



📺 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नगरीय क्षेत्र (कृषि मूमि का गैर-कृषिक प्रजीवन के लिए उपयोग की अनुका और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत मूमि का पट्टा विलेख

DHES/ 11/3	17.5 2012 0 1171 22 0	1	दनक 25.07 2022
and the same	क्स सिंध अभिन अधीकृत सम्बाह	हरकतो राजंस सूचा पाटिन	पुत्र के गवालय पाटिल
पट्टा वास्क का नाम	da van	77	
, tril	खार सुकारका पिंदी निक्री	क्तीरेजी सीर के रूप	नवीव राजी १वर
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23.40)* ONV207		2020
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पद्धा बारक नेसर्स 🛊 😜 🧸	कार्यालय पर	2021 *	
(गयनाग) भी/भीमती/सुभी	पुर/पुत्री.		
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njeros ri Shop		9.34	वर्गनीदर
		44	US VB
राजस्य कृत		и	
वोजना गार्थिका			न विश्वत है।
स्थानीय निकाव (वहता कर्ता) द्वसा पद	टा धारक के पता में छना न	ख़ुज्द का बद्दा विश्वक	-
निष्पादित किया जाता है।			
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	1	~ 14	दकारी
पट्टा धारक के इस्तामर	C	प्रामिश्वन जानिकार	तकारी · रे को हस्ताकार मय मोहर
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पंजीकृत/पृथ्वकन संसन्त है।

Registered and Endorsament Attached

व्यवसायिक

पटटा विलेख की शर्ते (लीज होल्ड)

(कृषि भूगि का मैर-कृषि इयोजन से लिए तमवीय की अनुवा और आवंटन निवय, 2012)

बटटे की कर्त

पट्ट पारव है निहित निवास के तहत एक समा क्षेत्र रशि जाना करा ही है। जाना करा प्रशास का वर्षित सीज से पात है 🧨

पटक पारक को जलेक वर्ष सीत पानि----भ्रांत वर्ग आवरण्या क्षेत्र से जार करानी होगी। एक गर नियन को गई लीज रागि १० वर्ग के परवान और भूखान्द्र के अनेक दिकर / एक्स्पनस्य दर 28 प्रतिष्ठत की पृद्धि शोवी।

- पट्टा बारुक हात भूखान्ह / दिनेत क्षेत्र का पण्यां को किया पण्या जिल न्यायांग हेट पटटा दिलेक आहे किया गया है। भूजना का कारित नका सिनेदम में समाविक अनुसूत्ती में अल्पेतिक अपनेम अद्भाव होंगे, परना प्रत्येत उपनोग हेत निर्धारित स्वयुर्धन में उसका सुनिविक्त की उसके
- पट्टा धरक इस्त पुरुष्ठ को विक्रम रूपया अन् जीको से इस्तारा के कर मुखेना गया प्रहण्ड को उद-दट्ट सिम-तीको पर भी दे सर्वणा।
- ७०५ भुक्षण्ड के विक्रव ∕ हस्तरनारन पर जेता के दब के नाम निर्दान के लिए निवस्य में निवरित गुरुक आवेदन के लाध गलीनुत विकर पत आदि प्रमुख किये जाएंगे, करन् प्रस्तापारम के उत्तरतीयांगे संध्यानके न चोई तति देव नहीं होगी।
- पहल िलेख का ग्रहकार / औरत भेषः निवन / सूजदानी सम्पर्की के प्रभा संबद (भेषेत्र) रामा वर मुखेया, जिल्ला किए स्वानीय निवास के अनुनाति प्रभाग पन (६८%) को बावस्थ्यका नहीं सुनी।
- व्यवका पर बदन निर्माण प्रचलित करन विभिन्नमं के मननवर्षी नवट करना होगा।
- पटला कर्ता (क्याबीय विकाद) की विना स्टीकृति से परकाद का नुवधिन जम / इनर्गटम व यू समयोग परिवर्तन गरी किया जा सर्वामा ।
- पुरुष्ट विक्रम् जाने इसने की दिवास में निर्धारत अवस्थे में निर्माण करात होता। निर्धारित अवस्थि में निर्माण की होने पर निर्धारित कर से अवस्थि विस्तान किया जा सर्वणा अवश्य ज्ञारा विश्वल विस्तान किया जा स्कर्णा है।
- करना दिशका के निकारन के समान निवस विकाद क्या तथा भूमकर पट्टा निशेश प्राप्त विद्या तथा है में कथा मुमुग्द का पहल निकार किया सा एकेचा।
- पटना विकास की बोजना में आकर्षिक विकास कर जेने कर्त जान विकासकता./यह दिगीय सहकारी जिमित्र हाना करन किया जायेगा।
- करन दिसंक किन अधिनियमी भिक्षा, नीचे, विनिधन के पहर लागे भिना पन 👫 इनके सभी भारतान व बर्ग साम होगी जिनका पासना नहीं was by need from Star on exempt.

kc := निर्मित पुरावक में जाते मू ४ जानू नहीं होगी।

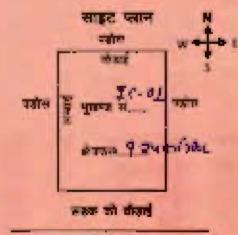
भ्यान्य कर्न्टी हैं। पटटे की प्रति पत्न पति ।

'पराण्ड के पदास की सीमाओं का किरान-

पटटा भागम से हस्ताब

पंजीकत / प्रशासन समान्य हैं।

Registered and Endorsement Attached

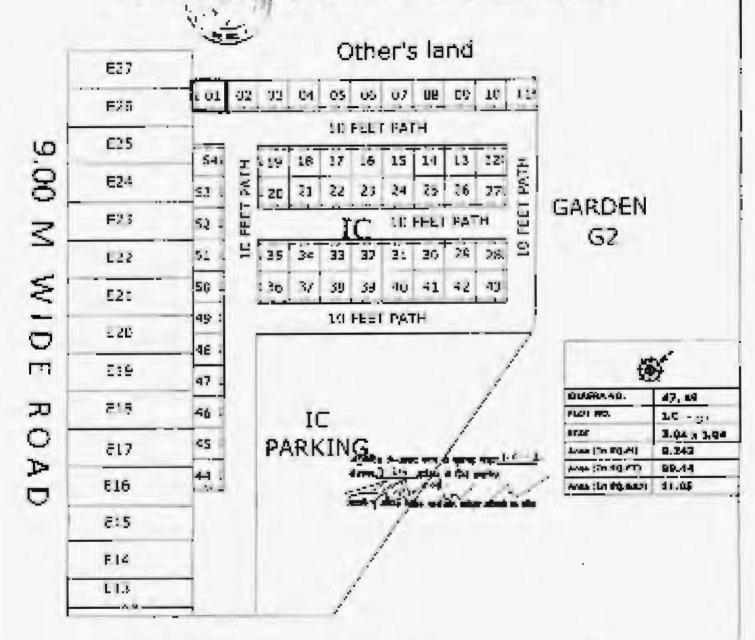


माहर स्वान अलग से की होतान कर सकते हैं।

बनर दि असे जास औन

SITUPLAN 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 (RA)ASTHAN)

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, 191A, KOTA-324005 (RAJASTHAN)



12.00 M WIDE ROAD

Jan-

SIGNATURE OF OWNER

Government of Rajasthan REGISTRATION & STAMPS DEPARTMENT RAJASTHAN AJMER SUB-REGISTRAK KOTA I

Fee Receipt		
Acces is lifered by \$160 a 25 8 (31)	Finit Calv.	10-08-2022 3 67 PM

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Document Type	: Inspection Are Sea thi			
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		Littler than Cash	:	8 SD
Form Year 2022 In Y-	991 2027	Total Amount		FSD

Made of Payment (#Made Number Amount #)

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SUB-REDISTRAR

B.P. Dadhich

Advocate

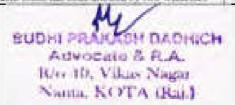
Resident & Office 40. Vikas Nagav, Nanta Rnad Kota (Raj.) Mob. - 98295- 87807

