है।			
(1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.			
	0		1
	4	গ্রামিকর	ऑगिकारी
पटटा धारक के हस्ताक्षर	V	प्राधिकृत अधिकारी	के हस्ताक्षर मय मोहर
A -	उप क्वार्क, काटा (क्यूम	नगर विकास	नास, बीटा
1.	The same fitter		

पंजीकृत / पृथ्वांकन संलग्न है।
 Registered and Endorsement Attached

नोट - शर्ते पीछे पृष्ठ पर अंकित है।

100 2021

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

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

पद्टे की शत

पट्टा धारक ने निहित नियमों के तहत एक मुक्त लीज साथि जना करा दी है। अतः तनत भूखण्ड 99 वर्गीय लीज से मुक्त है।
 अध्या

- पट्टा धारक द्वारा भूखण्ड / निर्मित क्षेत्र का उपयोग वही किया जाएगा किया वपयोग हेन् पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रथमित भवन विनियम में सम्मन्यित अनुसूची में उल्लेखित उपयोग अनुद्राय होंगे, परन्तु प्रत्येक उपयोग हेन् निर्धारित मानदण्डों की पालना सुनिश्चित की जावे :
- 3 पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेष तथा मूखण्ड को तथ-पट्टे (सन-लीज) पर भी दे सकेगा।
- 4 एका भूखण्ड के विक्रय / हस्तानारण पर कंता के पक्ष में लाम परिवर्तन के लिए निकास में निर्धारित शुक्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे परन्तु पट्टाधारक के तन्तराधिकारी के मामले में कोई राशि देख नहीं होगी.
- 6, पंदरा दिलेख का सरकार / जीवन बीधा निगम / ऋणदात्री संस्थाओं के पास बंधक (पोर्गक) रखकता सकेगा जिसके लिए स्थानीय निकास क अनानित . _ प्रमाण पत्र (NOC) की अगवस्कारा नहीं होगी।
- भूखण्ड एर भवन निर्माण प्रवासित भवन विनियमों के मानदण्डों गहरा करना होंगा।
- हैं. पद्दा कर्ता (प्रधानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन / पुनर्गठन वे मू उपयोग परिवर्तन नहीं किया जा सकेंगा।
- .' पट्टा विलेख जारी करने की दिनाक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि दें विस्तार किया जा सकेंगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
- पठ्टा दिलेख के निष्पादन के पश्चात नियम विरुद्ध तथा तथ्य धुपाकर पट्टा दिलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
- 10. पद्दा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यम विकासकर्ता / गृह निर्माण सहकारी गांगिति हार। वहन किया जायेगा।
- पट्टा विलेख जिन असिनियमों, निरामों, नीति, पिनियम के तहत जारी किया गया है। इनके सभी प्राक्यान व शर्त लागू होगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेंगा।

12.	The state of the s		
	नोट :- निर्मित मृखा	पद में अर्त में ह	लाग नहीं होगी।

स्टाम्प ड्यूटी हेतु पद्टे की प्रति कल राशि।

भूषण्ड के पडोस की शीभाओं का विवरणः—
पूर्व IC-५९ पश्चिम IC-5/
उत्तर शास्त्रा दिवाम श्रूबाह रि

2

জনুম নিজন অনুত শিক্তন

साक्षी :--

and Hayi Wohakuhad sama famo

पत्नीस प्रति ।

पत्नीस प्रति ।

पत्नीस प्रति ।

पत्नीस प्रति भूखण्ड सं...... प्रति ।

सडक की चीडाई

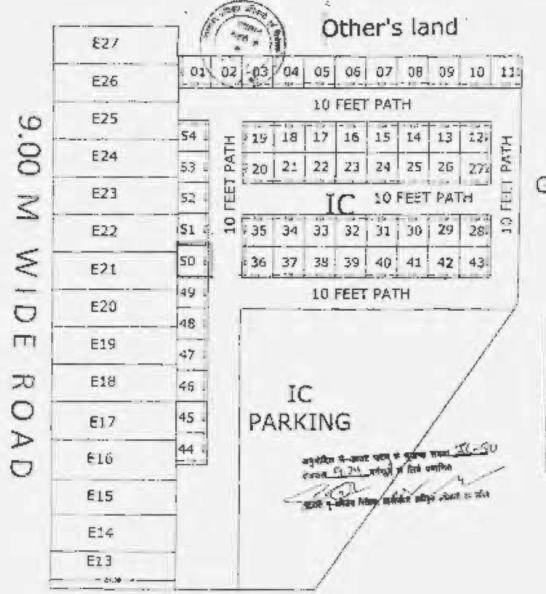
सडक की चीडाई

प्राधिकृत अधिकारी के कल्कार मय मोरू कार विकास न्याम कोटा

- पंजीकृत/पृथ्वांकन 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

6	3.
CHASEA NO.	47, 49
PLUT NO.	t.c -50
Stre	3.04 x 3.04
Area (In SQ.M)	9.242
Area [Tn SQ.FT]	99.44
Area (In SQ.GA);	11.05
	11.0

12.00 M WIDE ROAD

SIGNATURE OF OWNER

5 Take

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

Fee Receipt

Appendig (-) org Ng, 9 (Rule 25 & 131) Print Date: 26-08-2022 6:28 PM

Fee Raselpt No Norma	:	20Z2C2123020234 B.P. DADHIGH ADVOCATE, M/s	Receipt Liste Document B. No.	:	26/08/2027 20/2011/23/116505
r		Conim Development Ltd.			
Addtas	:	KOTA			
Decement Type	:	Inequisition And Security			
Face Value	:	₹0	Evoluated Vetus		0 0
Ord-Registration Lee	:	4.0	field for Memory down Us_84_67	:	T
CBI .	. :	FD 0.5	Cartified copying fees Us_67	- ;	₹0
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Us 25 34		₹ 0	Committee:	Ē	ĘÓ
Cultody	:	2	Orem	=	F G
-			Cash Assount Received	:	80
			Other than Cook	2	₹ 50
From Year 2022 To Year 2022		2022	Total Assessed		9 (20)

Mode of Payment (Mode Number Amount 5)

a-Cata Challes #5000400 # 10

Eignature of presentation in applicant for copy or Search certificate

Signature of recipient grant dyay of matery receipt.

Continu

SUB-REGISTRAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

			OF IMMOVABLE PROPE	HIN.			
1	9	Name of the Ron	ch Beaness Unit Other sicking cyclina	1		dhan Real Ex ority, Jaipur Rai	tale Regulatory
	Ð		ist date of the letter maker the corner of outstrandered for sending are forwarded	si :	NIL		
	3	Name of the Sort	OFFICES .		sushii Patil 1273, P.No.	Dodon Ocyclopers ericol signatury SI Sio SIo Rajaram I Suswalka Riddhi I 4 Rajeev Gandhi BTA, Kota Rop	s Kajesh Kumur Patil Bra Hat No. Sidéhi Residency.
3	1	Same of the or property set as set	at expression neces process after my the region	e :	M/s autho Pont 1273, P.Na. No. 1	Dopim Developers creed signatury of Sio sh. Rajuram I Susvalka Riddhi 1-4, Rajeco Gandhi 1915, Kota Raj.	n Rajesh Kumar Patil Rio Has Nu Siddhi Residency,
	b		the Lint cracker person budy authors at the creation of charge	9 :	Indivi	idnal l'irm	
	0	State as so under	what capacity is security afferred (whether to harmower or as manuallou, etc.)	ž :	Beens	W12	
3		lete or foil descript new speloding the I	es of the immunishe property as asless ellowing details	d ;			
	a	Survey No.		:	Baj	JC 50, Cardenia, Vil	lispe Kenhadi, Kota
	ls.	Dean Histories (m case of house gampas (s.)	1:	S.No. Rei	JC 58, Cardenia, Villa	se Kushada, Kora
	e	listicat urea inclui property	ding plically both up area in case of lives	e :		Sq. VIC	
	d	Decations like sa sub district etc. D	and of the place, vallage, city, registration tourdaries.	2 :	Migration Name (I)	S.No. 1C-49 S.No. JC-51 Road P.No. E-21	
d	U	Particulars of entertainty.	the documents according what's an	a		Denum Develope Resolution Lean Rajesh Kumar Pa Albitarest Letter b Certificate Na. 33	r in Resour of Sh of No. 1157 & 2517 32
	ls	originals or cert vertified. Note: Cluly o	unts sentral and as in electric ther is then expres or appointmen extracts del organis or socialist extends from th	7.		. Leave [beef at R . 40 S.Nu. 202; .22	
	50	Dare	Name Nature of the Document	-	4	Original contilled	In case of cupies
	ND					empy locatifical extend photocopy, etc	whether the cosynal was sentimized by the Advisories.
		05.08.22	Regd. Louis Deed		1	Original	Not applieside
	releva availa migna	in sub-registrar officials blo by the purposed receipts of the	If all title documents are obtained from the end compared with the documents may sed mortanger? Please also enclose a part title in inflament, certained entry through certained entry through certained entry through certained entry through the LR.	de di d	Na		

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

þ	ů	Whether the records of seguiral office of some we authorities observed to the property to question are available for	:	Nin
	h	remainstant through any soulone protect in computer system." U such induce computer records are available intention or conse chryking are made and the community findings in five mend.	:	Not evoilable
	c	Whether the genumewess of the stamp paper is possible to be set verified from any recover portal and it is whether such confined are made?	1	Noc grackdile
7	a	Property effected as security falls within the jurisdiction of which sub-regional office **		Sub Registrae Kata Raj.
	ls	Whether it is presented to have regratering of disconnects in respect to the property in question, at more than one office of sub-regretion district engaging regular-gaperial. If we please name all such offices?	÷	No
	e	Whether any chiles been made at not the offices remost at dis- above ?		Yes
	d	Whether the searches or the nill cas of separating £10, or thes or any other reseals revisal registration of multiple title	=	No
S	title prod Mos mad spek In co and then	documents in respect of the property or question if its tracking the title from the oldest title deed to the latest deed establishing title of the property in question from the excessors in title lighter to the cornect title lighter. And whenever the interest or offer chig on title accordant, assuch should be a fin a faction property of expending on the most for chances of clog on the Title are of property offered as occurry for those of Rs. 1.00 crore above, search of title commulations for a period of soil has 1.00 years is manufactory.		He years 2022 to 26.48.2022 UEL Koza albated a N.Nr. 10180, Gardenia Village Kusharii, Kata Raj. to Mrs. Derim Derrelapera Limited, theretagh authorized signaturer Sh. Rajosh Kusmar Patil Svo Sh Rajoram Patil Rho Flat No. 1223, Survalla Riddhi Sjiddhi Resjideney, P.No. 1-4, Rajose Gardha Nagar Even, Road No. 4, UPA, Kata Raj, na dt. 25.07.22 and execute a Rogd, Lence Derel in favour of flam on dt 05.08.22.
9	full	re of Title of the imended Martigagar over the Property (whether manership rights. I easehold Rights. Occupancy Possessor to in from Buldes in Siret. Chantee Allettee etc.)	:	Freehold
18	11 69	nsebola, whereer		Not applicable
	- 51	Gense Deed or July stamped and repostered	ľ	Net applies ble
	þ	I exist is permitted to mortuine the Leavehold right		Not applicable
	e e	dupovers of the Lorse appearance period of freeze		Net applicable
	d	If a sub-lease, check the base deed at favour of Leaves as to whether have deed permits sub-harvey and confusing by Sub- Leaves also	=	
	c	Whenten the leavehold lights permits for the creation of any superstructure of applicable; ?		Net applicable
	- 1	Right to got renewal of the leavabold rights and assure factor?		No. applicable
11	gran with char other	invol. great sustained Lense-com Sale: Agreement, whether in agreement etc. provides for alterable rights to the mortgager or without conditions, the mortgager is consected to create ge on such property. Whether are permission from Govt, or say a extraction is required for creation of mortgage and it so whether wasts permission is available.	:	Not spplicable
10		supares right schedus		Non applicable
	8	Such right is harilable and transferable	1	
18	Mag more inclu	Minispage can be created are as Minor's tracers. If any and if so, whether creation of trape could be possible, the model; lies procedure to be followed using court permission to be obtained and the ressues for coming as courtly sign.		Not applicable Not applicable
14		e gamperty loss becautions/erred by way of Giff Settlement Dead.		Not applicable

BUDNI PRAKASH DAUHICH Advocate & R.A. 10'n 40', Vikas Nagai Nagai, KOTA (Rai.)

