

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 11-07-2017 5:59 PM

| | | | |
|----------------------|---------------------------|-------------------------------|-------------------|
| Fee Receipt No | : 201702053008536 | Receipt Date | : 11/07/2017 |
| Name | : P R CHOUDHARY , SELF | Document S. No. | : 201701053008212 |
| Address | : JODHPUR | | |
| Document Type | : Inspection And Search | | |
| Face Value | : ₹ 0 | Evaluated Value | : ₹ 0 |
| Ord-Registration Fee | : ₹ 0 | Fee for Memorandum Us. 64, 67 | : ₹ |
| CSI | : ₹ 0 | Certified copying fees Us. 57 | : ₹ 0 |
| Stamp (Memorandum) | : ₹ | Reg (memorandum) | : ₹ |
| Surcharge | : ₹ 0 | Stamp Duty | : ₹ 0 |
| Penalty | : ₹ 0 | Inspection fee | : ₹ 250 |
| Us. 25, 34 | : ₹ 0 | Commission | : ₹ 0 |
| Custody | : ₹ | Others | : ₹ 0 |
| | | Cash Amount Received | : ₹ 0 |
| | | Other than Cash | : ₹ 250 |
| | | Total Amount | : ₹ 250 |

From Year 2013 To Year 2017

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 17713109 ₹ 250

Signature of presenter or applicant for
copy or Search certificate

Cashier



Signature of recipient
and date of return receipt

SUB-REGISTRAR

उप पंजीयक (वर्गीय)
जोधपुर

P.R. Choudhary
Advocate



Chamber No 11 (Old)
Rajasthan High Court, Jodhpur (Raj.)

Office Address :-

15-16, Janakpuri, Near Moti Market, 1st
Floor Rakesh Auto Agency Main
Jhalamand Road, Jhalamand, Jodhpur
(Rajasthan) ☎ 94141 96835
E-mail:advprchoudhary@icloud.com

Date: 8.7.17

To,

**M/s Unique Builders,
Jodhpur**

**Sub:- Legal Opinion of Project "Unique Apex Tower"
situated at Leasehold Land for group housing at
admeasuring 24974.04 Sq. Yrd. Located at Kh.
No. 550/1, 550/2 & 550/3 of Village Dhinana Ki
Dhani, Pal, Tehsil & District Jodhpur.**

1. Name of property owner:

Heera Real State and Properties Pvt. Ltd. through its
director Pathu Ram.

**2. Description and area of property proposed to be
mortgage:**

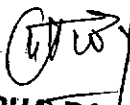
Leasehold Land for group housing at admeasuring
24974.04 Sq. Yrd. Located at Kh. No. 550/1, 550/2 &
550/3 of Village Dhinana Ki Dhani, Pal, Tehsil & District
Jodhpur.

3. Nature of title in the property:

Leasehold property as per documents.

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

1. Original Lease Deed of total leasehold land
measuring 24974.04 Sq. Yrd. of Kh. 550/1, 550/2 &
550/3 of Village Dhinana Ki Dhani, Pal, Jodhpur,
issued by J.D.A., Jodhpur in name of Heera Real
State and Properties Pvt. Ltd. through its director
Pathu Ram.


PUSHA RAM CHOUDHARY
ADVOCATE
RAJ. HIGH COURT, JODHPUR

5. **Tracing of title and chain of title in favour of Heera Real State and Properties Pvt. Ltd. through its director Pathu Ram.**

Leasehold Land for group housing at admeasuring 24974.04 Sq. Yrd. Located at Kh. No. 550/1, 550/2 & 550/3 of Village Dhinana Ki Dhani, Pal, Tehsil & District Jodhpur

A Lease Deed of total leasehold land measuring 24974.04 Sq. Yrd. of Kh. 550/1, 550/2 & 550/3 of Village Dhinana Ki Dhani, Pal, Jodhpur, issued by J.D.A., Jodhpur in name of Heera Real State and Properties Pvt. Ltd. through its director Pathu Ram.

6. **Inspection years and Office:**

Inspection of **Five year (i.e. 2013 to 2017)** before Office of S.R. (First), Jodhpur considered to be adequate for the purpose.

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

Yes, the tile is clear and free from any encumbrance. I have searched for last **Five year** in the office of concern Sub Registrar-(First), Jodhpur. The search is carried out from the registration of documents.

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

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

9. **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.


PUSHA RAM CHOUDHARY
 ADVOCATE
 RAJ. HIGH COURT, JODHPUR

10. 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.

11. 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.

12. Final opinion:-

It is also certified that the entire chain of the title deeds of the property/land in question have been examined by me and found in order and complete in all respect. The rights of the said Property/Land are undisputed and the perfect and marketable title over the said Property/land.



PUSHA RAM CHOUDHARY
(P.R. Choudhary) ADVOCATE
RAJ. Advocate ODHPUR