REPORT OF INVESTIGATION OF TITLE IN RESPECT

			OF INDIVIDUABLE PROPER	П	
		Name is the Fee	ersch Husteress Dart Officer seeking opnion		Rajustham Roud Estate Regulatory Authority, Jaipur Raj.
			and this, of the letter under the cover of made hardweal for sanding sic forwardal.		Kil
	c	Name of the Bo	in an	=	Mis Devine Developers Lamited, through authorized signatory Sh. Rajesh Kuntas Patil Sto Sh. Hajacam Patil Riv Flat No. 1273, Suwalka Righthi Sichtly Residency P.No. 1-4, Rajeev Gandhi Nagor Extr. Rose No. 1, IPIA, Kota Raj.
	i	Name of the corruporty ries as a	urotuszuszu i songros pezani officzny the nourity.		M/s Denim Developers Unnited, through authorized signatory Sh. Rajesh Kumur Patil S'o Sh. Rajaram Patil Rio Har No 1273, Sussalka Raddha Saddha Readence P.No. 1-4, Rajecy Candlal Nagar Even. Road No. 4, 1914, Kota Raj.
	ь		Little Unit concern Legerson body authority party for creation of clearer	1	Individual Forc
	e	: State es no mula	a what conserts is security selected (whiteher it in progressor or as passingly, etc.)		Burowa
J		oac or full descri	prior of the is instable impertures offered a following desires	ĪŦ	
H		Survey No	THE WIND THE SECTION OF THE SECTION	.	S to [4] f. Gardonia, Village Kaubadi, Kota Roj.
	н			Ŀ	
	h e		(in case of house property) extrem conth. Innt: eguarea er case ut hasese		S. Nr. 10'-1, Gardynia, Village Kunhadi, Kuta Raj 9-24 Su. Mt
		Saultes)			
	d	Incations like i With-distinct esc	name of the phien follope, only registration. Boundaries		Hast Rosel West Other Land North- & No. 10 2 Smith- S. No. 8-26
1	ů	Paracilius of Chrom≠rysadh	the distinuous semicores)-senally and		3 Cornificate of Incorporation MA Denim Developers Limited 2. Resolution fastics as larger of Sh Rapeth Kumar Paul 3. Alterment Leves No. 1160 of 2505 37 4. CeruSchie No. 5161 of 2507 22 5. Rogd Least Deed with Map th 08.05 22
	b	originals ratice certified Note ; Cells	unems verified and us to whether they are curied ongues or registration extracts shall, magnitude on contribut extracts from the	1	Regd. Leave Thered at R.No. 1 V.No. 1634 P.No. 42 S.No. 202205123112507 do. 08.18.22
	\$1.	registering line Date	Leaves of a policy as be examined Nome Nature of the Document		Casing confied to case of entres
	NO				copy centuied whether the extess! ungined was photocopy, etc. seminated by the Advancese.
1	1	05.06.22	Begd Lean Dred		Comment Not applicable
S	odess ecoda origin	nt sub-registion of like by this group at recognis of b	of all eithe dominants are obtained their flor flor and compared with the documents made word mortgager? Please also enclose al- ices paid for physicing cerutical copy of absence ceruficate along with the FIR.		No
8			nis of registers office in several authorities.	1	Nils

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

		reichest to the property in question are evalable for rendiestion through any induse postal or competter system "		
	h	If with unline concenter records are available, whether any verification or cross checking are made and the comments should be in this regard.		Nut svailaés:
		Whether the produceness of the stamp paper is precible to be got ventiled from any online portal and if so whether such verification was made?		Neut as as labile
1	a	Property offered as security falls within the jurisdiction of which sub-reuseout office.		Nub Registrer Kota Ras
	H-	Whetear it is preside to have registration of documents in respect of the property in question, at more than one office of sub-registrat destrict registrat registrate general. If so, please name all such offices	-	Ng
	C	Whether warch has been made as all the offices named u. (b) above ?	1:	Yes
Ī	d	Whether the searches in the offices of registering authorities in any other resembs reveal registration of multiple total documents or respect of the property as question?	:	No
Я	title pred Man mad sock for o	in at title tracking the time from the order title dead to the intest dead establishing little of the property or question from the because is title interest to the corner title limber. Apply character's interest or either along an site is involved, search should be of for a further period, depending on the need for clearance of a day to the fille are of property offered as security for traces of Rs. Lift error above, search of title excombinances for a period of not beautiful years is manufactury.		01 years 2022 to 39.00.2022 UTJ Kara albered a S.No. JC L. Gardenia. Village Kanhadt, Kora Roj. to MAs Denim Denelopers. Lamined, through authorized signatury. No. Rajevim Paul N.o. Sh. Rajevim Paul Rio Flat No. 1272. Novalka Riddhi Siddhi Resklancy. P.No. 1-1. Rajevi Gandhi Nagar Fata. Rusel No. 1, 1171A, Kota Raj. 60 de. 25.07.22 and revenue a Ringd. Lease Doed in Invent of firm on dt. 45.48.22.
4	tull	tre of Tide of the intended Murragory over the Property Pertebber ownership rights Lessehold Rights, Occupancy Possessor its or have Hobbs to Cook Cironian Africia etc. 1		Feeduid
Yes		enchold, whether :		Not applicable
		Lesser Depart in the very reproperly and pregistropy		Not applicable
-		Lessee is neconfied to mortoses the Lesselink Long."		Not applicable
-		displaces of the Lunes unexpered period of leave		Nor applicable
	d	If, a raily tease cheek the base deed in favour of School is to inherite horse deed permits substancing and manifestic by Sub- Lesses also		, sur apper une
		Whether the leasenful rights permits for the creation of any seperatractors of applicables?	Ī	Not applicable
	1	Fught to got renewed of the least-gold rights and names thereof		Not applicable
81	gree with when willo	And green efforment Lease-ston. Sale Agreement whether trapped and the products has intended explose to the configuration of methods examined by green general examples. Whether any permission from Cova, or any a subscript is required for against of mangage and if so whether a self-of permission is available.	:	Not applicable
				NO. 1 10 17
-		copency right, whether Such such is baretable and recept able	-	Not applicable
ij	4			para seria
<u> 1</u> 2		Monagae can be created for all bilines's interest, it was and if so, whether creation of		Not applicable Not specificable
15 F3	Note med myle	Igage result he possible. The modalities procedure to be followed ulting court personation to be obtained and the receives for coming		
	Note excel expli- to so	Igage rankel he prevaile, the modalities procedure to be followed ulting court persuasion to be obtained and the reasons for coming acts constraint. If property has been transferred by way of Cittle Serteman Dead.		Met appleable
P 3	Note med myle to se lalah	Igage rankel he prevaile, the modalities procedure to be followed ulting court persuasion to be obtained and the reasons for coming acts constraint. If property has been transferred by way of Cittle Serteman Dead.	:	Mot applicable Mor applicable