	. 1	the Cult Settlement thesi excusts stronged and segistered		N m goothoppie
	B B	The Cith Settlement Dead has been aftended by two wicessays		Nationalizable
	- $ +$		•	Not applicable
-	F	(%) Only Selfsenant Deed canaders for property 6: Done c		
	d)	Whether the Dinner has accopied the gift by signing the Gift Serdement. Deed on by a separated writing on by is observed an injury actions.	:	Nint applicable
	¢	Whether there is any restriction on the Dorser in executing the geft settlement deed in question.	7	Not applicable
	1	Whether the Denotes is prospection at the girled property		Not spphialsk
	6	Whether any life interest is resolved for the Direct or any other person associate there is a most for any other person as pro- the assumed membrane.	:	Not applicable
	51	Any other espect affecting the trificity of the title persed through the aid settlement deed	2	Not applicable
	я	In cost of partition family softlemon deeds, whether the original deed is available for deposit. If one the modulity procedure to be followed to create a wand and enforceable mortgage.	-	Not applicable
	h	Whether mutation has been effected and whether the martgaper is in possession and recognism of his share.	:	Not applicable
		Whether the partition made is could in law self-the murities or has acquired a macazingside talk thereon		No e apychodda
	ē	In respect of partition by a decree of exact whether such decree has become fixed and all other conditions beneatites, are our actual completed with		Not applied to
	Ľ	Whother any of the drawments in question or executed a consucrpants or in more than one set it if so, will bound prestructors to be taken be according to a high mentionies.	:	Nut applicable
e i		then the title documents include any testamentally imens wills?		had applicable
	A	In case of wills, whether the will is registered will or user record and?	1	Non applicable
	Þ	Whether and, on the matter masser mendators probations of so- obetter the same or ambiestable a reappropriate part ?		Not applicable
	10	Whether the property is menuted on the sense is in 1		Not applicable
	d ,	Whether the magnal wall is resoluble ?		blot applicable
	e	Whether the origins doubt matchante is the accuber a- available?		Nei appliesble
	1	What one the coronastances and or documents to entables, the will in question is the last and final mill of the research? (Cumments on the coronastances undo no the arm blaid out a declaration by all the banesis arises about the gentarteness validity of the will all parties have acced upon the will the which are relevant to selver, the will availabling of Mathem Original title doods are to be explained.		Assi applicable
7	a j	Whether the property is subject to any world suchts?		No.
	ŀ	Whether the property belongs to church/rempte in any miligrans office intributions butting any restrictive at recontain or charges on such properties.		Net applicable
	e	Procuments provide ones, of one in respect of the cheve cases in profiles of pourties; of	:	Net amplicable
2 1	ą	Where the property is a 1998 point land's property moregage is exerted for timely benefit keyal necessity, whether the Major Coparceners have no obsertion join as execution misor's above those rights of female members etc.	:	Netapplicable
	h	Observation constraint out any other respect when heavy is housen- others the validity of security in such cases.		Non appelientide
η	ů	Whether the property belongs: to one grow, or is subject to the rights of any best !	:	No.
	h .	Whether the trage is a private or public trust and relicates tend- deed specifically arthorizes the mantages of the propagate?		Niet applicable

BUDHE PRAKASH DADHICH Advocate & R.A. IUO 40, Visas Nagai Nanta, KOTA (Rai.)

	e	If so additional processors, pormissions to be obtained for I		Noz applicable
	1	creation of radid murigage." Brogomersons, st one for creation of prestages as per the		Not applicable
		contral, state laws applicable to the trest in the states.	3	
50	4	If the property is Agricultural land, whether the local laws permit mentioner of Agricultura land and whether there are any restrictions for constant enforcement of mertigage.	0	Not applies to
	5	It case of sympositional property other indepent monoids shouthers as per literal lower of my one to be more and in ensure the variety of the tree and mgfs; so enforce the moregage ?	:	Nint applicable
		In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requeste presextant followers personners obtained		Sex applies like
31	regu Agra regu etg.)		:	λια αργέωτότο
32		Whether the property is subject to any pending in proposed band econorism generalizes: sign 1		No
	5	Whether any search engliny is made with the Limit Augustion . Office and the mitteatte of such search enging.		Null acción sous:
13	•	Whether the property is reveived in or subject matter of any literation which is penaling in concluded.	:	Бо
	b	If an exhibiter such Begaging month adversely officer the constitution of a callel more page or hove any implication of its follow enforcement?		No. applicable
	e	Whether the little documents have one except scaling range which points out any hispathon allachment according respect of the property to question 2 in such case please comment on such seed marking.		Non-applicable
34		to case of partner-dup form, whether the property belongs to the form and the dead is properly registered.		. Mot applicable
	Ь	Property belonging to partners, whether throwth on transfered by Whether formulates for the same have been completed as per applicable lones?		National desire
	G	Whether the persons of creating numbage has have continuely re- create moregage for and on behalf at the form.	i	Nati approprie
15	Barry map with prov	Station the property belongs to a familied Company, check the process powers. Board resolution, authorisation to create transportation of documents, Registration of any prior charges the Company Registrat (ROC). Articles of Association processor for common seed on.	:	Not applicande
	slana	Whether the property too be manigaged) is purchased by the or Company from any pilier Company or Limited Lidelly pership LLP) firm "Yes, No.		Not applicable
	000 m 6 2000	! yes whether the search of changes of the property to be hyspecify has been correct out with Registrar of Composits (RoC) hyspect of such worder company / LLD (seller) and the vendor pure (purchaser)?		Nim approxime
	chap keesa Yes	Whether the above search of charges reveals as; pains government brances, on the property (proposed to be mixtigaged) ted by the verdire company (seller)? No.		Net applicable
		If the south remain encombrances—charges, whether such yes commitmises have been satisfied? No		МИ аруйкойно
le .	lu si bero	owe of Societies. Association, the required uniformly proper to ower and whether the montgage can be excelled and the requirity lutions, live lens.	:	Not applicable
1		Whether any POA is involved in the visit of title?		Nei

BUDRI PRAKASH DADHICH Advocate & R.A. Rio 40, Vikas Nagar Nama, KOTA (Rai.)

	h		or the TOA is one coupled with interest i.e. a quintal Agreement-each-Power of Attention. If an please	1	Not applicable
			whether the same is a repotent document and home if		
1.	_		may, an approved in favour of the hankles Accompanied		
			h is irrevocatée as per law.		
,	e		e the hitle document is executed by the POA failder.		Non applicable
н		phones	clands whether the POA involved is job are exercited by		
	- 1		olden yes, Companies France Individual to Proportions		
	Ì		nis to Easter of their Partier's Employees Authorized		
			contatives to sign Flat Albotmera Letters, NGCs,	i	
	l ĵ		mont of Sale, Sale Doeds, etc. in tayour of buyers of		
1	- 1		muts (Hudder's POA) or (n) other type of SOA on PSA		
-	4		oon PAA; e of Builder's POA, whether a neetshad come of POA is:		Nut aggi sogge
ı i			So and the name has been ventiled conspared with the		Petit degra coere
т			d POA.		
١,	e i		ens estimation POA (a.e. POA sollier (kun Harbber's (*OA))		Nut appined to
11			closers, the following clauses in respect of POA.		
			Whether the suggest POA is received and the title		Not applicable
			reservigation as done on the basis of original POA ?		
T		-10 2	Whether the POA is a registered one.		Not applicable
П			Whether the POA is a special or general one?"		Not applied the
П			Whether the POA contains a specific authority for		Net applicable
Ш			escention of title document in question 9		La company
m	2		or the FUA was in force and not revoked or had become		Not upplicable
			on the date of execution of the document in question?		
П			e cisually whether the same has been noter throad from the		
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Advocate & R.A. (Vo. 10, Vikas Nagar Nama, KOTA (Rai.)

	q. Whether the numbering pattern of the sorts thats tally so all	Not applicable	
Jij	Assuments such as approved plan, agreement plan etc. Fromulanices: Attackments and an elainis whether of Chromines:	har appleable	
	Central so State or other Local authorities or Third Parts staims. Lone site and datajes (herea).	: not approxime	
31	The general concerns under the Inscumbenages Comfigure and the many of the person in whose through the successment is created and the successment is created and the person of degree of any	: HE years 2022 to 26.00.2022	
32		: his applicable	
33	Urban land ceiling clearance reteither required and if so details thereon.		
	Whether No Objection Conditions under the Income Tax Act is required obtained.	: Not epplicable	
ч	Details at RTC extracts or datase extracts Katha extracts pertaining.	; Natapplyashie	
	to the property in question.		
.55	Whether the name of mantgagan is reflected as owner in the reviews. Numerical V22age records?	: Not applicable	
A^{α}_{i}	a Whether the property officied as assumity as charily demands and "	· Yes	
	b. Whether the demonstration partition of the property is legally valid?	: 50s	
	 Whether the property has clear access as per dimercents? (The property should be legally accessible through mutual carriers to transport goods in factories / houses, as the case may be). 	Yes	
31	Whether the property con he identified from the following documents, and examples any deathful ejemperances, if any revealed or such sentings?	: Nim available	
	Decument to relation to destrock consection.	: Net available	
	5 Discussed in recessor to water connection	: Not available	
	 Dominion in religion to Salos Tax Regardination, d'aux applicable. 	: Net stailable	
	a Controller tills, d'aux	Not resilable	
JAK -	In respect of the boundaries of the property whether there is a following discovering any other decorates touch an orderation report utility tells, etc., or the actual corresponding () If we place chains also comment on the same		
<u> (311</u>	If the valuation revert anthr approved carenioner plans are made available, please distinct. In the case including the commons on the description and boundaries of the property on the said document and that is the take dead. If the variation report and or approved plan are not available at the time of preparation of TEX, please provide these commons subsequently on making the same available to the advance.)	: Valuacion report nel available	
1 :1	Any harmstrates for a catego, at montpose made, was local or special consumers, decade of proper regionalism of the options, postered of proper categories of the options, postered of proper categories.	. No	
41	Whether the Bank will be able to enforce SARFASSI (set it required against the processes offered an recurity "	: Not applicable	

FUDHI PRAKASH DADHICH Advocate & R.A. Rio 40, Vikas Nagar Nama, KOTA (Rai.)

