

29<sup>th</sup> July, 2017

ABL/2017-18/101

**Title Search Report cum Opinion of Sky Terraces Project**

1. **Name of the Land Owner Company : Vipul Premises Pvt Ltd.**
2. **Name of the Developer Company : Adarsh Thoughtworks Pvt Ltd.**
3. **Details of the Land/Property:**

Plot No. "A" admeasuring 7000 Sq Mtr situated at crossing of Shipra Path and VT Road, Mansaroar, Jaipur.

**Four boundaries of the Said Group Housing Property–**

**North** – Veer Tejaji Road 48 meter Wide,

**South** – Other Land,

**East** - Shipra Path Road 30 meter Wide,

**West-** Road 24 meter Wide

4. **Nature of the property:**

The proposed property is lease Hold.

The proposed property is Residential & Commercial.

5. **Details of documents examined: (Photo-State Copies)**

1. Copy of allotment letter no. 261 dated 14.06.2005 issued by the office of House/Resident Engineer Division-VII, Rajasthan Housing Board, Jaipur.
2. Copy of possession letter cum certificate for the handing over the commercial plot dated 03.09.2008 issued by the office of the Resident Engineer, RHB Division-VI, Jaipur.
3. Copy of the letter dated 15.09.2008 issued by Resident Engineer RHB Division-VI, Jaipur in supersession of letter no. 261 dated 14.06.2005 issued by the office of House/Resident Engineer Division-VII, Rajasthan Housing Board, Jaipur.
4. Copy of no dues certificate dated 16.09.2008 issued by the office of Deputy Housing Commissioner, Rajasthan Housing Board, Mansarover, Jaipur.

5. Copy of the Sale Deed executed & registered on 22.09.2008 between Deputy Housing Commissioner, Circle-II, Rajasthan Housing Board, Mansarovar, Jaipur and Vipul Premises Pvt Ltd, before the Sub Registrar –IV, Jaipur along with site plan.
  6. Copy of registered development agreement executed & registered on 07.06.2013 between Vipul Premises Pvt Ltd and Adarsh Thoughtworks Pvt Ltd, before the Sub Register –VII, Jaipur for development of residential cum commercial building namely SKY TERRACES. As per the development agreement share of developer and land owner is 57:43.
  7. Copy of the Map approval letter no. 832 dated 22.11.2013 issued by the office of Additional Chief Town Planner, Housing Board, Jaipur.
  8. Copy of conversion of the company from “Vipul Premises Private Limited” to Vipul Premises LLP” dated 10.03.2014.
  9. Copy of notary attested LLP Agreement dated 02.04.2014 executed by thereof designated partner as well as other partners.
6. **Legal intervention/issue that is/may effect title of the property:**
- a) Whether the proposed property is subject to any minor's claim or any other claims. **N.A.**
  - b) Whether local state/municipal laws or central Acts like Land Acquisition Act, Urban Ceiling Act etc., effects the title of the property. **N. A.**
7. **Conclusion/observations, if any**

The Plot No. “A” commercial belt “B” admeasuring 7000 Sq. Mtr., situated at V.T. Road, Mansarovar, Jaipur was allotted by RHB to Vipul Premises Private Limited through allotment letter on dated 14.06.2005. Thereafter RHB issued a certificate for the handing over the commercial plot in favour of Vipul Premises Private Limited on dated 03.09.2008 and supersession letter dated 15.09.2008. Further RHB issued “NO Dues Certificate on 16.09.2008 in favour of M/s Vipul Premises Pvt Ltd for the said allotted plot thereafter sale deed of the said allotted plot got executed on 17.09.2008 & registered on 22.09.2008 in favour of M/s Vipul Premises Pvt Ltd before the office of Sub Registrar Jaipur-IV Jaipur at book no. 1 volume no. 170, page no. 91 at serial no. 2008398009772 and additional copy of the same was pasted at book no. 1 volume no. 678, page no. 372 to 385.

I/We have perused copies of the documents forwarded to us and have got relevant and available records verified at the office of the concerned Sub Registrar for the year 200.. to April 2017. The said property is free from all sorts of encumbrance, lien, charges, mortgages etc.

Now, land owner & developer has clear right and marketable title on the property and equitable mortgage can be created in favour of any financial organization by depositing the required documents, as referred above.

**Remarks:**

Thanking you,

Yours truly,

  
(Advocate om prakash Sharma)