		The Cirt Seitlemest Developmenters the progenity to Dimen-	- 1	Not applicable
j	J	Whether the Dance has accepted the gailt by signing the soil betterness. Deed on by a separated writing on by nephronoun by access.		Nid applicable
1	0	Whether there is no restriction on the Danor in executing the 2th settlement deed in greation	=	No. appliesHe
	ſ	Whether the Dogo; is a princessom of the other property		Non applicable
	Ē	Whether say lide interest is reserved for the Donor or any other person and whether there is a most fan any other person to join the presence of quartysque.		Nos applicable
	h	Any other espect affecting the value of the title passed through the sift withernest deco.		
*	u	In case of partition lamily settlement density resolves the opposed doed as available for deposit. If no, the modelate presentant to be followed in create a valid and enforceable moregage.		tion applicable
	h i	Whether multilean has been effected and whether the montgoger is to presument and egoyment of his sheet.		Not application
	e	Whether the quitition number is called in the maintangue has surplanted a cere typicallel with the opening		Not applicable
		Is respect of partition by a decree of event, whether such decree has become final and all other conditions forms here are completed employed with		Nos applicable
	C	Whether are of the documents to question are executed in counterpasts or at more than one set? If so, additional processes is no taken for sweding authorite acceptance?		Not applicable
ř.		shan the tale describeds include any restaurance months wells."		Not approprie
		to once of adds, whether die not is repairmed will in mangistrated will ?	ı	Nascaga luculae
I	b i	Whether will us the matter needs a mandatory probate and it so whether the same is probated by a competent count?		Narapplicable
	P	Whather the property is mulated on the basis of will?		Not spoketik
	<u>d</u>	Whether she arriginal will is a critical (Not applicable
	Ľ	Whether the original death certificate of the residur is available.		Non applicable
	ſ	will an question as the last and freel will of the contain. It is immediate on the energy-surfaces such as the pendulquist of a standard way. The substantian has all the beneficiaries about the gamenances validary of the total, all parties have exact upon the trill, etc Which are relevant to only on the well synthetisty of bottom of biguest into death are to be explaned.)		itas applicable
7		Whether the property is subject to any walkt rapins?		No.
	5	Weether the property belongs to abundance on any ordinates of the desired and have been presented in the ordinates and the ordinates of the second and properties.		Net applicable
	۵	Precommon perinteness of any in respect to the above cones for creation of manages: ?	ï	Not applicable
5	9	Where the prometry is a HTT point family emperor, managage as curated for family benefit legal necessity, whether the Major Cogarceners have no edgestion give in excention miner's share if any, necessity tentals members as	-	Ми ворбкавы
	h	Penerals comment on any other aspect which are adversely affect the validity of security in such cases?		Not applaceble
ч	٥	Whether the property belongs to any track in its subject to the rights of any trust?		No
	þ	Whether the trust is a private or public trust and whether must these questionally enthurizes for mortgage of the property.		Nint egglisetik
	G -	If so aductional precoutions permissions to be obmissed for		Not upglicable

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

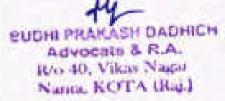
	d Negationesis if any too createst of managings as per the location state laws applicable to the treating the grating.	No. of the last of	
*	u i 2f dae property is Agricultural lead, whether the Incal lans persus mortgage of Agricultura land and whether there are us; sustructions for speaking inflammanch of propegge.	: Not applicable	
	b In case of agricultural property other relevant records documents as per local laws, if any are to be verified to essure the velidity of the falls and right to colonice the invertigage.	Not englicable	
	purposes or otherwise, whether requisete procedure followed personal or otherwise, whether requisete procedure followed personal obtained	Non applicable	
	Whitever the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Apricational Laws, weather sections, minorities Land Laws, Star regulations, Costal Zone Regulations, invincemental Clearance etc.)	Not applicable	
2	Whether the property is surject to any pending or proposed . Land se passition proceedings "		
	b Weether; say segreb/equatry is made with the Land Acquisation : Offer and the outcome of each search eaching.		
3	Whether the procestly is involved in in subject matter of ex- ition to other is paradate, or care before	No	
	b It is whether such Stigetons would adversely affect the constraint of a color contempt in lower and implication of its fattice ordinary and its	Not explosible	
	 Whether the ville documents have any court sent marking. which points our any literation attachment security in emission respect of the property in question? In such case place communications such seat marking. 	Not applicable	
1	Unicase of partnership firm, whether the property belongs in the firm and the deed in purposity registered.	Non applicable	
	b Property belonging to pertions, whether threwn on hotelpoots? Whether formalities for the same have been completed as per applicable lows?	tvm applicable	
	 Whatker die personte verstern mortpage has harn sechories to a country mortpage for sud on behalf of the firm 	Nex applicable	
2	a) Whether the property belongs to a ignored Company Proof by Homowing powers, board resolution, authorismion to create neurospectromonous decoments. Registration of the prior charges with the Company Registrat (RUC). Articles of Association provision for communication and	Nan applicable	
	ist is Whether the property the fig montgagestics porceased by the state of Company from any other Company or Limited Liability Partnership (LLP) from FYes "No.	Not applicable	
	a) If yes, whether the search of charges of the property (or or newlysical) has hear, confied out with Registrar of Companies (RacC) in respect of such vendor company (12.0 (sellect and the vendor company (purchaser))?	Nин арріцоМс	
	(a) Whether the show senich of charges reseals ago print charges encountrances on the property (proposed to be most gaged) treated by the vention company (seller). Yes: No.	Net applicable	
	 If the search reveals reconstrained; thereos, whether such changes meaniference here been satisfied? Yels No. 	No: applicable	
rs.	In oner of Societies Association, the required authority power to burness and whether the montgage can be created, and the remains procedures, byte-laws.	Note applicable	
7	n Whather any 190A is mostlyed in the chain of title?	Иe	
	h Westber the POA is one coupled with outcome to a like playment Apropriet out Power of Attained 15 sq. steems.	Net appliedde	

EUDHI PRAKASH DADHICH Advocate & R.A. ICO 40, Vikis Naga Nanu, KOTA (Ku.)

	classify whether the same is a registered document and beare of	Î	
	has areafind an enterest on mood, not the builder developer and		
	an water at the processing of the second	1	
G	In case the title occurred is cascular to the PDW holder, pease clarity in hether the PDW, another a tit) one executed on the Dubblers var. Companies there is \$32ivided or Proprietary Concerns on factor of their Purpositional reconstructionized.		Post applicable
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EUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagai Nama, KOTA (Rai.)

ij	Whether the membering policy of the most that tally in all decorated such as approved plan, aggreement plan etc.	÷	Nint medicarine
41 -	Percuration of Artischments makes claims whether of Generalizable. Central or State in subset (resp) authorities or Taivil Party claims. Lious etc. and details thereof.	:	Мы аррікове
: 1	The period onvered tasks the Franchimers Certificate and the core of the person in Whose favour the enumbrance is created and if so, satisfaction of charge, plans	:	01 years 2022 to 19.06.2022
))	Definits regarding property tax or land revenue or other statutory dises- pool passable as on date and disent paul, when remark ?	:	Not applicable
וו	a Unton land ceiling elegrance waterflor required and if so, dentils theretal	·	Net applicable
	When her No Objection Certificate under the Supreme Tax Across required obtained		Net applicable
ᅱ	Decads of RTC emeans nontained extracts Kullin extracts pertaining to the property in gaestion.	= 1	Not applicable
lo	Whether the same of mergago is reflected as notice in the receive Municipal Village records 1	:	Not spa koble
14	a . Whether the property offered as security is dented demandated."	_	Yes
	b. Whether the demonstration parameter of the property is logarity will ?	=	Yes
	Whether the property has a contactors as per documents? The property should be legally accessible through normal corriers to transport groups to factories / houses, as the case has bet.		You
i7	Whenly, the property too by detailed from the following documents, and discrepance doubtlet circumstances, if any revealed as each stratim.)		Not available
	1 1 Occurrent in relation to electricity, comparation	ī	Not evalable
	Decompt o telebra to water connection	: 1	Not available
	e l'Accoment les rélations to Sales Tex Removations, et une emplocable		Not avanishby
	d Other stilles hills, name		Net avuilable
i k			Nut projective
	Auffmance description in any of the table decembers of any other becamens. (50th to Vellettion report, violate both, etc.) or the actual content becausing? If 50 phone elaborate december on the same		
1 41	If the variation report and or approved continued plans are made positively, always common on the insite metading the commons on the description and boundaries of the property on the min document and that make the deads. If the valuation report and/or approved plan are not available at the time of property and TR plans provide these comments subsequently, or making I the same available to the advance of		Valustana seport not available
41	Any his restriction for creation of mortgage under any Secul or special mechanics, default of program combation of decorated particles of program.		No.
11	Whether the Black will be able to entering 3 MO ALSE for it required symbol. The property offered as security 1.	E	Not applicable