B.P. Dadhich Advocate

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

47	in case of absence of original title decide deads of legal and other requirements for creation of a proper, which and references to except the demonst of creations duly certified etc., as also any precession to be rather by the Bank in the regard.		Nm applicable
43	Whether the precessing the constitutional documents of the mortages cottent has natural persons; permits creation of murtyage and additional productions, if my to be taken in each case.	:	Not applicable
44	Additional aspects relevant he investigation of title as per local laws	:	No
.13	Additional suggestions of any to safeguard the interest of Renk tensoring the perfection of security		N.A.
46	The specific persons who are required to create marigage to deposit discernents obtaining maripage.	:	MAs Denian Developers Limited, Harnigh authorized signatory Nr. Rajesh Kumar Patil Sin Sh. Rajaram Patil Rio Hat Nu. 1273, Supvalka Riddhi Siddhi Residency, P.Nu. 1-4, Rujesy Gandhi Nogar Patic Road No. 1, IPIA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulative and Development) Act, 2015; Y.N.		Not applicable
	Whether the project is registered with the Rest Estate Regulatory Authority 1f so, the densits of such registration are to be furnished.		Not applicable
	Whether the registered agreement for suic as present ent in the above. Aut Rules there under is executed?		Nut and abbe
	Whether the denois of the epartment plot in question are venture with the list of cumber and types of apartments or plots booked as aphended by the promote in the website of Real Estate Regulators Authorsy."		Nost appricable

Daje 26 08 2922 Place Kota

800HI PROGRASH DADHICH Advocate & R.A. IVo 40, Vicas Nagu Nanta, KOTA (Raj.)

CERTIFICATE OF TITLE

I have examined the Original Tiese bears intended to be deposited mixture to the schedule property, just and offered as recently by war of "Equitable Martgage" and that the decomments of the referred to in the opinion are valid condense of right, title and unrest and the Ulber sent Equitable Martgage is creased, a will sently the requirements of creamers of a unitable Martgage and I feether contribute.

7 I have examined the Occurrence is second initial into account all the graditions in the check list order transmitted by the relevant between

- 3 Localizat having mode a scorch is the Land Revenue records. Later coprime having contributions checked the records of the relevant Revenuent Offices Sub-Registrants) Office is. Extende Records, Situating Parallayed Office, Leaf Sequential office Registrate of Companies Office. World Record orderes applicable to the find anothers adverse which would prove the finite Helders from creating a valid Nongage. From habitaneous state if any, loss is examed to the Sunk due to registrate on my good or by any agent is marking much.
- 4 Following sensing of Lord Records Records relative Title Deads certified capies of such title deads obtained from the concerned registrer office and exemptence certificate (FC), I hardly armify the genericance of the Title Deads Suspicious Deals, if any has been classed by making recorder argument.
- 5 There are no prior Martiague Charges recognificances plansacron, as could be excurtion the Lectureward Combined for the purvet of tilt years from 2023 as 26.05.2022 penaltury or the Immunities Property (act) covered by shorts said Talls Deads. The property is free from all businesses.
- 6. In case of second sciencepant charge in theorem of the Haak, there are no other mertgager charges other three stroody stored as the Louis documents are agreed to by the Mantganov and the Bask (Delete, whichever is not applicable) N.A.
- Minor (s) and iso their interest to the property (see) is to be extent of NA [Specify the share of the Mann with Name]. Stake ext if not produce to:
- 6 The Mortgage if created, will be available to the State for the Unifold of the estending European, Min Denam Developers Uniford, rithrough authorized signatury No. Rajorsh Kusnar Parti No. Sh. Rajorson Parti. Ruo Flat No. 1273. Sowalka Bidello Sichilic Residency, P. No. 3-4, Rajorso Gandhi Nagar Fette, Rund No. 3, 121A, Kuta Raj.
- 9 Locato, the Min Denim Developers Limited, Garangh authorized signatury Sh. Rajerd. Kuman Patil Sto Sh. Rajaram Patil Rin Flar No. 1273, Survalku Roddhi Saddhi Residency, P.No. 1-4, Rajerd Gandhi Nagar Extr. Road No. 1, IPSA. Kata Raj. Incharc an absolute, clear and Markenide tile over the subobits proportions. I further confit that the above talle decis are senant and a valid mentance can be accord and the said Markening would be accordable.

10 In case of continue of Mortgage in Deposit of titls fixeds, we centify that the deposit of following into deads documents would encore a raid and enforceable mortgage:

Note: Photo cupy of December No. 1 to 5 to be taken for the registration of project maker IEEE 1. Let

- 1 Certificate of Incorporation M/s Denira Developers Limited
- 2 Receiption Letter in favour of M. Rayech Kampar Park
- 5 Alletment Letter No. 1157 40, 25.07.22
- Cortificate No. 1157 dt. 25.07 32.
- 5. Hogd. Losse Bood with Map dt. 05.08.22
- 11. There are no legal impediments for creation of the Mongage on production of above the 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 SAREAESI Complant.

SCHEDULE OF THE PROPERTY (IFS) S.No. IC 50, Cardonia, Vallage Kanhadi, Kota Raj.

Time - S. No. 10 dy West - S. No. 10-51 North- Rena South- P. No. 1-21

Date: 26.98.2022

B.P. Dadlik Salverne

BUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Naga Nanta, KOTA (Rai.)





श्रीयान् अशोक गहलाते पुम्रापत्री, राजस्त्रीन सम्कोर

🚅 नगर विकास न्यास, क

पट्टा-विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए तप्याग की अनुजारऔर आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टो सिलेख

क्रमाक 1050 मैसर्स डेनिम डवलपर्स लि	दिनाक २००७ २००७ १० जरिये अधीकृत हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र भी राजाराम पाटिल
	पुत्र / पुत्री सुवालकाम्बिद्धी सिद्धी रेजीडेन्सी स्टॉट नंठ 1—4 राजीव गांबी नगर होटा
\$	*** ***
	अथवा कार्यालय पता २०२१
(पदनाम) श्री/श्रीमती/सुश्री	पुत्र/पुत्री
भूखण्ड सं	251 9.24 वर्गभीटर
राजस्य ग्रामगा उँनिया	खसरा सं. <u>46,47,49</u> में स्थित है।
	के पक्ष में उक्त मूखण्ड का पट्टा दिनांकको
पट्टा धारक के हस्ताक्षर	प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर जीयक, काटा (प्रथम:

नोट - शर्त पीछं पृष्ठ पर अंकित है।

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

व्यवसायिक

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

पट्टे की शर्ते

1.	पट्टा धारक न निहत नियम के तहत एक मुश्त भीज साथ जमा करा दो है। अतः सक्त भूखण्ड 99 वर्षाय लीज से मुक्त क्षे
	अधवा
	पट्टा धारक को प्रत्येक वर्ष लीज राशि
	के पश्चात और भूखण्ड के प्रत्येक विकय / हस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
2.	पट्टा धारक द्वारा भूखण्ड / निर्मित क्षेत्र का समधोग उदेर किया आएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। 🙀 🛵 पर प्रचलित भवन
	विनिधम में सम्बन्धित अनुसूची में उल्लेखिन उपधोग अनुत्रोय होंगे, परन्तु प्रत्येक लपयांग हेतु निर्धारित मानदण्डी की पादना सुर्विद्वार की जाये।
3.	पट्टा धारक उन्त भूखण्ड को दिक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर माँ है सकेगा।
4.	तकत भूखण्ड के तिक्कय / हरतान्तरण पर छंता के 48 में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के लाथ पंजीकृत विक्रय एत्र आदि
	प्रस्तुत किये जायंगे, परन्तु पट्टाधारक के उन्तराधिकारी के मामले में कोई राशि देय नहीं होगी।

- पट्टा थिलेख का सरकार / जीवन बीम्य निगम / ऋणदात्री संस्थाओं के यास बंगक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क अनापत्ति प्रनाण पथ (NOC) की आवश्यकता नही होगी।

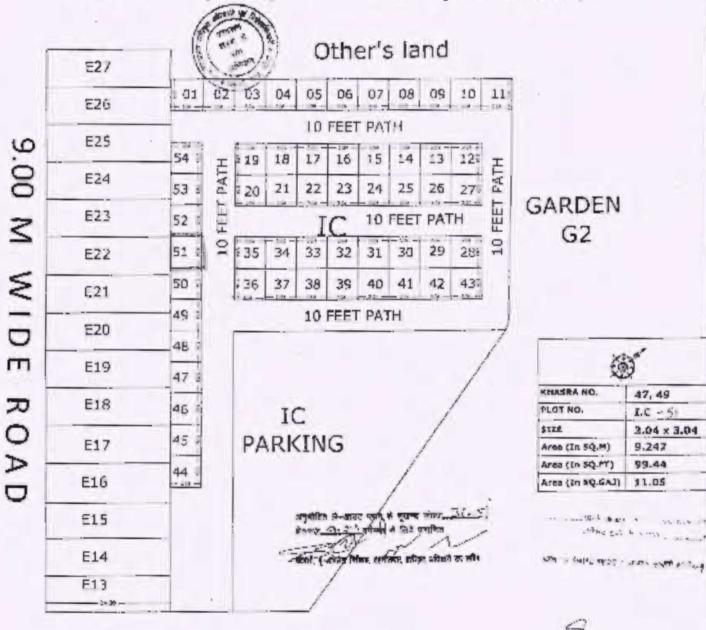
6	भूखण्ड पर भवन निर्माण प्रचलित भवन विनिधमों के मानदण्डों तहत करना होंगा।	
7	पट्टा करों (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन / पुनर्गठन य	भू उपयोग परिवर्तन नहीं किया जा सकेगा।
8	पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धा	रित अवधि में निर्माण नहीं होने पर निर्धारित दर से अ
	दिस्तार किया जा सकेग अंगाथा पट्टा विलेख निरस्त किया जा सकता है।	
9.	पट्टा दिलेख के निष्पादन के गश्चात नियन विरूद्ध तथा तथा सुपाकर पटटा विलेख प्र	प्त किया गया है तो एक्त भूखण्ड का पट्टा निरस्त वि
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- 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)

600

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

47, 49

I.C - 5

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Government of Rajesthan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGISTRAR; KOTA-

Fee Receipt

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SUB-REGISTRAR

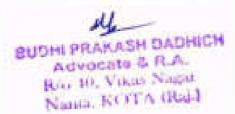
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Resident & Office – 40, Vikas Nagar, Nanta Road Kota (Raj.) Moh. – 98295- 87807

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF INMOVABLE PROPERTY

			OF IMMOVABLE PROPE	RIT			
1	J.	Naise of the Beaseli I	Susaness Unit Office sceking opinion	T	Rajasthan R Authority, Jaipa		snote Regulatory
	ь		date of the letter under the cover of tendered for scruting are forwarded.		Nil		
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3	a	Name of the unition property ice as scenti	osteem company person osteriou lõu tv.		M/s Donlin Do authorized sign Patil See Sh. F 1273, Sawalka	evelopers extury S Rightsam Riddhi A Gandh	Limited, through h. Rajesh Kumar Patil Ro Flar No. Siddlei Residency. d Nagar Exta, Road
	h	offering the property	Unit concern persons hody authority for creation of charge		lish sheal Firm		
	e	as joint applicant or 5	at capacity is security offered (whether corrower or as guarantum, etc.)		Ronover		
3.		kte or full description unity including the follo	of the irrinovable properly ies offered wing details	:			
	А	Survey No.		1:	S.No. 10 St., Gas Ray	rdema. Vi	illage Kembadi, Keca
	9	Desir Hiruse no. (iii ca	ase of house property)	į.	5 No. FC-51, Gard Waj.	lenia, Ville	er Kombadi, Kota
	c	Extent area including purporty	plants built up area in ease of house	1	9.24 Sq. Mt.		
	d	Locations like ranne sub-destrict de Houn	of the place, vidage, city, registration daries.	1	Rast - S.No. IC-9 West - S.No. IC-9 North Road South P.No. E 22	2	
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	more part to se	ne of Minn's interest. If my seel if so, whether scentous of reasonable the model runs propagate to be independent.	



