

DEEPAK PAREEK

Advocate

*Chamber 9, Rajasthan High Court
Jaipur*

Email : deepakhpareek@gmail.com

Off. & Res. --80, Maruti Nagar, Opp. Airport Sanganer, Jaipur. 9414238509

Ref: No.-

Dated: 20.07.2017

**Sub: Legal Opinion of Project "Unique Sapphire" situated at Khasra No. 46
at Village Sukhiya, Patwar hlka Klyanpura, Tehsil Sanganer, Jaipur**

1. Name of property owner:

M/s Shubham Landcon Pvt. Ltd. through it's Director as a land owner &
M/s Royal Living Homes Pvt. Ltd as a Developer

2. Description and area of property:

Total area of 11412.98 sq. yard

3. Nature of title in the property:

Lease hold property as per documents.

4. Documents studies/scrutinized (in chronological order):

- a) Photocopy of Registered lease deed dt. 3.1.2013 issued by JDA in favour of M/s Shubham Landcon Pvt. Ltd. through it's Director.
- b) Photocopy of Registered power of attorney dt. 9.4.2013 executed by M/s Shubham Landcon Pvt. Ltd. through it's Director in favour of Shri Abhishek Pal Singh Director of M/s Royal Living Homes Pvt. Ltd.
- c) Photocopy of Registered development agreement dt. 5.4.2013 executed between M/s Shubham Landcon Pvt. Ltd. through it's Director & M/s Royal Living Homes Pvt. Ltd.
- d) Photocopy of Letter for approval of map dt. 3.5.2013 issued by JDA in favour of M/s Shubham Landcon Pvt. Ltd. through it's Director for Project "Unique Sapphire" situated at Khasra No. 46 at Village Sukhiya, Patwar hlka Klyanpura, Tehsil Sanganer, Jaipur Notarized copy of no objection certificate of Airport authority of India dt. 19/21.3.2013
- e) Notarized copy of resolution of the M/s Shubham Landcon Pvt. Ltd. and M/s Royal Living Homes Pvt. Ltd. in favour of authorized person / Director for sale the units/flats

5. Tracing of title and chain of title.



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The Khasra No. 46 at Village Sukhiya, Patwar hika Klyanpura, Tehsil Sanganer, Jaipur. The Land has purchased by M/s Shubham Landcon Pvt. Ltd. from Khatedar of agricultural land. The above said company has surrendered the above said land to the Jaipur Development Authority for regularization of the land and issuing single lease deed under group housing scheme of Niji Khatedari of JDA. Thereafter JDA has regularized the above said land and issued lease deed on 3.1.2013 mark as plot No. 46 in favour of M/s Shubham Landcon Pvt. Ltd. through it's Director Shri Ashok Sharma, which got duly registered at Sr. No. 2013401000171 Book No.1 Volume No.200 on Page No.68 date 4.1.2013. Addition copy of deed filed in book No. 1 volume No.798 at page No. 197 to 295 before Sub-Registrar-Jaipur-VIII.

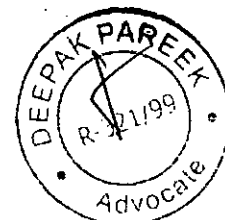
Thereafter M/s Shubham Landcon Pvt. Ltd. through it's Director has authorized to the Director Shri Ashok Sharma for executoin of power of attorney and development agreement and Shri Ashok Sharma as a authorized Director of M/s Shubham Landcon Pvt. Ltd. has executed a power of attorney on 9.4.2013 in favour of Shri Abhishek Pal Singh, Director of M/s Royal Living Homes Pvt. Ltd., which got duly registered at Sr. No. 2013051000199 Book No.4 Volume No.625 on Page No.31 date 9.4.2013. Addition copy of deed filed in book No. 4 volume No.2481 at page No. 261 to 273 before Sub-Registrar-Jaipur-I.

Thereafter M/s Shubham Landcon Pvt. Ltd. has executed a development agreement with M/s Royal Living Homes Pvt. Ltd. which got duly registered at Sr. No. 2013051006143 Book No.1 Volume No.741 on Page No.9 date 9.4.2013. Addition copy of deed filed in book No. 1 volume No.2958 at page No. 98 to 124 before Sub-Registrar-Jaipur-I and transferred the right for sale the units of constructed building. Thereafter M/s Subham Landcon Pvt. Ltd. has applied to the office of Jaipur Development Authority, Jaipur for approval of map and JDA has approved the map vide letter dt. 3.5.2013. Thereafter M/s Royal Living Homes Pvt. Ltd. has constructed the building known as "Unique Sapphire". In this way M/s Royal Living Homes Pvt. Ltd. became owner of the above said Plot and company has right to sale the flats/units of "Unique Sapphire".

6. **Whether the title is clear and property is free from any encumbrance:**

Yes, the title is clear. I have searched for last five year in the office of concern Sub Registrar-Jaipur. The search is carried out from the registration of lease deed,

7. **Whether title to the property is clear, unambiguous, marketable and property is saleable:**



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Yes, title of property is clear, unambiguous, marketable and property is saleable.

8. **Whether there is any Bar/Registration for creation of equitable mortgage under any act, state law or rule/notification:**

There is no Bar/Restriction for creation of equitable mortgage.

9. **Whether any permission/council/no objection is required and if so, it is obtained:**

No, there is no need to obtaining any permission/consent/no objection.

10. **Whether all original deeds are available and scrutinized deed are duly executed/stamped and registered. There is no doubt/suspicious as to his genuineness or existence:**

Yes, The Deeds are duly executed/stamped and registered.