B.P. Dadhich

Advocate

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

0	In case or absorber of original rate rhoofs destile of toral and other temperature to be experienced to according to a proper, yield and enterpeable mergage by Imposit of conduct committee duly certains one, as also any percention or be total by the Bank in this report.		Nut sprékadik
ĮŽ	Whather the governous law constitutional discurrants of the marigages to the dam national presents parasits crowled of martiples and additional processions, allegs to be taken as such (466).		Nutt acre due divide
H	Abditional septime and extension for granding among a rate as per Secol Law.	:	No
LŠ	Additional suggestions, if any to subground the university of stank, investing the production of sections	Ξ	N.A.
16	The specific persons who are prejuinted to appear mortgage to deposit the mental and legislate deposits.		Nes Desim Developers Limited, through southwrized signatury Sh. Rajesle Kannar Patil Sen Sh. Rajarum Patil Rio Flat No. 3213. Numalka Rioddii Suddii Residency, P. Vo. 1-4. Rajesu Gandhi Nagar Fata Road No. 1, IPIA. Kota Baj.
1,	Whether the Real Letate Project James under Res -siste (Regulation and Development) Act, 20167 Y.N.	ţ	Notacpéscoble
	Whether the project is registered with the Real Tistate Regarding Authority 10 so, the details of such registroom are to be furnished.		Set applicable
	Whether the registered agreement for sale to presented to the above. And thicks there up to a procood?		Not specie obla
	Whether the details of the apartment plot is question are verified. With the half of number and types of apartments or plots banked as optionable by the promoter in the metails of Real Linux Regulatory Authority."		Not applicable

Date : 19,48 20<u>13</u> Plans - Xota BUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagai Nanta, KOTA (Raj.)

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

CERTIFICATE OF TITLE

I case continued for Chagina. Title Beack uncarted to be deposited relating to the adicibility property for, and affirmed as security by way of "Requestile Main gage" and that the decements of hit castering the representation of hit is as with your orbit before an extension of the state of castering and affirm control has a state of castering for the control has a state of castering for the castering for

- 2 5 have asserted the Documents in detail taking into account all the qualidines in the above fast rate American B and the other noticents factors.
- If a consist brong many a season in the Land Levenue mouses. Land confirm nature, satisfied and checked the records of the relevant Lemman and Checked States Sur-Registrates of the last become theorems. Meninged Parchagol Effice, Canal Requestion Office. Registrated Companies (Histor, Muld Book), otherwise, approximately had not had ungiting an article would present the Filia Belders from constant a valid Mortrage. Land bette approximate at Aux, loss is consed to the Work are to negligated the majoration by my again in making search.
- 4. Following scentime of Land Records Records, relative Tillo Deeds, contribute corps of such later than the consernal registrar office and crossistence contribute (RCL Henrity continuous of the Tilio Deeds, Suppr. et al. 1800). (If some been clarified by reaking records enquiries.)
- 5 There are no prior Mertgage Charges recurrispances of absolute many could be seen that the bucculorance Countdotte for the octoor of 0.1 years from 2022 to 19.0% 2022 pertaining to the financiable Property Literatures of the absolute said Talle Deeds 10.6 property American at a non-mercuran.
- 6. (a case of covaried outsequent engage on toward of the Plante there are no color managementations of their than shootly stated in the condinatements are agreed to by the Management the Bank (Beleiu, obiether, or is not applicable). N.A.
- Minor (s) and his their inferent in the property was in to be extent of N. A ("partify the three of the Minor with Same a Strike and if
 not applicable)
- The Mangase is created, not; he yes take as the stant for the standing of the estending Isomore. NAS Bersim Developers
 Limited. Burnings audienciaed signatury St. Rojech Kurnar Pauli Sto Sh. Hajarato Pauli Rio Hat No. 1215.
 Sustalka Riddhi Riddhi Residency, P.No. J. J. Rajecy Gandhi Nagar Yato, Road No. 1, 1994, Kota Raj.
- 3. I ceraty that M/s Dentire Developers Limited, through purhapped signatury. Sh. Majork Konsar Patil Sin Sh. Rejarann Patil Rio Fint No. 1273, Survalled Richth Solidh Residency, P.No. 1 4, Rajecy Carulhi Nagar Taun. Hand No. 1, 1914. Kote Rej. hashare us should be due and Markataile fille over the substitute property covers that the usage talk dock are account and a solid on change can be considered and the size Shingson Orbit be extracted.
- 10. In case of common of Machanie by Deposit of title boots, we search that the responsion to knowing to be dead of contracts would mean a guid and expedience the contracts.

Note: Photo copy of Discound No. 1 to 5 to be eaken for the registration of project under NEW 5 119

- 1. Considere of Incorporation M/s Denim Developers Limited
- 2. Resolution Leiter in taneur of Str. Raject Klamer Paul.
- 9 Allocatem Lones No. 1165 th. 25/17 29
- Consillerate No. 1869 ft. 75 82 20.
- 5 Road Losse Bood with Map at: 05.05.22
- 11. There are no legal imperiments for creation of the Mortgage on production of above this decide the double-foreignal castes of which I have examined under any applicable Law Pules in force

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

SUITED A RESE THE PROPERTY (1988) & No. 11 A. Gwelleniz, Vollege Kunhadi, Kista Raj.

Mass - Recal

West - Office Land North S.No. 012

South S No. 1, 26

Date: 19 #903803

RP Dulbing, Markey

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





🚅 नगर विकास न्यास, को

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



अनुजा और आवंदन) नियम, 2012 के निर	थन 22 के अन्तर्गत भूमि का पटला विजेख
क्रमाक /≒। ≲ हं	हिनाक ८ ४ (१) 2 १ ३६ छ।
क्रमच लेटिन स्वस्थापन स्टिप्ट प्राप्टिके वर्ष	क्रमूल हस्त्रबद्धको शामक कृषात्र कटिल पुत्र को राजानाम पारि⊖
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निवास विस्तार राज नए ते आई साआई है बाला	2
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<u> </u>	R4
(पदनान) श्री / श्रीमती / सुश्री पुत्र	र्गात प्रता 2021 ★
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योजना गार्वेनिया	4 Pan 8
	में ५क्त भूजण्ड का पट्टा दिलांकको
	न अवत मूख क का पद्रा विनाकका
निकादित किया जाता है।	
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पट्टा भारता हो हस्ताहर	पाषिकृत अविकारी के हैसीसर मय मोहर
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30 94100, 10	RESERVED.
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भोत – शर्त भीशे एक पर अकित है।	*100

- पंजीकृत / गृष्णाकन संस्था है।
- Registered and Endorsament Attached

व्यवसायिक

पटटा विलेख की शतें (लीज होल्ड)

(रुवि सूने का गैर-कृषि प्रयोजन के लिए स्वयोग की अनुजा और आवरन नियम, 2012)

पटटे की बार्ते

ਬਨਾਰ ਬਰਨ ਕੇ ਮੋਟਿੰਗ ਵਿਚਾਰੇ ਕੇ ਨਵਰ ਵਾਲੇ ਸਦਾ ਜੀਜ਼ ਰਹਿ ਜਾਣ ਕਰ ਵੀ ਹੈ। ਭਰ, ਹਵਰ ਪ੍ਰਕਾਸ਼ 99 ਵਧੀਰ ਜੀਜ਼ ਹੈ ਜਵਰ 🕯 🕻 🤴

	USI C	
पटना भारत को प्रार्थन वर्ष सील राजि	ंेरे वर्ष अवस्थान करा क्षेत्राच पर	तमें होगी। एक बार निक्रम औं वह लीज संत्री 15 ।