	2	The Orth Settlement Deed is duly stamped and registered		Net applicable
	Ь	The Gitt Settlement Dend has been ortested by rain wances in		Not applicable
_	e	The Gift Settlement Deed transfers the property to Dance		Not applicable
	d	Whether the Donee has accepted the gift by signing the Grit Settlement Deed or by a separated writing or by implication or by actions	i	Niz applicable
	Ľ	Whether there is any asstriction on the Donor in executing the gift settlement deed in question.	:	Not applicable
		Whether the Donce is in pursentian of the gilled property		Net applicable
	g,	Whether any life interest is reserved for the Draws or any other person and whether there is a need for any other nervon or join libs execution of martgage.		Not applicable
	h	Are other aspect affecting the calculity of the title passed through the gill settlement deed	1	Not applicable
15	0	In case of partition lamply settlement deeds whether the inspired doed is unablable for deposit. If not the modulate procedure to be followed to create a valid and enforcemble mortgage.	:	Not applicable
	b	Whether mutation has been effected and whether the mortgager is in present and enjoyment of his share.	-	Nat applicable
	c	Whether the parition made is valid in law and the murtuagur- has sequined a mortgagable title friereau.	:	Not applicable
	d	In respect of partition by a decree at court, whether such decree has become final and all other conditions formalizes are completed complice with.		Not applicable
	e	Whether any of the documents in question are exceined in counterparts or in more than one set? If an additional precentions to be taken for avoiding multiple mortgages?	11	Nat applicable
16		ther the ricle documents include any testamentary	:	Nut applicable
	daci	imetes wills?		
	a	In case of wills, whether the will is registered will or unregionered will?	:	Not applicable
	h	Whether will to the matter words a mandatory probate and it so whether the some is probated by a component court?	Ì	Not applicable
	- 0	Whether the property is unitated on the basis of will?		Noi applicable
_	Ц	Whether the assginal will is available ?		Not applicable
	e	Whather the original death confidente of the testator is available?		Not apporcable
	ľ	What are the circumstances and so discusses to establish the will in question is the lost and final will of the testator? (Constituted to the circumstances such as the availability of a doclaration by all the beneficearies about the genumeness validity of the will, all parties have acted upon the will, etc., which are relevant to selv on the will availability of Mother Original title doeds are to be explained.)		Not applicable
7	. 11	Whether the property is subject to any waki rights?		No
	h	Whether the property belongs to element-temple or any religious other institutions having any restriction in creation of charges on such properties."		Not applicable
	4	Procedures parinassions, if any in respect of the above coses for creatists at mortgage?	:	Not applicable
18	R	Where the property is a FiGF joint family property, morgage is created for turnily benefit logal necessity, whether the Magor Coparceners have no objection join in execution, minor's slowed any, rights of temale members etc.	7	Nes applienble
	h	Please also comment on any other aspect which may adversely affect the validity of security in such cases."	-	Not applicable
19	9	Whether the property helongs to any must or is subject to the nights of any trust?	-	Nq
	h	Whether the first is a private or public trust and whether trust deed specifically authorizes the missages of the property?	i	Nor applicable



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

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30	In case of Security Associating the replied options power to forcewer and observe the confuger on he mane, and the page 26 conditions, recolute.		rel app restric
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Resident & Office – 40, Vikas Nagar, Nanta Road Kota (Raj.) Mah. – 95295- 87807

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B.P. Dadhich

Advocate

Resident & Office -40, Vikas Nagar, Nanta Road Kota (Raj.) Mah. - 98295- 87897

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Advocate & R.A. (Vo 40, Vikas Nagar Nagar, KOTTA (Raj.)

B.P. Dadhich

Advocate

Resident & Office

40, Vikas Negar, Nanta Knod Kota (Roj.) Mob. – 98295-87807

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नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूभि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुका और आवंतन) निवम, 2012 के नियम 22 के अन्तर्गत भूमि का पद्दा किल्ब

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- पंजीकृत/पृथ्वीकृत मंलन्त है।
- Registered and Endorsement Attached

व्यवसायिक

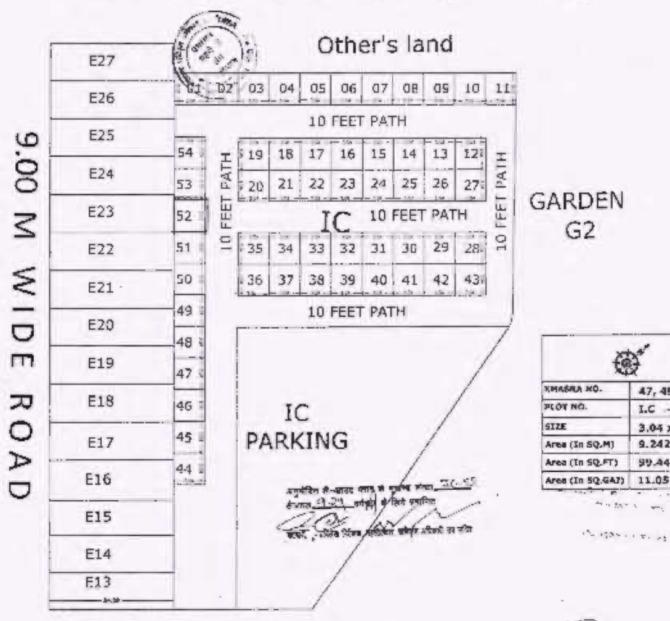
पट्टा विलेख की शर्ते (लीज होल्ड) (कृषि मूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आवंटन नियम, 2012)

	पट्टे की शर्ते
	पट्टा धारक ने निहित निधमों के तहन एक मुका लीज राशि जमा करा दी है। अत. सक्त भूखण्ड 99 वर्षीय लीज से नुक्त हैं
	अथवा प्रदेश शास्त्र को प्रत्येक वर्ष भी व शक्ति प्रदेश कर सम्बद्ध कर सम्बद्ध कर सम्बद्ध कर के कि कर कर सम्बद्ध
	भट्टा धारक को प्रत्येक वर्ष लीज शशि प्रति वर्ष आवश्यक रूप म जमा करानी श्रांची श्रुष्क गार नियत की गई लीज शशि 16 वर्ष के पश्चात और भूखण्ड के प्रत्येक विकय / इस्तान्तरण पर 25 प्रतिशत की वृद्धि होगी।
	पट्टा थारक द्वारा भूखण्ड / निर्मित क्षेत्र का जयमंग वही किया जाएगा जिस जयमंग हेतु पट्टा विस्तृत जारी किया गया है। भूखण्ड पर प्रचित्रत भवन
	विनियम में सम्बन्धित अनुसूची में जल्लेखित उपयोग अनुजोय होंगे. परन्तु प्रत्येक उपयोग हेतु निर्धारित भानंदरूबा की पारना सुनिश्चित की आवे।
	पट्टा द्वारक राक्त भूखण्ड को विकय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा मूखण्ड को उप-गरेट (अद-शिज) पर भी दे सकेगा।
	करता मूखण्ड के विकय / हस्ता-तरण घर केता के यक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित जुल्क आवंदन के साथ पंजीकृत विकय पत्र आवि
	परतृत किये आर्थेर्ग, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई शिष्ठी देय नहीं होगी
	पट्टा विलेख का सरकार / जोवन बीमा निगम / ऋणदात्री संस्थाओं के पास बंधक (मोर्गज) रखा जा सकेगा जिलक लिए स्थानीय निकाय क अनामित
	प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
	भूखण्ड पर भवन निर्माण अधेलित घटन विनिधनों के नानदेण्डी तहत करना होंगा।
	पट्टा कतां (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपविभाजन / पुनर्गठन व भू उपयोग गरिवतन नहीं किया जा सकेगा।
1	पहला विलेख जारी करने की दिनाक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि
á	विस्तार विष्या जा सकेगा अन्यथा पटटा किसल निरस्त किया जा सकता है।
	पट्टा विलेख के निष्पादन के पश्चान नियम विरुद्ध तथा तथर खुपाकर पट्टा विलेख प्राप्त किया गया है तो उस्त भूखण्ड का पट्टा निरम्त किया
Č,	प्रा सकंगा।
Q.	बद्दा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/ गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
1.	बट्टा विलेख जिन अधिनियमें, नियमं, नीति, दिनियम के एटत जारी क्रिया गया हैं; इनके लगी प्रावधान व शर्ते लागू होगी जिनकी पालना नहीं
	करने पर पहुंदा निरस्त किया जा सकेगा।
2.	अन्य
	नोट :- निर्मित मुखण्ड में शर्त ने 8 लागू नहीं होगी।
	स्टाम्प ड्यूटी हेतु पदटे की प्रति फल राशि। साइट प्लान N
	<u>प्रशंसा</u> ₩ 4 [+ €
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	अगूरुव शिकाने सङ्क की चौड़ाई
	1. साइट प्लान अलग से भी संलग्न कर सकते हैं।
	अनुता निवास
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	साक्षी :-
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- 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)

M/S DENIM DEVELOPERS LIMITED, REGISTERED OWNER :-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



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SIGNATURE OF OWNER

Government of Releatings reconstruction a STARPS occasional Release Re

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Advecate

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

REPORT OF INVESTIGATION OF LIGHT IN WESPIGE THE INVESTIGATION OF LIGHT IN WESPIGE

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

B.P. Dadhich Advocate

Resident & Office 40, Vikas Nagar, Nantu Road Kata (Raj.) Mob. = 98295- 87807

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B.P. Dadhich Advocate

Resident & Office 40, Vikas Nagar, Nantz Roud Kota (Raj.) Mob. = 98295-87807

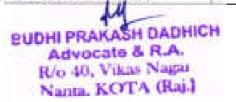
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R/o 40, Vikas Nagas Nanta, KOTA (Raj.)

