

# ANUDEEP LAW ASSOCIATES

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## LEGAL TITLE REPORT

dated : 03-08-2017

Name of Project: **Elegance**

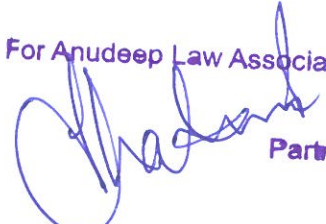
Owner Name: **M/S. JAIPUR CONSTRUCTION** (a unit of Chadha Bro. Pvt. Ltd.) & **M/S. GPM INFRASTRUCTURE PVT. LTD.**

Property address: Plot no. 111/148-161, Sector 11, Pratap Nagar, Sanganer, Jaipur (Raj.)

Legal Description:


### CHAIN OF TITLE OF LAND

- (a) Rajasthan Housing Board, Jaipur allotted above Plot no. 111/148 Area 144.00 Sq. Mtr. vide Allotment Letter No.1425 Dated 12.08.2002, Plot no. 111/149 Area 144.00 Sq. Mtr. vide Allotment Letter No.1426 Dated 12.08.2002, Plot no. 111/150 Area 144.00 Sq. Mtr. vide Allotment Letter No.1427 Dated 12.08.2002, Plot no. 111/151 Area 144.00 Sq. Mtr. vide Allotment Letter No.1428 Dated 12.08.2002, Plot no. 111/152 Area 144.00 Sq. Mtr. vide Allotment Letter No.1429 Dated 12.08.2002, Plot no. 111/153 Area 144.00 Sq. Mtr. vide Allotment Letter No.1430 Dated 12.08.2002, Plot no. 111/154 Area 144.00 Sq. Mtr. vide Allotment Letter No.1431 Dated 12.08.2002 at Pratap Nagar, Sanganer, Jaipur in favour of Sh. Naveen Chandra S/o Sh. Satish Chandra and after that Rajasthan Housing Board handed over physical possession of above said Plots to Mr. Naveen Chandra on dated 14.08.2002.
- (b) Mr. Naveen Chandra execute a power of attorney regarding Plot no. 111/148 Area 144.00 Sq. Mtr., Plot no. 111/149 Area 144.00 Sq. Mtr., Plot no. 111/150 Area 144.00 Sq. Mtr., Plot no. 111/151 Area 144.00 Sq. Mtr., Plot no. 111/152 Area 144.00 Sq. Mtr., Plot no. 111/153 Area 144.00 Sq. Mtr., Plot no. 111/154 Area 144.00 Sq. Mtr. in favour of Rakesh Kumar S/o Late Kishori Lal R/o Plot no. 1, Ganesh Colony, Imliwala Phatak, Jaipur which was duly registered in the office of Sub Registrar Sanganer in book No. 4, Volume No. 11 on page No.-

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177, Serial No. 2004000025 on dated 16.01.2004 and copy of which filed in Addl. Book No.-4, Volume No.- 44, Page No.- 430 to 435.

- (c) Sh. Rakesh Kumar as attorney holder of Sh. Naveen Chandra execute separate-separate sale deeds regarding Plot no. 111/148 Area 144.00 Sq. Mtr., Plot no. 111/149 Area 144.00 Sq. Mtr., Plot no. 111/150 Area 144.00 Sq. Mtr., Plot no. 111/151 Area 144.00 Sq. Mtr., Plot no. 111/152 Area 144.00 Sq. Mtr., Plot no. 111/153 Area 144.00 Sq. Mtr., Plot no. 111/154 Area 144.00 Sq. Mtr. in favour of Smt. Namrata Ghiya W/o Brijesh Chand Ghiya R/o Plot no. 3, Sardar Patel Marg, C-Scheme, Jaipur which was duly registered in the office of sub-Registrar Sanganer, Jaipur. The sale deed regarding Plot no. 111/148 duly registered in Book No. 1, Vol. No. 426, Page No. 147, Serial No. 2004002849, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 504 to 513, sale deed regarding Plot no. 111/149 duly registered in Book No. 1, Vol. No. 426, Page No. 150, Serial No. 2004002852, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 534 to 543, sale deed regarding Plot no. 111/150 duly registered in Book No. 1, Vol. No. 426, Page No. 144, Serial No. 2004002846, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 474 to 483, sale deed regarding Plot no. 111/151 duly registered in Book No. 1, Vol. No. 426, Page No. 149, Serial No. 2004002851, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 524 to 533, sale deed regarding Plot no. 111/152 duly registered in Book No. 1, Vol. No. 426, Page No. 143, Serial No. 2004002845, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 464 to 473, sale deed regarding Plot no. 111/153 duly registered in Book No. 1, Vol. No. 426, Page No. 142, Serial No. 2004002844, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 454 to 463, sale deed regarding Plot no. 111/154 duly registered in Book No. 1, Vol. No. 426, Page No. 148, Serial No. 2004002850, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 514 to 523,
- (d). Rajasthan Housing Board, Jaipur allotted Plot no. 111/158 vide Allotment Letter No.1198 Dated 13.08.2002, Plot no. 111/159 Area 236.25 Sq. Mtr. vide Allotment Letter No.1331 Dated 13.08.2002, Plot no. 111/160 Area 236.25 Sq. Mtr. vide Allotment Letter No.1396 Dated 13.08.2002, Plot no. 111/161 Area 236.25 Sq. Mtr. vide Allotment Letter No.1397 Dated 13.08.2002 At Pratap Nagar, Sanganer, Jaipur in favour of Sh. Ramjilal S/o Sh. Ladu Ram and after that Rajasthan Housing Board handed over physical possession of above said Plots to Mr. Ramjilal on dated 14.08.2002.
- (e) Mr. Ramjilal execute two power of attorney's in favour of Sh. Rakesh Kumar S/o Late Kishori Lal first power of attorney regarding Plot no. 111/159, 111/160 and 111/161 which was duly registered with the office of sub-Registrar Sanganer Jaipur in book No. 4, Volume No. 12 on page No.-31, Serial No. 2004000079 on dated 10.02.2004 and copy of which filed in Addl. Book No.-4, Volume No.- 45, Page No.- 202 to 207 and second Power Of Attorney regarding Plot no. 111/158 which was duly registered with the office of sub-Registrar Sanganer Jaipur in