के प्रवाद और भूकपह के क्रयेक विकय / हम्मान्तरण पर 👸 प्रतिवन की बहि हागी।

- ारक करके द्वारा मुख्यक, विभिन्न सेव का एक्कोन करी किया काएगा दिया उपयोग हेतु एउटा दिलेख करी किया गया है। कुखब्द का प्रकृतित कान ीनियम में कलाशित उन्हारी में संस्थित उपयोग अनुसेन होंगे. परचा उन्होंक सपदाण दिए नेथिति समदण्डी की महत्त्व सुनिरियत की नाये।
- एक्ट्रा शहर हुक्त अवस्त का विकट अध्या पाप एकर से हस्तान्तरित का सकेना तथा गुलाक को सम-पटटे (He-लोक) का में है करेगा।
- पका मुख्या से विकार हरूर स्वयं पर केंद्रा में यह में नाथ परिश्नेन में लिए निकार में नियोरित दुस्क आवेदन के साथ प्रजीवृत विकार पत कादि हरूल कि र कार्य है। परचा क्टरीबारक के सरकाविकार के अपने में कार्ट करे देव वहीं होगी।
- uggi विक्रंड का स्थ्यान / जीवन दीम निगम / चानदावी सम्बाध्ने क गरा बधक (मोर्गेड) क्ला का गर्डम, जिल्के दिए उसनीय विकास क अनमति। इयाप ५७ (अ.स.) की आवस्त्रकता नहीं होती।
- भवरक पर मक्द निर्माण प्रातिम भवन विभिन्नों के नामहाको एटन करना हारा ।
- एर्स् कर्स (ब्यानीय नेक्स्ट) की भिन क्वोक्रक के मुख्यक का उपविधायन/गुनर्गधन है मु अपनीर परिवर्धन नारे किया का सकेगा।
- ारक शिक्षक जारी सरने की विनांक से निमारित एकों। में निर्माण करना होगा। निमारित एकों। में निर्माणकारी होने कर निम्नीरिय दर से अपनि िरदार किया जा सर्वेश अन्वयं पहुर विभेक्त निरमा लेखा जा सकता है।
- पुरा दिलेल के नियादन से सम्बात नियम विकट्स तथा तथा एनकर पहला विशेश शक्त किया गर्य है के प्रेरंत पुरुष्ठ का मदद नियस किया जा सर्वाणा।
- पट्ट विसंध की बोक्स में आकारक विकास पर होने वाले क्षय विकासकारी/ गृह विसंग सहकार तमिति होता वहन केवा कार्यना ।
- ्। पूर्व दिस्त किन अधिनिवर्ग, निवर्ण, नीति जिल्ला के तथत आये किया गया है। इनके राग्ने क्षेत्रपुष्ट्र व अर्थ लागू होती जिलकी पालना नार्ग करने पर एउटा निरस्त किया का सकेगा।

17	274				
	नोट 1	निर्मा भूडण्ड	र कर्त न.	e लगु जड़ी	80
				No. of Concession,	

क्ट मा अवटी हेता पट है की मोटे पत्न सारी।

भूकण्य के प्रश्लीस की बीधाओं का विवरण-तमिन....

um Backhedur koles

- पजीकृत / पृष्ठाकन संस्थन है।
- Registered and Endorsement Attached

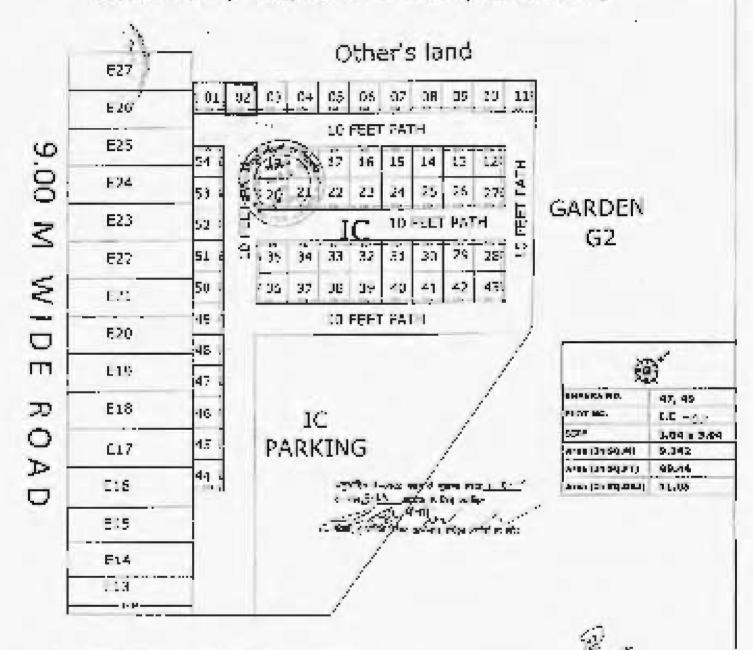


बाइट कान क्रम से भी संजन्म कर रुक्ते हैं।

बाह्य विकास किया, क्यांच

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

Fee Beceint						-			-	
	ě	mb	PA I	100	40	в	8	Per.	6	

		Appendix I Forn	s Na. 6 (Rate 25 & 101) Front Sale	i i	9-18-2022 OF \$1.148
Fee Rece pi kc Neme			Recognitions Department 5 No.	:	19092070 202271173016071
Address	: KGTA				
Document Type	: inspe	olion And Bearth			
Face Value	: 0		S-aluated Value	:	FU
Urd Registration Fee	: 40		Age for Memorandum Us_84_67	. :	í
C91	7.0		Certified copying lead tra_57	:	0.5
Sterija (Marroasandowi)	: ₹		Red (momorandim)	:	
Surchargo	: 30		Stemo Doly		Fy
Penalty	: 8.5		inspection fee		(50
La_15_04	: 70		Commission	:	8.0
Cosndy	1.5		Cilhers	:	8.0
			Cash Amount Received	:	7 D
			Geher Ihan Costi		7.50
From Year 2022 To Y	ear 2022		Total Amount		1 50

Made of Reyment (AMade Number Amount #)

die-Gras Challes Middleball 50

Signature of presenter or applicant to apply or Search perfectled

Signature of redipient and data of return records

Carponer

SUB REGISTRAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF INMOVABLE PROPERTY

				A HILLE PHROPERS	13			
1	а	Name of the Br	anch Basiness Unit Office s	roking ognismi	-		othen Real Fa write, Jelpur Res.	tate Regulatory
	6		and date of the latter and pents tendened for separate a			Nil		
	8	Name of the Sec	TE TANK			Paral 1279 P.No	Denim Derekspers seried signatury SI Sio Sh. Rajaram I Servalka Riddhi 1-4, Rajees Gandhi 1-17, Kota Raj.	r Rajesh Kursus Paril Stor Flor No Saldha Resadency
2 a Name of the nect issueces suscepting person offering for . M/s D applications provided the supplication of the supplicatio		MA: Denim Developers Linescol, through anthorism Signatory Sh. Rajesh Kumar Patil No Sh. Rajesh Kumar Patil No Sh. Rajesam Patil Ro Har No 1273, Sanculta Riddin Siddin Residence P.No. 1-4, Rajeer Gandhi Nagar Extra Rose No. 1, 191A, Koto Raj.						
	ŧ.	opening the gro	Fishe Unit concern perse porty for creatable of charge		:		skal Yum	
	e		o whet capearly is security this bearinger of as greatening		=	Roma	18/61	
1	Complete or full description of the artmovable property as offered				Ξ			
	24 voc	Survey No				8.%	ld -2,4 (ardona, Villagi	a sehadi. Kala Raj
	j.	Describeration	ran cuse of house property -			8.7%	141 2, 4 Carolington, And lage	Sephani, Kora Raj
	<	Extentioned blackding plants hould up once to case of louise property			-	9.24	Sq. Mi.	
	d	sup-district out	es like name of the place, follage, city, registration trict on Houndaries		=	West North	Rang Other Land o K No. 10. 5 o S No. 10-1	
1	а	Particulars of the documents scruttaries senally of chromologically		ecisenally out		1 10	Regard Scatter Page 3. Allot trees Letter 1. Contribute No. 113	ers I finished - en Tamon el Sa sa: No. 1556 di. 25.01.22
	5	Nature of disagreents ventured and us to substher they are originals or certained copies or segualation extracts dots each local. Note: Only originals or certained extracts from the				Reav P.No.		
	SL.	Date	None Nature of the Die				Cenamal centujisa i	le case so copies
	NO						onpy cerufica extract plantacopy, etc	whether the migraal was semigraphic by the Advanceds
,	l ista	65,68,22	Regd. I your thred			100	Uraşinal	Notapplicable
	relava avoilo su gun	tie by the propo al receipts of fi	is! of fittle disconvents are in face and compared with the exect immingspin ? Please are pead the obtaining or obtains conficint along with	decoments muse also crubese all entities expandé		Nis		
6			eds of registration office of re-			Nie		