Advacate

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

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Advocate

Resident & Other-40. Vikas Nagar, Nantu Road Kota (Raj.) Man. - 98295- 87807

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8 UDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Napu Nanta, KOTA (Raj.)

Advocate

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

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

Resident & Office – 40. Vikas Pagar, Naota Road Kota (Raj.) Mot. – 98295- 87807

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

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

CREATERING STOCK OF THE EX

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- 2 Figure outsines the December to decel, planty from some and the gain bloom in the above his rate Assessment and the other relevant terms.
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- 4 Following equality of Earth transmissionance Resemble Indianov, "Mile Joseph 2 and earth 2 and the Joseph 2 and the Local Control of the Property of the Light Transmission of the Light Transmissi
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- 9 Jie Viergege if den tas, will be resident as the track to the 12.77 by of the intending Bondon. Ma Dentim Developme Lambest. But each section of signature Sh. Rajack Kongay Path No. 51, Rajackto Path Ro. 1273, Secondar Siddic Southeast. P. So. 14, Rajack Canada Path. Rond No. 1, IPLA, Kota Raj.
- * cartife the Mfs Benlin Developers Limited. Unrough multisriced signatury Sh. Rajach Kamar Paul St. St. Rajarmas 2000 Rfs 145 St. 1273. Survalka Riddhi Siddhi Bendeney, P.No. 14, Rajacy Candhi Nagar Esta. Breed No. 1, URA, high Ref. mature on attoint capacity sates life over the viscolate property and a turbar committee for the few steels despite an amainst anti-average contracted within and Storage regulation and continues.
- 10 In care of solution of Vortgago in Deposit of Education of each empty that the Agricus of Editioning 5 (in decise deconated would exactly a solid and embedding to the continue.)

Note: Planta copy of Document No. 1 to 5 to be taken for the neglational project under RUSCA Act.

- 2. Certificate of Lanceposition 5 Pt Denito Developer's familied
- 2. Kinstitum Letter to Except of St. Rojoch Koppy Pati:
- Mercent Lotest No. 1308 (6) 20 (2) 22
- 1 Confilerate Nat. (1988a), 2005.22
- 5. LOggi, Jame Deed with Map 8, 41 98 35.

1.1 There are no legal impostments for insuring of the Mortgage on production of above still deads. The confidenciaring copies at which There, exercised water any applicable Land Rules in force 12. If is sortfled that the property is SARFALS Comptain.

WEITEROUTE OF THE PURHWERLY OF SO S. No. 14, 52, Capterin, Village Contact, Rate Hall.

Euro - 3. % (3. %) Wrest - 3. % (2. %) Poorly Road South-Brond (-2.5)

To to 1 13 05 1022

the

BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Villas Nager Nanna KOTA (Kai.)





श्रीयान् व्यवस्ति ग्यन्तीत गुजर्पते, गणस्यान स्टब्स

नगर विकास न्यास, काँदा

पट्टा—विलेख (लीज होल्ड) व्यवसायिक

े राजरधान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रगायन के लिए सपगाँच की अनुद्राः और आर्वटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का गट्टा विस्तृत

तमाक / १७ % है। विसर्भ अभिन उपलबसे सिंह जारिये अभीकृत इस्तामरकर्वा एखेरा कृपार पाटिल पुत्र श्री राजानान सर्दिल

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- पंजीकृत/पृथ्वांकन रांलम्न है।
- Registered and Endorsement Attached

नोट - शर्ने पोड़े पृष्ठ पर ओकेत है।

व्यवसायिक

पट्टा विलेख की शतें (लीज होल्ड)

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

पटटे की शर्ते

1.	तर्दर हास्क न । गाहेच । नवमा क प्रथम देव सेवय जाया राजा याग करा दा है। अद. उनद मैंखेंबर 38 प्रणा लाग स मेनय है।	
	तदंदा हास्क न । गाहेच । नवमा क प्रध्य देश सेहच जाया साझ यहा वहा है। अवः वद्य मैस्वेव्ह वह प्रदाश लह्य से मैक्य है।	

्रपति वर्ष आवश्यव रूप से जमा करानी होगी। एक बार नियत की मुद्र लीज राशि 15 धर्ष के परवात और भूखण्ड के प्रत्येक विकय / हरतान्तरण पर 25 प्रतिशत की वृद्धि होगी।

- बट्टा धारक द्वारा मूखण्ड / निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेत् पट्टा विकेश जारी किया गया है। मूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उदलेखित उपयोग अनुजोय होंगे. परन्तु प्रत्येक उपयोग हेतु निर्धारिक मध्यदण्डों की पालना सुनिश्चित की जादें।
- पट्टा धारक खळा मुखण्ड की विकय अधना अन्य प्रकार से हरत:न्तरित कर सकेश तथा मूखण्ड की उप-पट्टे (सब-लीज) पर भी दे जवांगा।
- उका भूखण्ड के विक्रथ / इस्तान्तरण पर केता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित भूलक आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्ता किये जायें। परन्तु पट्टाधारक के जल्लापिकारी के गामले में कोई शकी देव नहीं होती।
- पटटा विलेख का सरकार / जीवन बीमा निगम / ऋणदात्री संस्थाओं के पास बधक (भोगेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय क अनागरित प्रमाण गश्र (NOC) की आवश्यकता नहीं होगी।
- क्ष्यण्ड पर भवन निर्माण प्रचलित स्वन निनियमों के मानदण्डों तहत करना होगा।
- पट्टा कर्ता (स्थानीय निकाद) की बिना स्वीकृति के भूखण्ड का उपविभाजन / पुनर्गठन व भू उपयोग परिवर्तन नही किया जा सकेगा।
- पट्टा विलेख जारी करने की दिनाक से निर्धारित अवधि में निर्नाण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेंगा अन्यथः ५६८। विलेख निरस्त किया जा राकतः है।
- पहला विलेख के निष्पादन के परवाल नियम विरुद्ध तथा तथ्य पुजाकर पट्टा विलेख प्राप्त किया गया है तो उनत मुखण्ड का पट्टा निरस्त किया
- पटटा विलेख की योजना में आ-तरिक विकास पर होने वाले व्यय विकासकर्शा / युड निर्माण सहकारी समिति हारा वहन किया जायेगा :
- पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियप के तहत जारी किया गया है। इनके रूमी प्रावधान व शर्ते लागू होगी जिनकी पालना नही करने पर पटटा निरस्त किया जा सकेशा!

नोट :- निर्मित भूखण्ड में शर्त नं. ८ लागू नही होगी।

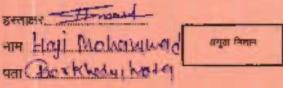
स्टाम्प इयुटी हेत् पट्टे की प्रति फल राशि।

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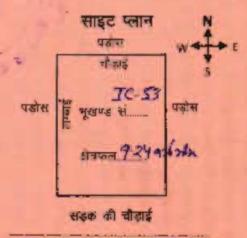
पटटा धारक के हस्तासर



साधी



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



साइट प्लान अलग से भी संलग्न कर सकते हैं।

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)

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GARDEN G2

® *				
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PLOT NO.	I.C 52			
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Area (In SQ.M)	9.242			
Ares (In SQ.FT)	99.44			
Area (In SQ.GAI)	11.05			

12.00 M WIDE ROAD



SIGNATURE OF OWNER

Covernment of Rejektran REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUS-REGISTRAR : KOTAH



Per Respirit

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SUB-REGISTRAR

Storm.

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

REPORT OF PARSTHATION OFFICER IN RESPECT.

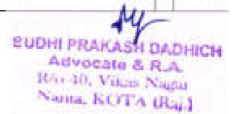
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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nanta, KOYFA (Raj.)

Advocate

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

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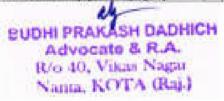


Resident & Office

40. Vikas Nagar, Nanta Road Kota (Raj.)

Minh. - 98295-87807

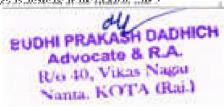
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Advacate

Resident & Office – 40, Vikas Namar, Nanta Roud Keta (Raj.) Mob. – 28295-8780?

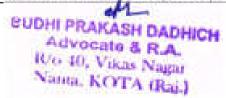
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B.P. Dadbieb Advocate

Resident & Office – 40, Vikas Nagar, Nauta Road Kota (Ruj.) Mob. – 98295, 97807

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Advocate

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

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Advocate

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

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Page 13, 6,2022

Place Nosa



Advocate

Resident & Office 40, Vikus Negar, Ivanta Road Kuta (Raj.) Mab. - 98295- 87807

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- 2. Continues of the represented Mrs. Dentity Developer's familied
- 2 Resolution Letter on favour of Ste Report Keeper Patri
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- 4. Comillions No. 1000ah 2010733
- 5 Sept. Lowe Sood with Map 8, 44,4822.

11. There are no legal impediments for creation of the Mortgage on aroduction of above nito doods, the university weighted copies of which I have examined under any applicable Law? Rutes in force.

12. It is distinct that the property is SARFAFS: Consider!

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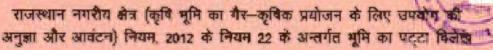
BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagai Nanta, KOTA (Rai.)





🚅 नगर विकास न्यास, क

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



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

नोट - शर्ते पीछे पृष्ठ पर अंकित है।

2021

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

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

पट्टे की शर्त

अथवा
पटटा धारक को प्रत्येक वर्ष लीज सशि

भिटित निप्पर्धों के तहत एक पुष्टा तीज राणि जमा करा दी है। अतः उक्त भराण्ड अर्थ वर्षीय तीज से मुका है।

- पट्टा वारक द्वारा भूखण्ड / निर्मित क्षेत्र का उपयोग वहीं किया जाएगा किस उपयोग हेतुं उट्टा विशेख जारी किया गया है। भूखण्ड पर प्रचलित भवन दिनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुदोध होंगे, परन्तु प्रत्येक उपयोग हेतुं नियांदित नानदण्डों की भालना गुनिश्चित की जानें।
- पट्टा धारक तक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हल्लान्यरित कर सकेगा तथा भूखण्ड को तथ- पट्टे (सन—लीज) पर भी दे सकेगा।
- ७. उक्त भूखण्ड के विक्रय / हरतान्तरण पर केता के पक्ष में नण परिवर्णन के लिए निकाय में निर्धारित युक्क आवेदन के माथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उस्तराधिकारी के मामले में कोई शिंश देश नहीं होगी।
- पट्टा विलेख का शरकार / जीवन बीमा निगम / ऋणदावी संस्थाओं के पास क्षेत्रक (मोर्गेज) रखा जा सकेया, जिसके लिए स्थानीय निकाय के अनापिता प्रमाण पत्र (NIX) की आवश्यकता नहीं होगी।
- भूखण्ड पर भवन निर्नाण प्रचलित भवन विनिधमी के नानदण्डो तहत् करना शीना।
- पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का जातिभाजन / पुनर्गंडन व भू उपयोग परिवर्तन नही किया जा सकेगा।
- अंदिरा विलेख जारी करने की दिनांक से निधारित अविध में निमाण करना होगा। निधारित अविध में निमाण नहीं होने पर निधारित दर सं अविध विस्तार किया जा सकेगा अन्याथ। पट्टा विलेख निरस्त किया जा सकता है।
- पट्टा विलेख के निष्पादन के प्रश्वाद नियम विरुद्ध गया तस्य प्रुपाकर पट्टा विलेख प्राप्त किया गया है तो अञ्च भूखण्ड का पट्टा निरस्त किया
 আ মর্কগা।
- किए पुरुष्ट विलेख की योजन्य में ऑन्डरिक विकास पर होने वाले जीने विकासकतां / गृह निर्माण सहकारी समिति द्वारा दहन किया जायेगा।
- 11. पट्टा विलेख जिन अविनिधनों, निवस्त नीति, विनिधम के तहत जारी किस्स गया हैं। इनके सभी प्रावधान व शर्त लागू होगी जिनकी पालना नहीं करने पर पट्टा निस्स्त किया जा सक्रेगी।