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book No. 4, Volume No. 12 on page No.-34, Serial No. 2004000082 on dated 10.02.2004 and copy of which filed in Addl. Book No.-4, Volume No.- 45, Page No.-220 to 227.

- (f) Sh. Rakesh Kumar as attorney holder of Sh. Ramjilal execute separate-separate sale deeds regarding Plot no. 111/158 area 236.25 Sq. Mtr., Plot no. 111/159 area 236.25 Sq. Mtr., Plot no. 111/160 area 236.25 Sq. Mtr., Plot no. 111/161 area 236.25 Sq. Mtr. in favour of Smt. Namrata Ghiya W/o Brijesh Chand Ghiya R/o Plot no. 3, Sardar Patel Marg, C-Scheme, Jaipur which was duly registered in the office of sub-Registrar Sanganer, Jaipur. The sale deed regarding Plot no. 111/158 duly registered in Book No. 1, Vol. No. 426, Page No. 145, Serial No. 2004002847, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 484 to 493, sale deed regarding Plot no. 111/159 duly registered in Book No. 1, Vol. No. 426, Page No. 151, Serial No. 2004002853, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1311, Page No. 1 to 10, sale deed regarding Plot no. 111/160 duly registered in Book No. 1, Vol. No. 426, Page No. 141, Serial No. 2004002843, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 444 to 453, sale deed regarding Plot no. 111/161 duly registered in Book No. 1, Vol. No. 426, Page No. 146, Serial No. 2004002848, Dated 06.05.2004 and filed in Additional Book No. 1, Vol. No. 1310, Page No. 494 to 503.
- (g). Smt. Namrata Ghiya sold above said plots bearing nos. 111/148, 111/149, 111/150, 111/151, 111/152, 111/153, 111/154, 111/158, 111/159, 111/160, 111/161 total area 1953.00 Sq. Mtr. vide separate- separate sale deeds to Mr. Anil Mandot and Mr. Vimal Chand Vinaykia jointly which was duly registered with the office of sub-Registrar Sanganer, Jaipur. The sale deed regarding Plot no. 111/148 duly registered in Book No. 1, Vol. No. 498, Page No. 45, Serial No. 2005006940, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 452 to 461, sale deed regarding Plot no. 111/149 duly registered in Book No. 1, Vol. No. 498, Page No. 41, Serial No. 2005006936, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 414 to 422, sale deed regarding Plot no. 111/150 duly registered in Book No. 1, Vol. No. 498, Page No. 38, Serial No. 2005006933, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 383 to 391, sale deed regarding Plot no. 111/151 duly registered in Book No. 1, Vol. No. 498, Page No. 36, Serial No. 2005006931, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 361 to 371, sale deed regarding Plot no. 111/152 duly registered in Book No. 1, Vol. No. 498, Page No. 39, Serial No. 2005006934, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 392 to 402, sale deed regarding Plot no. 111/153 duly registered in Book No. 1, Vol. No. 498, Page No. 40, Serial No. 2005006935, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 403 to 413, sale deed regarding Plot no. 111/154 duly registered in Book No. 1, Vol. No. 498, Page No. 37, Serial No. 2005006932, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 372 to 382, sale deed regarding Plot no. 111/158 duly registered in Book No. 1, Vol. No. 498, Page No. 47, Serial No. 2005006942, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 473

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to 483, sale deed regarding Plot no. 111/159 duly registered in Book No. 1, Vol. No. 498, Page No. 48, Serial No. 2005006943, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 484 to 494, sale deed regarding Plot no. 111/160 duly registered in Book No. 1, Vol. No. 498, Page No. 49, Serial No. 2005006944, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 495 to 505, sale deed regarding Plot no. 111/161 duly registered in Book No. 1, Vol. No. 498, Page No. 46, Serial No. 2005006941, Dated 16.09.2005 and filed in Additional Book No. 1, Vol. No. 1596, Page No. 462 to 472.