		sektora to the property in anistimi are available for sentication through my orders portal or computer system."		
	5	If each order exceptor records are contable, wherein any confication or cross checking are made and the connects. Statems in this record.	-	Notuvalable
	E	Whether the gammaness of the samp paper is possible to be got verified from tity online partial and if so whether such verification was made?	:	Nm available
7	а	Property officers as security fails within the privalentees of		Such Registrar Kuta Itaj
	b	Whether it is possible to have registration of documents in respect of the property in question at once than one office of sub-registrar district registrar reputers-personal lifest, phase name all such officers."	:	Ne
	£	Whether search has been made at all the offices named at (b)	:	Yes
	a	Whether the searches is the offices of regreering authorities of any other records reveal regretation of multiple title dominants in respect of the property in questies."	7	No
8	title pred Min- mad anch in e	in at title tracting the title dose the oldest title dood to the latest doed establishing little of the property in question from the secessors is fille interest to the current title holder. And wherever on's nitratest is cellen along in title is involved, sourch should be a for a further period, depending on the send for clearance of along on the little. The property offered as security for Journ of Rs. 1.00 cross above, search of title encumbrances for a period of not less a 30 years is mandatory.		III years 2022 to 19 00.2022 If I know allotted a S.No. IC-2, Gordenn, Yatago Kunhani, Kuta Raj, to Mis Deniro Developerts Limited, therough authorized signatury Sh. Rajaram Patil Sco. Sh. Rajaram Patil Hao Flat No. 1273, Somethis Unfello Sightly Residency, P.No. 1-4, Rajaras Garollai Nagar Kuta, Rosad No. 1, IPLA, Kota Raj, on dt. 23.07.27 and overute a Regd. Louse Deed in Fassor of film on dt. 05.08.22.
g	full	me of Title of the intended Mortgagor over the Property (whether reviewship matrix, Lesschold Rights, Occupancy, Possesson its or Insce Bulder or Coot, Crange Allatins etc.)		Freehold
ĮO:	If le	eschold, whether:		Nat applicable
	F	Lease Gord is thirty etamped and registered		Not applicable
	0	Lessee is permitted to wantgage the Lessehold oy lit		Not applicable
	- 1	durative of the Lease interpred person of lease	1	Not synthematic
	4	If a SUN sease, check the lease deed in larger of Lessen as he whether have dived permits any-leading and mentgage by Sub-Lessen that		
	e	Whether the lesselectd rights permits for the energies of any squarestractors of applicables (Not applicable
	1	Finds to get removal of the travehood rights and some therent		Nonapplacable
		sort grow allutional Lease-nors. Sale Aggregates, whether it approximates the provides he alumable rights to the morganism	1: 1	Non applicable
11	with other	in without conditions, the moreogen is competed to cross- ige on such property. Whether any permission from Circl. in any crauthories is required for creation of moreogene and if an whether would permission is available.		
	with character of the such	ge on such property. Whether any permission from Circl. In any or authorize is required for creation of moregage and if an otherbor valid permission is a valid by.		Not applicable
	with char other such	ge on such property. Whether any permission from Circl. In any or authorize is required for creation of moregage and if an ortested valid permission is a validable company right, whether Such might as heritable and impeditionly.		
12	with char other such lifes a S Name intermediate.	ge on such property. Whether any permission from Circl, in any or authority is required for creation of moregage and if an ortested valid permission is a schable. Coppercy right, whether Such right is heritable and transferable. Miniturge can be enough as your and if so, whether creation of transfer could be possible, the modulators procedure to be full eved unling count permission to be obtained and the remains for coming		Not applied to Not applied to Not applied to
12	with char other such lifes a life of such li	ge on such property. Whether any permission from Circl, in any or authority is required for creation of moregage and if so whether valid permissions is a validable. Company right, whether Such right is handable and transferable. Mortgage can be enought as any and if so, whether creation of transfer could be possible, the modulation processor to be full even unduring court permission to be obtained and the remains for coming to be conclusive.		Not eggi gajik
11 12 13	with char other such his ex. 5. National intermediate in the such who who will character the such as t	ge on such property. Whether any permission from Circl, in any or authority is required for creation of moregage and if so whether valid permissions is a validable. Company right, whether Such right is handable and transferable. Mortgage can be enought as any and if so, whether creation of transfer could be possible, the modulation processor to be full even unduring court permission to be obtained and the remains for coming to be conclusive.		Not applicable Not applicable



	e	The Citit Settlement Developers has the property to Dinner		Not applicable
	d i	Whether the Danee has accepted the gill by signing the		Not applicable
		Giff Settlement. Deed in two a separated waving or by explication in by setters.		Ido abbreaux
	e	Whether there is any restriction on the Daniel in executing the salt settlement does in question.	=	Not applicable
	1	Whether the Danger is in passersoon of the gathed property		Net applicable
	9	Whether any life extensitio reserved for the Dason in any other		Nes applicable
		general and whether there is a record for tary other person to just the arculper of pset/page.		
	ĥ	Any other expect attenting the raildary of the title possest through the gall settlement deed.	•	Not applicable
15	a	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the modality procedure to be followed to create a valid and enforceable more age.		Not applicable
	t	What Sa motation has been effected and whether the meetgages as in possession and enjoyment of his share.	:	Net applicable
	v	Whether the purition made is cold in low and the morngagin has sequented a mortgaggible (it)s them on		Not applicable
	4	In respect of partition by a decree or count, whether such decree has become first and all other conditions homestities are completed completed completed and		Not applicable
	e	Whether are of the documents in question are executed in contractparts of at more than one set * if are additioned processors to be taken for menches multiple mortagues."		Noe applicable
-		wher the othe documents include any testamentary impossively."	-	Not applicable
	à	In case of wills, whether the will is paystered will in processory and		Nor applicable
	ь	Whether will in the matter needs a reachinery probate and it so whether the same as probated by a competent case?"	1	Nation applicable
	11	Whether the property is menated on the basis of wall		Not applicable
	d	Whether the mirroral will is available ?		Not applicable
	c	Whether the migrae death certificate of the testalis is available.	:	Nor applicable
		What are the recommences and or documents to establish the well in question is the last end final will of the testator? Comments in the circumstances such as the emiliability of a declaration by all the beneficianes shown the genuineness validate of the will, all parties have senal upon the will us, which are relevant to rely on the will, availability of Michael Original title decids me to be explained.)	=	Not applicable
7	0	Whether the property is subject to any would make?		Nis
	ļs	Whether the property belongs to church tempte or any otherwise returned assistances of such properties?	=	Nor applicable
	E	Presentions processories or any in respect of the physic gauge . In creation of mortusor "		Nec applicable
æ	a	Where the property is a stUP point family property managage is created for family benefit legal necessary whether the Mapur Capaciters have no adjustment point to execution, process's share at any rights at lenady more-benefit.	:	Not applicable
	ls	Phonor also removes an any other espect which may adversely affect the validity of security an such assay."	-	Not applicable
79	н	Whether the property belonge to any treef or a subject to the sights of any trust "	7	No
		Whether the tres is a private or public third and whether third		Not upposedde
	ь	short specifically authorizes the normagine of the property."		