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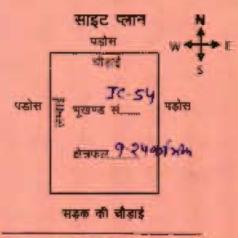
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पट्टा	धारक के हस्ताबर	. sign	Feen
ì			
2		अंगूल	Primer

हस्ताक्षर	
THE FRUIT MICHAMINAN	अगुटा निकल
um Bartheda Kelst	

पंजीकृत / पृष्ठांकन संसग्न है।

साकी :-

Registered and Endorsement Attached



साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्राधिकृत अधिकारी प्राधिकृत अधिकारी के क्रक्तुक्षर मय मोहर नगा विकास न्यास कोटा 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

Geventment of Rejustion REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGISTRAR : KOTA-I

Fee Receipt

Appanda FForm No. 9 (Rufu 75 & 131) Prim Date: 26-06-2022 \$134 PM

Fee Recept No Norma	:	202202123020243 8.P. DADHICH ADVOCATÉ, Nos Denim Davelopers Ltd.	Receipt Date Document S. No.	:	26/06/2022 2022/11/2001651
Address	=	KOTA			
Document Type	3	Inspection And Search			
Fess Value	:	7.0	Evaluates Valua	:	<pre></pre>
Ord-Hegistration Fee	7	Ed	Fee in Magazenton Ut_64_67		•
CSI	:	r o	Gertified copying fees Us_57	=	7.0
Szamp (Mamoranoum)	2	P.	Rwg (memorandum)	=	
அபர்களுக	10	₹g.	Starrin Duby		7.0
Penalis	1	to	Inspection fee		€ 50
Us 25-34		Po.	Commission	-	₹ g
Custody		€.	Offspor		F 0
			Cash Amount Received	:	7.0
			Other than Cosh	:	₹ 50
From Year 2022 To Y	'epr	2027	Total Amount	:	£58

Mode of Payment (#Node Number Amount #)

E-Gras Charles \$1820006 F 60

Signature of presenter or applicant for copy or Search certificate

Signature of redipent and date of return recept

Continue

SUB-REGISTRAR

Advocate

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

			OF INDIOVABLE PROPID	T	
1	d	No. of Charles	anch flusiness Unit Office seeking opinion	1:	Rajustiam Real Relate Regulatory Authority, Jaipur Raj.
	ь		and date in the fetter under the cover of ments tendered for saruliny are forwarded.	:	Nil
	r	Name of the Da			Mis Denim Developers Unidard, flarrogh authorized algoratory Sh. Rajish Kumar Patil Su Sh. Rajaram Patil Ros Flat No 1273, Suwalka Riddhi Siddhi Residency P.No. I-4, Rajien Gundhi Nagar Extr. Rose No. 1, IPIA, Kota Raj.
3	a	property lesses			Mrs. Denim Developers Limited, through authorized signatury Sh. Rajesh Kamar Paril See Sh. Rajaram Patil Rio Pari No 1273, Survalka Riddhi Siddhi Residency P.No. 1-4, Rajecy Gandhi Nagar Extr. Pena No. 1, 1914, Kana Raj.
			is the Unit sequent person bads authority metrifor merchanical charge.	1:	Individual Firm
	U.	State as to unde	it is provided in as homeonic start in section. The provided is as homeonic start in section.	:	Henry
3		lete se foil desen	ption of the immovable property its: othered	1	
	28 400	may including the	tolinu og delaih.	1	
	a	Sursey No.		:	S.No. (C.5), Gardenie, Village Kanhadi, Kuta Raj
	- 10	Dann Hierse are con case of house property)			S.No. 10-54, Gardenia, Village Kunhuda Kotu P.o.
	Ţ	Property:	haling plinth land op area in easy ist bases	:	9.24 Sq. Mt.
	d	Locations like a sub-discript etc.	name of the place, village, any registration. Boundaries	1	East - K.No. IC 50 West - Rusen North- Road South- P.No. E-24 & 25
1	d	Particulars of chronosogically	the documents continues condity and		I. Contificate of harorporation All's Brain Developers Limited 2. Brachman Lower in factor of St. Bajesh Kumur Patil J. Allorment Lower No. 1105 dt. 2047.22 4. Certificate No. 1405 dt. 2047.22 5. Begil Lence Bord with Map dt. 17,08,23
	Þ	conjunate or re- certified.	munits sentised and as to whother they are striped copies or registration exercise duly originals or centified exercise from the	2	Regd. Lease Deed at R.Na. † V.No. 1626 P.Na. 22 S.Na. 202203123113887 db 17 06 22
		примерод ких	reverse other authorities be examined		
	51. NO	Dute	Name Nature at the Despripting		Original contribed to case of outputs only contribed whether the congress output congress of the case of outputs of outputs of the case of outputs of the case of outputs of the case of outputs of the case of outputs of the case of outputs of outputs of outputs of outputs of outputs of outputs of outputs of outputs of outputs of outputs of outputs of outputs of outputs of outputs of outpu
	1	17.09.22	Regil Lease Deed		Original Not applicable
	ndeen a codsl saggin	nt sub-engistrocut Has by star pusqu at precipts of D	of all title directments are obstanced from the free and compared with the disconnects needs read contiguous." Please also enclose all test pand for obtaining considert emporal efection constitutions, along with the TIR.		No

2008 PRAKASH DADHICH Advocate & R.A. P. 11-40, Vilois Nagar Nanta, KOTA (Raj.)

5	2	Whether the records of registrar office or revenue authorities relevant to the property se question are available for		No
ı	Ъ	verification through any online portal or computes system? If such online computer records are available, whether sea verification or cross checking are made and the occurrents.	:	Nut scenlai še
	e	findings in this regard. Whether the genomerous of the stuny paper is passable to be got verified from any unline portal and if we obschot such verification was made."		Net available
2	a	Property referred as security falls midten are jurisdiction of which sub-regist a reflect?	1	Nub Hugistrer Kota Raj.
	ь	Whether in a possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar district registrar general. If so, please name all south offices.	1	No
	C	Whether search has been made as all the offices national at (b) above 2		Yes
	d	Whether the sements in the offices of registering authorities or any other records reveal registration of multiple title desuments in respect of the property in question?		No
K	title prod Min- mad sould form	in all title tracking the falls from the clasest title deed to the batest alcoal establishing title of the current title holder. And wherever conserved or other along on title is involved, search should be a for a further period, depending on the used for cleanage of along or the Title are of grouperty officered as security for forms of Rs. [100 crure above, search of title encumbrances for a period of not less a 50 years is mandatury.		61 years 2023 to 26.00.2022 UT Kata allotten a S.No. 1C-St. Gurdenta. Williage Kashadi, Kota Raj to Mis Dentin Developers Lamined, tharough authorized signatury St. Rajesh Kumar Pont No. St. Rajarator Pand Rin Flat No. 1275, Survalka Richthi Siddhi Rusidenty, P.No. 1-4, Rajest Gancilii Nagar Eatp. Road No. 1, IPEA. Kota Raj. on dt. 20.01.22 and execute a Regd. Lease Deed to furour of firm on dt. 17.08.22.
9	foll	ne of 17th of the estendard Montjagan used the Property (whis her embership ingles, Leoschold Biglits, Cazopancy, Possessor), te or here, Booker of Cool, Coorney Ağatkey (s.)	-	Freehold
10		rschokl eðurher		Not applicable
En	7	Lesse Deed is drift strenged and registered		Not applicable
		Lessen is permitted at mort are the Lessebold right		Not applicable
-	- (duration of the Leave usexpired period of lease		Not applicable
	al .	If a sub-lesse, which the lesse dead in factor of Lesses by	÷	
		whether lease deed permits sub-leasing and murigage by Sub- Lessee also.		
		Whether the hosehold rights permits for the qualities of any superstructure (if applicable) ⁹	:	Nos applicable
		Regul to get reserved of the lensehold rights and nature therein	31	Not applicable
11	grad wist char siller	Soot, arms allotment Leave-com. Sale Agreement, whether it agree controls, provides for alternate rights to the constraint on without conditions, the innergonal is competent to create ge no such property. Whether any perhabsion from Good, or any a sufficiently to inquired to present of mortgage and it so whether each permanent is a sufficient.		Not applicable
12	ii is	superior regio, whether		Not applicable
	6	Such right is benitable and transferable		
	74			Not specicable
15	men inch	are of Miner's interest, if any and if an whether eresteen of space could be possible, the modulative procedure to be followed along crust permission to be obtained and the resource ten coming to boundaries.		Nut spythoulife
14		e property has been transferred by may of Gut Sextlement Deed.		Nim applicable

BUDHI PRAKASH DADHICH Advocate & R.A. IVO 40, Vikas Nagel Nama, KOTA (Rai)