- (h). Mr. Anil Mandot and Mr. Vimal Chand Vinaykia apply for transfer of above plots on our name. After that Rajasthan Housing Board issued Name Transfer office orders regarding above said plots vide order no. 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314 on dated 15.09.2007 in favour of Mr. Anil Mandot and Mr. Vimal Chand Vinaykia.
- (i). Mr. Anil Mandot and Mr. Vimal Chand Vinaykia also apply permission regarding Reconstitution of 111/148, 111/149, 111/150, 111/151, 111/152, 111/153, 111/154, 111/158, 111/159, 111/160, 111/161 total area 1953.00 Sq. Mtr. which was granted vide Letter no. pa.7(2)navivi/3/08 dated 29.08.2008 by Urban Development Department, Rajasthan Government to Mr. Anil Mandot and Mr. Vimal Chand Vinaykia.
- (j). Mr. Anil Mandot sold her undivided 1/2 part of reconstitute Plot no. 111/148-161 Total Area 1953.00 Sq. Mtr, Sector 11, Pratap Nagar, Sanganer, Jaipur to M/s Virendra Modi Build Estate Private Limited through Director Mr. Virendra Modi vide Sale Deed, which was duly registered with the office of sub-Registrar Jaipur VI in book No. 1, Volume No. 141 on page No.187, Serial No. 2013396002846 on dated 15.05.2013 and copy of which filed in Addl. Book No.-1, Volume No.- 564, Page No.- 374 to 393 and Mr. Vimal Chand Vinaykia sold her undivided 1/2 part of reconstitute Plot no. 111/148-161 Total Area 1953.00 Sq. Mtr, Sector 11, Pratap Nagar, Sanganer, Jaipur to M/s Virendra Modi Build Estate Private Limited through Director Mr. Virendra Modi vide Sale Deed, which was duly registered with the office of sub-Registrar Jaipur VI in book No. 1, Volume No. 141 on page No.189, Serial No. 2013396002848 on dated 15.05.2013 and copy of which filed in Addl. Book No.-1, Volume No.- 564, Page No.- 408 to 428.
- (k). M/s Virendra Modi Build Estate Private Limited through authorized director Mr. Virendra Modi sold undivided 1/2 part of reconstitute Plot no. 111/148-161 Total Area 1953.00 Sq. Mtr, Sector 11, Pratap Nagar, Sanganer, Jaipur to Owner's namely M/s. Jaipur Construction (a unit of Chadha Bro. Pvt. Ltd.) and M/s. GPM Infrastructure Pvt. Ltd. jointly vide Sale Deed, which was duly registered with the office of sub-Registrar Jaipur VI in book No. 1, Volume No. 157 on page No.18, Serial No. 2013396005877 on dated 07.11.2013 and copy of which filed in Addl. Book No.-1, Volume No.- 625, Page No.- 242 to 268 and M/s Virendra Modi Build Estate Private Limited through authorized director Smt. Daksha Jain sold remaining undivided 1/2 part of reconstitute Plot no. 111/148-161 Total Area 1953.00 Sq. Mtr, Sector 11, Pratap Nagar, Sanganer, Jaipur to Owner's namely M/s. Jaipur Construction (a unit of

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Chadha Bro. Pvt. Ltd.) and M/s. GPM Infrastructure Pvt. Ltd. jointly vide Sale Deed, which was duly registered with the office of sub-Registrar Jaipur VI in book No. 1, Volume No. 160 on page No.26, Serial No. 2013396006485 on dated 23.12.2013 and copy of which filed in Addl. Book No.-1, Volume No.- 637, Page No.- 349 to 369.

- (I). Owner's namely M/s. Jaipur Construction (a unit of Chadha Bro. Pvt. Ltd.) and M/s. GPM Infrastructure Pvt. Ltd. entered into a Developer Agreement with **Developer** M/s SSBC Real Estate Pvt. Ltd. regarding construct a multi storied residential building on reconstitute Plot no. 111/148-161 Total Area 1953.00 Sq. Mtr, Sector 11, Pratap Nagar, Sanganer, Jaipur on dated 19.05.2014 which was duly registered with the office of sub-Registrar Jaipur II in book No. 1, Volume No. 903 on page No.113, Serial No. 2014052003931 on dated 19.05.2014 and copy of which filed in Addl. Book No.-1, Volume No.- 3599, Page No.- 167 to 193.

**CERTIFICATE:-**

We have perused the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar. The said property is free from all sorts of encumbrance, lien, charges, mortgages etc. **M/S. JAIPUR CONSTRUCTION** (a unit of Chadha Bro. Pvt. Ltd.) & **M/S. GPM INFRASTRUCTURE PVT. LTD.**, has clear and marketable title on the property.

Thanking you,

Yours truly,

For Anudeep Law Associates



Partner

(Anup Jhalani) Advocate