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

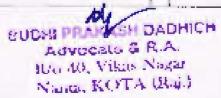
	é	Requirements, if any for creation of attengage as per the central state laws applicable to the frost in the central	:	Not applicable
71	3	1: the property is Agricultural land, whether the social laws permit asong one Agriculture and and whether there are any restrictions for creation entocoment of itertages.	-:-	No. applicable
	à	In case of agreeding property office releases prompts the outside a per logic lignes, of one are to be sentised to agree the cultifies of the stille and right to reference the stortegae?	:	Nati applicable
	*	In the case of emissions of Agriculture and for over-social parameter or otherwise, whether requests pressure tellered permission obtained	-	Nor applicable
21	reşii Ayı	the the property is affected by tay rocal lines in other dathers larving a bearing on the evention assurity (vig mailtane laws, residen sections maintains forell laws, \$127 datases Corstal Zane Regulations Frommunical Charages,		Nort applicable
Ž.	2	Whether the property is subject to any pending in proposed level acquisition process logs.	=	No
	>	Whether any search enquiry is made with the Land Acquisition. Office and the nationine of such security enquiry.	=	Not applicable
23	3	Whether the property is assolved in or subject matter of earling time which is produce or concluded ?		No
	b	O so, whether such hingston would introsely affect the concern of a valid mortgage or have any implication of its biture colorograms.	•	Next according to the
	0	Whether the take documents have any recent seri macking which points out any hitigature attechnical sequents to must in respect on the property of specimen 2 by each case pieces economic or such explanating.	Ī	NeSajghealde
24.	ū	In case of partial thin trim tylicities the sympatry belongs to the form and the decal is gampady registered.	:	Not sapplaced the
	h	Property belonging to purchase whether the win on herebyes." Whether formulates the the same have been compared as per- applicable lows."		Nim applicable
	r	Whether the generation creating mortgage has have authoring to impute more age for and on behalf of the firm	-	Notapplicable
25	Son mor with	Whether the prosperty belongs to a Limited Company where the source process. Broad presidence, nother except to present to proceed to go a continuous prior charges to the Company Registrate (BCC). Articles of Association which he company sent on.		Nut applicable
	alana Pare	 Whether the property Co is montgaged as purchased in the re-Computer from any other Computer or Compet Lightless pership (L.Ps firm 2 Yes) No. 		Ser applicable
	000H	if yes, whether the search of charges of the emparts (so be byspecify has been correct est with Brogetrer of Compares; (ReC) especif of such sendin company / 1.5.P (sollin) and the vender people properties.		Nint applyances
	char	Whether the above search of clauges reveals my printinges encurabrances, on the property (proposed to be envelopped) tells the search company (seller).		Sect applicable
		If the search reveals examinations of dampes whether such go, etc.umbraness have been constant?		Natappleane
28	lo is bene	asse of Securions, Association, the required explosion power to more and whether the mongage can be created, and the requeste hittoric bars-govern	-	Not appliently
27	0.	Whether my PCIA is involved to the efform of fitte.		No
	Ъ	Whicher the PAA is one coupled with interest the a Development Agreement compression of Attention Rem plants	-	Not applicable



		has i	is whether the same as a majstered ducummer and broke i created an interest in favors of the builder developer an on is interescable as per law.	1	
	¢.	pleas úse l Com Sept Agra Data	and the fide absoluted is executed by the POA holders section to whether the POA involved is (i) one executed be builders via Companies Fames Individual or Proprietor series in fewers of each Factions I implement Authorize research cos in sign 11st Absorbent Letters. NOC: series of Scie. Sale Deeds etc. in fevers of legers of author (Huddon's POA) se (with other type of POA) amon POA)	d :	Net applicable
	J				N at applicable
	e		ist of common POA (i.e. JS)A other than Isolide's POA se clarify the following chaptes in respect of POA	1	Not appeixable
			Wheten the ungood POA is verified and the title taxestigation is done on the basis of original POA?		liver applies/sie
			Whether the POA is a registered upo?		Nati applicable
		HÍ	Whother the POA is a special or seneral case ?		Not applyoritie
		18	Whother the POA consume a specific authority is assembled of title document in anciscos ?	r :	Not applicable
	F	πsea (Pl=	then the PDA was in funce and not revoked in lead become lid on the date of execution of the document is question see alongs, whether the same less been asseptanced times the or of sub-registry also ?).	9	Nest applicable
		Pools	sé comment un les condinences no POA.		Nintaggilscazue
	ĥ	The	improprietal opinion on the enforceability and validity of OA 2	ó :	Nint applicably
194	gan give sag	uneagy; u the	mortgage is hem; inverted by a POA holder, chees of the Power of Attorney and the extent of the power rein and whether the same is properly executes of the Jam of the place, where it is the place where it is	8	Not applicable
					No
H)	ches		erty is a Cut apartment, or cooklamial commercial complete		
15		k and	evenment on the logic wang	-	Must amount add s
5	d	k and Pron	overment on the logic wang is one is and extrustly table to the bank building	1	Not applicable
5	d F	k and Pron Desi	evenment on the Indianous notes without evenes with the local building depotent Agreement Power of Amorica	F	Not applicable Not applicable
9	d	k and Pron Devi	comment on the Indianous notes is and country table to the build building doposett Agreement Power of Attorney at at authority of the Developer he kied pendent little vertication of the Land and or building a		
	d b	Provide Provid	comment on the Inflowing notes it and extres is tale to the build building doposett Agreement Power of Advency at at authority of the Developer he kied pendent little ventication of the Land and or building a tom	. :	Not applicable Not applicable
6	d b c	Pron Devi Lote Inde ques Agre	comment on the Indianous notes is and country table to the build building doposett Agreement Power of Attorney at at authority of the Developer he kied pendent little vertication of the Land and or building a	v :	Not applicable
	0 b c 6	Pron Devi Los Inde apes Agre Rega Rega	comment on the Inflowing notes is and counce's take to the build building doposites Agreement Power of Amorno; not at authority of the Demoksper his kles pendent take resultanions of the Land and or building a tom comment for sale (duly registered)		Not applicable Not applicable Not applicable Not applicable Not applicable
5	d b c d	k and Pror Devi Lote Inde que- Agre Regra App	comment on the Inflowing notes of and extres to tale to the book building depotent Agreement Pewer of America and or Agreement Pewer of America and or the Depote per building pendent title verification of the Land and or building a from terminal for sale (duly registered) ment of proper stamp shot uncovern of registerion of sale agreement, development	1	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
5	0 b c 6	k and Pron Devi Lote Inde aper Agre Rear App puth	comment on the Indianous process of the build building stopment. Agreement Power of Amorecy at authority of the Development Amorecy at authority of the Development building stopment uttle remineration of the Land and or building atom comment for sale (duly registered) ment of proper storage that agreement, development of registeration of rate agreement, development of the building plant of building plant of building plant of building plant. PAA, etc.	1	Not applicable Not applicable Not applicable Not applicable Not applicable
	0 6 6 7 8	k and Pror Dev Lote Inde ages Agry Rega App path Cow	comment on the Indianong is derived a fine to the build building eloptoem Agreement Power of Amories at authority of the Developer builder pendent title remination of the Land and or building a tion committee sale (duly registered) nent of proper stamp buts provided proper stamp buts provided proper stamp buts provided proper stamp buts provided of registeration of rate agreement, development control of business plant, permission of appropriate is a profered of business plant, permission of appropriate is a profered.	1	Not applicable
	0 6 6 7 8	Pront Pront Devi Love Inde aper Agric Rea agric App puth Conv	comment on the Indianory is derived a fine to the build building depotent Agreement Power of America and authority of the Developer builde pendent title remination of the Land and or building a firm termination sale iduly registered; ment of proper stamp have uncoment for sale iduly registered; ment of proper stamp have uncoment. POA, ex. uncolled building plan, permission of appropriate ison orthoda. Texture of Security Construction reproprietal proper Certificate shouthent letter letter of possession	ı :	Not applicable
	u b c d f a a	k and Pron Devi Lote Inde ages Agry Rea agre App anth Cow Clean	comment on the Indianong notes is and entire to the build building depotent Agreement Power of Amorety at authority of the Developer builde. The Developer builder building of the Land and or building a form the remarkation of the Land and or building a form the rate (duly registered) ment of proper stamp but a greensent, development of registeration of rate agreement, development or the land of building plant, permission of appropriate formation of building plant, permission of appropriate formation of building plant, permission of appropriate formation of building plant, development of building plant, permission of appropriate formation of building plant, continued in building statement of building plant, permission of possession development but but the of possession development but the latter of posses	d :	Not applicable
	u b c c c f a a i i i k i i	k and Prov Devi Lote Inde apes Agry Read agre App puth Cow Open Shar	comment on the Indiawang notes is and entire to the build building depotent Agreement Power of America and orthogological authority of the Developer building and authority of the Developer building and or building a form the realist of the Land and or building a form of the sale (duly registered) ment of proper stamp building and agreement, development of proper stamp building agreement, development or agreement, development or agreement, development or agreement, development or the building plant, permassion of appropriate incoment, NNA, etc. The sale of building plant, permassion of appropriate incoment of building plant, permassion of appropriate incoment of building account of building plant, permassion of possession development building plants of possession development of sales of possession of the contributes.	ı :	Not applicable Not applicable
	u b c d f a a	k and Pron Devo Lote Inde question Read agree App anth Cow Men Shar No.1 All reque Read Research App anth Read Research All reque Research Research All Research Rese	comment on the Indianong notes is and entire to the build building depotent Agreement Power of Amorety at authority of the Developer builde. The Developer builder building of the Land and or building a form the remarkation of the Land and or building a form the rate (duly registered) ment of proper stamp but a greensent, development of registeration of rate agreement, development or the land of building plant, permission of appropriate formation of building plant, permission of appropriate formation of building plant, permission of appropriate formation of building plant, development of building plant, permission of appropriate formation of building plant, continued in building statement of building plant, permission of possession development but but the of possession development but the latter of posses	d :	Not applicable
	0 b c c c c c c c c c c c c c c c c c c	k and Pront Devo Lote Indee ques Agn Read 22 re App anth Cow Men Shar No L All regas Read Soci R	comment on the Inflowing notes is and extremely notes is and extremely taken in the build building depotent Agreement Power of Agreemy at all authority of the Developer builder pendent take remination of the Land and or building atom the rate (duly registered) ment of proper stamp but? Our extern of registeration of take agreement, development control of building plan, permission of appropriate incoment. NAA, etc. Outside of building plan, permission of appropriate incoment, and the form of Secrets Construction reprograms of secrets of pessession of appropriate incomes Certificate absolute the later of pessession developed the Secrets of the Certificate Secrets of the local Manning law of the later of pessession developed the Secrets of the local Manning law of the	d :	Not applicable Not applicable