	9	The Chill Settlement Devel is drive stamped and registered		Not applicable
	ŀ	The Gift Septement Deed has been strested by two winnesses	:	Nor applicable
	C	The Gift Settlement Deed mansfers the property to Douce		Not applicable
	e	Whether the Derew has suscipled the got in againg the first Settlement Deed in his a separated writing in hyperphysical acting to be regularities as he adjure.		Not applicable
	ė	Whether there is top restriction on the Third in executing the outside each restlement developing above.	:	Nor applied le
П	Ĭ.	Whether the Dones is in wavestron or their first property		Not applicable
	9.	Whether are life interest is reserved the the Dimer of any other person and whoriser there is a need for any other person to join the creation of morngage.	1	Net applicable
		Any other expect affecting the validity of the title proced- through the pill settlement deed		Kzic apętorstste
3	1	In case of pedition boundy settlement therits whether the original death is southing in deposit. If not the model to consecutive to be inferred to create a capit and only people contigues.		Fred applicable
	ŀ	Whether concern has been effected and whether the appropriate of passession and engagerant of his share		Not applicable
	ν.	Whether the pertition made is valid in law and the marranger has acquired a new gaged to tell therein.	1	Not applicable
	•	In respect of partition by a decree of court, whether such themse has become fixed and all other conditions from this are completed compiled with.	;	Not applicable
	e	Whether one of the discourants in question are executed as amost operate or is more than one so: 2 if ou, additional processings to be taken for avoiding maniple manages:		Not applicable
ě.	Who	when the latte documents up, poir any testamentary		Not applicable
	Absor	rener's wille !		
	2	In case of wills, whether the wall is registered with in- corregistered with .		Nes applicable
	Ь	Whether will in the matter seeds a mandatory probate and it we whether the some is probated by a competent court?		Not applicable
ш	L	Whether the property is mainted on the basis of will 1		Nat applicable
	-d	Whether the original wile is available ?		Net applicable
	e .	Whether the original death contiduate of the testance is resolvible?"	=	Not applicable
	ř	What are the encommunes so that discommune to explicit the walk in spectrum is the last and during all of the testager? Rimmunes on the spectrum such as the availability of a decision tion by all the beneficiaries of hour the generalizations by all the beneficiaries of hour the generalizations by all the will, all parties have according in the will, see, which are relevant to rely on the well, availability of Mother Original title decils one to be performed.	11	Not applicable
	a	Whether the presents is subject to my wold rights?		No
		Whether the princets belongs to abuse topically or any		Nee applicable
*	t	religions in the molitations burnes are restriction in prection of charges an each properties.		
	t c	religions white multivalents burner see restriction in precision of charges musuali properties? Precisions permissions. If any managest of the above cases for creation of mortgage.	:	Not tepitoside
	О .	religions white melitations become sear restriction in praction of charges an each properties? Theoremieta permanence. If any in respect or the above cases for creation of mentioner. When, the property is a SIUT point family property, managers second for family benefit legal recognity whether the Mapin Coparosners have no expection pain to execution, minutescape it any right- of terrols managers in	:	Not applicable Not applicable
9	О .	religions white melitations braine see restriction in prection of charges an each properties? Theorexists permissions. If any in respect or the above cases for creation of meetings: When, the property is a SIUT point family property, manages a second for family benefit legal recessing whether the Mapin Copardeners have no objection points assection, management tangunglis of temple members att. Where also constructs on any other aspect which may adversely also at the validition of scoppity in such cases?	:	
	О .	religions white melitations braine see restriction in prection of elements on such properties. Theoremieta permissions. If any in respect of the observe cases for creation of medigage. When, the property is a STUT point family, property, managing is several of for family, benefit regal recessing whether the Mapin Coparties is taken to expect the point of execution, minutescape it are implied of terrolle members of: When also continues on any order aspect which may adversely.	:	Not applicable

20DHI PRAKARH DADHICH Advocate & R.A. R/o 10, Vikas Naga Nana, KOTA (Raj.)

	e.	It is additional presentation parameters to be obtained for creature of vehicles regard ?	:	Not replicable
	d	Paymentons, if any for counters of mortgage as per the egypta's state sour applicable to the toust is the matter	1	Not applicable
20	a	If the property is Agricultural land, whether the level laws primit existings of Agriculture baid and whether there are any restrictions for assistant extincement of inormage.	1	Nex applicable
	ò	In case of agricultural property other relevant records documents as per local laws, if any are to be verified to ensure the residing of the title and tight to enforce the mortgage?		New applicable
	c	In the case of conversion of Agraculture lase for summercial purposes or otherwise, whether requisits procedure followed permission obtained.	-	No. applicable
21	Rgu Agn	ther the property is afficient by any facul laws or other lations basing a bearing on the creation security (up. cultural Laws, weaker sections, numerities, Land Laws, SEX lations, Custal Zone Regulations, Eurocommontal Clearance,		Point appel acside
30	b	Whether the property is subject to any pending or proposed land acquisition proceedings	÷	No
	þ	Whether any sested supplies is more with the Land Acapestion. Office and the entreme of such sens homeony.		Sut applicable
25	۵	Whether the property is involved in or subject neither of any brigation which is possible or constructed."	·	Dija
	70	if so, whother such lingation would adversely affect the creation of a valid mortgage or have any implication of its fature enforcement?		Not applicable
	С	Whether the title documents have any court scallmarking which points out any Erigotion attachment security to court mespect of the property in question 7 in such case please comment on such scall conking.	:	Nut applicable
21	a	In case of partnership firm, whether the property belongs to the firm and the deed to properly registered.	1	Not applicable
	b	Property belonging to partners, whether Screwn on lentificists." Whether formalities for the same have been completed as perapplicable laws."		Nut en écable
	e.	Whether the pessing a creating multipage has bore sufferrily to seed exemptings the seed on behalf of the form	÷	Not applicable
13	Hero ment with	Control the property belongs to a Limited Company check the assumpt provers. He such resolutions, authorized set to create typic executions of the company Registrate (ROC). Authorize of Association of the Company Registrate (ROC). Authorize of Association of the Company worlder.	1	Mos applicable
	shiri Papi	Whether the property (to be new goged) is conclusively the re-Company from any other Company or Limited Liability pership (LLP) from 1 Yes (No.		Not applicable
	111111 111 114	If yes, whether the search of changes of the property (to be tospent) has been correct out with Registrar of Companys (RoC) espect of such ventor company (LLP) (seller) and the ventor pany (purchases)."		Non applicable
	edean encar Yes	Whether the above sensely of thought prevents any printi- yes encombinated on the jumports (proposed to be murigaged) and by the wooder compage (seller)? / No.		Not spylicable
		If the sourch remeth encodingnes / charges, whether such ses incombraces have been smalled? No.		Nim applicable
.06	la re lear	ger of Sucreties. Association, the required antimoty power to make and schedule the mornings one he created, and the requisite intimus, larg-laws		Not applicable
37		Whether say POA is involved in the chain of title ?	1.	No

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	Ct 1150	ther the PDA is one coupled with interest the or		Not applicable
		Inguity Agreement-com-Power of Affennes If or please		- 1071 N C
		a wheelpy the sage is a registered disconnent and beauty it		
	has s	reated an interest in favour of the builder developer and		
	05.50	ch is arrevocable as per lus		
e e		ese the title document is everyweal by the PCIA losAler.	:	Nist aprescable
	pleas	e Carries whether the POA improved is (i) one executed by		
		builders viz. Companies: Firms Individual or Proprietary		
		erzs in favour of their Partners Explosees Authorized		
	Repr	esentatives to size. Plat Allistment Letters, NOCs.		
	Agre	ecans of Sale. Sale Deeds, etc. in farmer of buyers of		
	dans	signs (Budder's POA) or (a) other type of POA.		
	15 mm	ision PCA)		
d	In co	se of Huilder's POA, whether a certified copy of POA is:		Not applicable
	uvad	able and the same has been rectified compared with the	Ĺ	
	erior	red POA.		
0		se of common POA (i.e. POA other than Stolder's POA).		Nut applicable
	pleas	e clarify the following clauses in respect of POA.		
	1	Whether the original POA is verified and the title		Nut applieshle
		investigation is done on use basis of original POA?		
	-0	Whether the POA is n registered one.		Net applicable
	10	Whether the POA is a special or general one?		Not applicable
	15	Whether the POA contains a specific authority his		Not applicable
		escention of title document in question 1		
- [W lie	ther the PSA was a timue and not setusced or faul become:		Not applicable
	00 va	all resiste date of exception of the document in specifics. *		
	[Phras	se clarify wigether the some has been ascertained from the		
	ell's	c of sub-registrar also !)		
- 5		e assument on the genomeness of PCM. *	ш	Not applicable
1	The	unespayocal openion on the exitorcentiatry and validity of	:	Not applicable
	the !	474 3	ы	
		mortange is being created by a PDA holder, check		Not applicable
gent	unanca	s of the Power of Attorney and the extent of the powers.		
	- Marie		8	
		roin and whether the same is properly executed		
ston	nped a	rein and whether the same is properly executed utenticated in terms of the lare of the place, where it is		
stan ercod	nped au cured	utenticated in terms of the last of the place, where it is		
stan exec to to	nped au cured or poss	intentioned in terms of the law of the place, where it is errors a flut apartment or residential commercial complex.	:	No
stan eropo tel do abox	nped accurred to prove the provent of the provent o	inventioned in terms of the Law of the place, where it is ere is a flet apartment or residential commercial complex commences on the following	:	
stan exec If the above	nped accuracy cured or priso ck and Prince	inventioned in terms of the Law of the place, where it is ere is a flat apartment or residential commercial complex comment on the following inter's Land country title to the land brighting		Not applicable
stant encode Is the other	oped accurred to prospect and Prospect Decorporate to the prospect and the	inventioned in terms of the Law of the place, where it is ere is a flet apartment or residential commercial complex commerce on the following inter's Land conner's tobe to the land broking Aparents of Aparents Aparents of Aparents	:	
stant excel is the sheet b	pped at cuico or priso ck and Prino Desi	internicated in terms of the Law of the place, where it is ere; is a flet apartment or residential commercial complex commerces on the following inter's Land conner's tobe to the land brokking expressed Agreement Proves of Amonto; just of authority of the Decemper buckler		Not applicable Not applicable
stant encode Is the other	pped to cuted to prosp ck and Pond Design	inventioned in terms of the Law of the place, where it is ere is a flet apartment or residential commercial complex commerce on the following mice's Land corner's to'be to the land brokking exponent Agreement Proves of Amoney of authority of the Developer bucker pendent total recently of the Land and in Irakhing ex-	:	Not applicable
stant excel is the sheet b	pped to cuted to priso ck and Prino Design Inde-	internicated in terms of the Law of the place, where it is error to a flat apartment or residential commercial complex commerces on the following inter's Land corner's trite to the land building exponent Agreement Proves of Attentey at authority of the Developer builder pendent trite recrimitation of the Land and or trailing or from		Not applicable for applicable Sist applicable
stanten error	ped acuted or property and Penns Device India spaces	inventioned in terms of the Law of the place, where it is ere is a flet apartment or residential commercial complex commerce on the following mice's Land corner's tobe to the land bushing exponent Agreement Proves of Amoney of authority of the Developer bucker pendent total recent terms of the Land and an Irraking or from the content to the land and an Irraking or from		Not applicable Not applicable Not applicable Not applicable
stant excel is the sheet b	ped acuted or property of the period of the	inventioned in terms of the Law of the place, where it is ere is a flat apartment or residential commercial complex commerce on the following miter's Land conner's tobe to the land broking expressed Apareness Prove of Anoney plud authority of the Decemper backer pendent total reachetters of the Land and in broking extensit for sale (out), regarded; sent of make (out), regarded; sent of proper stapp duty		Not applicable Not applicable Not applicable Not applicable Not applicable
stanten error	pped acuted or prosper de and Deno Deno Deno Agor Paren Required Deno Required Deno Agor Paren Required Deno Deno Deno Deno Deno Deno Deno Deno	inventioned in terms of the Law of the place, where it is ere is a flet apartment or residential commercial complex commerce on the following mint's Land conner's tobe to the land bushing exponent Agreement Proves of Amoney of authority of the Developer bucker pendent total recentation of the Land and in broking or from the recentation of the Land and in broking or from the recentation of the Land and in broking or from the court of the property stages that agreement of regestration of sale agreement, development		Not applicable Not applicable Not applicable Not applicable
stant exect is to above a b	ped as sured or property dk and Property Description D	inventioned in terms of the Law of the place, where it is ere is a flat apartment or residential commercial complex commerce on the following man's Land conner's take to the land broking expressed Apareness Proves of Anoney part authority of the Decemper backer pendent take reachetteen of the Land and in broking extension for sale (out), registered; sent of proper stapp date. Leavent of registration of sale agreement, development ment, POA, etc.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
stant exact is the sheet a	ped as sured or property dk and Property Description D	inventioned in terms of the Law of the place, where it is ere is a flet apartment or residential commercial complex commerce on the following mint's Land conner's tobe to the land bushing exponent Agreement Proves of Amoney of authority of the Developer bucker pendent total recentation of the Land and in broking or from the recentation of the Land and in broking or from the recentation of the Land and in broking or from the court of the property stages that agreement of regestration of sale agreement, development		Not applicable Not applicable Not applicable Not applicable Not applicable
stant exect is to above a b	ped acuted of property of and property of acute	internicional in terms of the Lare of the place, where it is erec is a flat appropriate or residential commercial complex commerce on the following man's Land conner's take to the band broking proposed Agreement Proves of Anomey part of authority of the Decemper backer pendent take reachestons of the Land and in broking or too ment of proper stapp daty are ment of proper stapp daty are ment of proper stapp daty are ment of regaritation of sale agreement, development count, POA etc.		Not applicable Sof applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
stant exect is to above a b	ped acuted or proop of and Proof Device Index spaces Agore Agore Appearant Comments of the Agore Agore Appearant App	internitioned in terms of the Lare of the place, where it is ere is a flat apartment or residential commercial complex commerce on the following man's Land conner's take to the band broking proposed Agreement Proves of Anomey at all authority of the Decemper backer pendent take reachetteen of the Land and in broking or took man for sale (out) regenteed; sent of propagation of sale agreement development count of regentation of sale agreement development count of bedding plant permission of appropriate land only of bedding plant permission of appropriate land only one provides a factor of the part of bedding plant permission of appropriate land only one passed on the property of bedding plant permission of appropriate land only one passed on the property of the part		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
stanteness of the short of the	ped acuted or proop of and Proof Device Index spaces Agore Agore Appearant Comments of the Agore Agore Appearant App	internicional in terms of the Lare of the place, where it is erec is a flat appropriate or residential commercial complex commerce on the following man's Land conner's take to the band broking proposed Agreement Proves of Anomey part of authority of the Decemper backer pendent take reachestons of the Land and in broking or too ment of proper stapp daty are ment of proper stapp daty are ment of proper stapp daty are ment of regaritation of sale agreement, development count, POA etc.		Not applicable Sof applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
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BUDHI PRAKASH DADHICH Advocate & R.A. Rec 10, Vikus Nagar Nagar Nagar

B.P. Dadhich Advocate

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

	made, approved of lex-out and other precautions, if are		III I I I I I I I I I I I I I I I I I
	q. Whether the numbering pattern of the units that fully is	n all ;	Nati applicable
ti.	disconcerts such as approved plan, appromet plan etc. Fassard areas. Afterhands, and or claims whether of Constant		Not applicable
210	Central in State or other Local authorities or Tigol Party of Local etc. and delegis (hopen).		Sain dilasenne
31	The period onvered under the functional Continues as name of the person in vitaxe fusion the occumbance is creater of as senstaction of clume, if as senstaction of clume.		#3 years 2022 to 26.08.2872
32	Details regarding perperty tax or land revenue or other samuery gold payable as muchic and if not paid, what remedy "	dires :	Not applicable
33	Diban land ceating coordines, whether required and it's a distribution.		Not applicable
	 Whether No Objection Continents under the facure Tay / required obtained 		Not applicable
34	Details of RTC extracts mutatum extracts Kasha extracts pere- to the property in question.	ming :	Nat appacable
35	Whether the name of mortgagor is collected as owner in the revi Manacipal Village example?	ante :	Not applicable
J.	a Whether the property offered as security is clean's demarca	ted 1 :	Yes
	b Whether the destarcation partition of the property is to value?	galily :	Yes
	c Whether the property has alour uccess as per documents. * (The property should be legally accessible through no carriers to transquert goods to factories I homes, as the may be).		Yes
)))	Whether the property can be identified from the following discovering discovering discovering discovering discovering and account of the control of the cont	and :	Not scadigle
	A December of column to electricals connection	1.	Not available
П	h (secretary) is relation to water coderection	1 2	Notavulable
	e Percent is relation to Sales Tax Registration, if my applicable	- 1	Next avan bride
	6 Other utility hills, if one	- 1:	Not scalable
3.5	difference discrepancy in any of the title discrements or any other storing cause as naturally report, stainy balls, see that the second correct bounded as present dehiberant comment on the same.	x * 0"	Not applicable
ड्	If the valuation report and or approved anothered plate, we made awar please comment on the same including the attraction of the decoration countries of the property on the said deciment and that on the file deciment and that on the file deciment and that on the file deciment as the contraction report, and or approved plan are not conflicte at the file properties of TIRs, please provide these community subrequently, or mutic same available to the advantage.	n And to rais of	Valuation support not available
40	Any her expection for common of menturge under any breal or a condiments richards of proper regentration of documents, perment of p strange daty ear.		Ne
41	Whether the Beach will be able to enforce SARFAFSF 4ct, if required a	isinel ;	Not applicable
	the property official as recents?	î	

PURPERAKASH DADHECH Advocate & R.A. Park St., Vikas Nagar, Natur KOTA (Rail)

B.P. Dadhich Advocate

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

43	In case of absence of original relic deads, dough or logal and other exquirements for creation of a proper, radial and enforceable resultance by Joposii of creation estimate duly certified etc. as also any production to be taken by the Stank in this report.	:	Neë applicable
43	Whether the previous law constitutional documents of the mentauren rather. Can natural personal permits exaction of mortgage and additional accountions, of any to be taken in such cases.	:	Pint applicable
++	Additional aspects relevant for uncertipeson of title as per local laws	П	Nis
45	Additional suggestions, if any to sufaguard the interest of florid crossing the perfection of security.	-	N.A.
46	The specific persons who are required to areale mortgagetor deposit documents creature mortgage	:	Mrs Denim Developers Landfed, through sufficient signatury St. Rajosh Kuptur Parti Sio Sh. Rajaman Parti Rin Flat No. 1273, Sewalka Rajdhi Niddla Residency. P.No. 5-4, Rajose Gandhi Nagae Extr. Road No. 1, 1914, Kota Raj.
47	Whether the Real Estate Project contres under Real Institute (Regulation and Development) Act 2016? Y N. Whether the project is regulared with the Real Fatter Regulating Asthority? If so, the details of such registroson are to be furnished.		Net applicable Net applicable
	Whether the registered agreement for sale as prescribed in the shave. Act Rules there under or occurred?	i	Nut applicable
	Whether the details of the operment plot in question are verified with the last of number and types of aportments or plots booked as uploaded by the parameter in the website of Real Estate (togolators Authority)		Net approximite

Date : 20-08-2022 Place : Kota PUDHI PROGRACH DADHICH Advocate & R.A. Rio 40, Visas Nagar Nagar North (Red.)

Resident & Office – 46, Vikas Nagar, Nanta Road Kota (Raj.) Mob. – 98295- 87807

CERTIFICATE OF THEE

I have examined the "Friginal Title Decale intermed to be deposited relating to the reliedable proportions) and officed as section by the total of Equitable Managage" and that the documents of title referred to in the option are read we denote of eight, title and one test and that if the end foundable Managage is created in will satisfy the requirements of options of Equitable Montagage is created in will satisfy the requirements of options of Equitable Montagage is created in will satisfy the requirements of options of Equitable Montagage is created in will satisfy the requirements of options of Equitable Montagage in order of the contagage in the contagage in the contagage in the contagage of the contagage in

- 2 I have considered the Discourages in detail, telling into account all the guidelesses in the check list vide Austrean B and the other relevant factors.
- 3 I confirm having made a search in the Land Recommenscords. I also confirm having control and observed the records of the relevant Conservant or firm. Set-Registrates Office, its Process Records. Managing Office, I and Acquirement office. Registers of Configures Office. What there is uppercorded by I do not find anything account which result process the field findless from creatings and discharges I am highly responsible, if any, have a conservation to anything account or part or by my again in making search.
- 4 Following senting of Earth Records Records Records, relative Title Deeds, critical edges of such tills deeds obtained from the concurred register office and encumbrance merificate (EC). I havely certain the manifesters of the Title Deeds. Suspicious Doubt, if any last have clarified by making accounty requires.
- 5 There are no prace Managered Surgest on and manage what success as a middle seem from the Encambrance Certificate for the period of PI years from 2022 on 2609.2022 partning to the Immersable Property (i.e.) ancered by above said Table Deeth. The property in figure from all Encambrances.
- 6 In case of second subsequent obtains in lawor of the Bank, there are so refer mortgages obtained when man already stated in the Long documents are agreed to by the Mortgager and the Bank (Debre, who involves is not applicable) N.A.
- Miner tol and his their interest in the property may in the extent of N.A. (Special) the short of the Anton water Samely States out if not implicable;
- The Moreure d exercit, will be evaluate to the Bank for the dealthing of the improving Community Mrs. Denim Developers Limited, through authorized signatory Sh. Rajosh Kumar Patif No Sh. Rajorom Patif Ro. Pat. No. 6273, Navadka Middlei Neddlei Hesklency, P. No. 1-4, Rajoro Gundlei Nagar Lytta, Road No. 1, IPSA, Kota Raj.
- 9 I certify the MI's Drums Developer's Limited, through authorized signatury Sh. Rajesh Kumar Paul Sto Sh. Rajeram Paul No. 1213, Sowalka Widdlin Schille Nesidency, P.No. 14, Rajecy Gandle Nagar Sam. Round No. 3, 1914, Kota Raj. Section on absolute, clear and Martetahle fulls over the aduable groperty test. Clarify that the absolute trade are general as a Clarify that it is about the deals are general as a confidence on the crusted and the end Martetah reveal by endorsestic.
- 10 In case of creation of Montgage by Deposit of site decide we certain that the deposit of following take decide accoments would create a value and promoved investigage.

Notes Photo copy of Davourent No. 7 to 5 to be taken for the registration of project under RERA Act

- 1. Pertitions of Econoparation Mrs Donim Developers Edutified
- 2. Resolution factor on favour of Sh. Rujesh Konnar Putil
- 5 Miniment Letter No. 3100 dr. 29.07.51
- 4. Cemilicate No. 1166 at. 30 P131
- 5 Regd Lease Herd with Map dt. 17 lbi 22.
- 11. Phore are no legal importants for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any aspeciable Lawl Rules in force.
- 12. If is certified that the property is SARFAES Compliant.

SCHEDULE OF THE PROPERTY (IES) S.No. IC-54, Gardenia, Village Kunhedi, Kota Rej.

Flore - S. No. 10, 63

West States

Somb Blas

South 7:No. E 24 & 25

Date : 26 (5: 2021

BUDH! PRAKASH DADHICH Advocate & R.A. (3 o 40, Vikas Nagu Nanta, KOTA (Rai.)