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

	1.0	Viether the numbering pattern of the lands that tally its off- becomes such as approved plan, agreement plan etc.	:	Non appheside
ių i	Lincombrances, Anachments, auction clauds whether of these mineral Central to State in other Level authorstos or Third Party clauses have see and desaits thereof.			Nitral policies
31	The permanent	Pried covered maker the Insecurionness Certificate and the of the person in whose brown the essentianness essential and Colores must charge of any	:	06 years 2022 to 19.08 2022
ri.	Details	regarding property tax or land remembe or other statutary dues yable as on date and if not paid, what remedy ?	:	Not applicable
33	dh	rtou hand coding cicarance, whether required and if so, density erecc.	:	Not applicable
	TVI.	harder No Objection, Constitute under the Inverze Tax Act is quied obtained.	1	Not applicable
34	to the p	of RTC extracts mutation extracts Karlin extracts performing reports in question.		. Sut applicable
0.5				Not applieskie
344	a 20	feether the property offered as security is clearly demonstrad		Yes
		bether the demonstrate post-tion of the property is kapally if it is better the property in kapally in the property in the pro		Yes
	OF INC.	hether the property has also masses as per dominants?" be property should be legally accessible through normal arrives to transport goods to factories I houses, as the case as he).		Yes
27		the property can be identified from the following discurrants, and a see doubtful commitments, it say provided on such secretar. *		Not acopable
	# Sk	x novest on relation to electricity connection		New accordable:
	b ik	seument in relation to viater commenten		Natarebble
	e TA	scurrent in solution to Sales Tax Registration, if any applicable	:	Not available
	d 3.5	act unity bills, I was		Nimansdable
90	dillama is wah us	out of the boundaries of the property whether there is a confidence of the following the confidence of any other excurants calculation region utility followed for the actual contemporary of the collaborate comment on the same		Net sypheable
jag.	If the valuation appeal and in appeared sensitived place are made avoidable place comment on the same including its comments in the description and households if the property on the said document and that in the title document iff the valuations report and or approved plan are not avoidable at the tire, of proposition of TER, placed provide these comments unbacquantly, or making the case growth to the advocate.			Valuating report set araziable
40		representation for curvation of mentance couler and friend or appearable also details of proper regression of discourants, passaced of proper my as	Ť	No
41		the Bank will be able in online a SAMT ATM Act, if requested against only offered as accurity ()	:	Not applicable



B.P. Dadhich Advocate

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

40	In case of absence of original title deads, beauty of legal real other proposed in the proposed of a proposed wild and enforceable unorigage to expose af constant connects drily constitud one, so also any precention to be taken by the Bank on this regard.	Nut englicande
44	Whather the governing on constructional documents of the managagor (other stan dates) personal personal personal environ of meetipage and additional presuments, during to be taken as such cases.	: Not applicable
41	Additional aspects relevant by usees gather of title as per local laws	: No
15	Additional suggestions, if any to suffigured the interest of Bank, consisting the personnel of sections.	N.4.
46	The specific persons who are required to create mortgage to deposit documents are sung mortgage.	Mis Denim Developers Lituited, through sutherized signatury Sh. Rajesh Kumar Patil So Sh. Rajeram Patil Riu Flat No. 1273, Somelka Riddhi Siddhi Residency, P.No. 1-4, Rajesa Gandhi Nagar Extr. Road No. 1, 1914, Kota Raj.
47	Whether the Real Estate Propert reserves restor Real Estate /Regulation and Development) Act 2016? Y.N.	: Net appliesble
	Whether the project is registered with the Brad Estate Regulatory Authority? If so, the details of such registration are to be farmalised.	Nati sypthesitike
	Whether the registered agreement for sale as presented in the show: Act Rpacs there reader is executed?	Not applicable
	Whether the details of the oparament plot in questions are verified with the list of number and types of agaraments or pices beeked as impleteded by the promotes on the neclestic of Real Estate Regulatory. Authority?	Nam applicable

Date 19 at 0003. Place | Kuta SUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagar Nanta, KOTA (Raj.)

CERTIFICATE OF 1712 II

I have examined the Original Title Deeds intended to be deposited relating to the schedule graphstylers and offered as seconds to was of "Exquisible Mortgage" and that the decuments of title referred to in the regardine are related evidence of right, title and interest and the small figure title Managage is arcated it will satisfy the requirements of creation of Equiphet Managage is arcated it will satisfy the requirements of creation of Equiphet Managage and Deather would that

- 2 I have examined the Documents in detail solving instructions of the guidelines in the exact test side Assessor B and the other national factors.
- 3 I confirm having mate a warsh in the Land Keverse mounds it also confirm laving namified and chacked the recentle of the relevant time number of Charles Sur-Registration Office. Beginning of Companies Office. Sure Registration of Companies Office. World Board twinners applicable. I do not an easily a strict confidence of the Conference of Companies. Office would be a be supplied by the confirmation of the Conference o
- d. Following scration of Land Research Revenue Research, relative Table Death, continued expert of such table death obtained Story the presidence of the Table Death. Suspeniors Doubt, if any has been clarified by earling necessary enquiries.
- 5 There are no prior Mongagos harges occumbenance who several as and the sean from the Encumbrance Contificate for the period of 101 years from 2021 to 19.06.2022 pertaining to the immorphic frequency tiest cancred by above and Take Doods. The property of the term of the foreganger.
- 6 in one of second-subsequent charge in favour of the Bank, there are no other purposes charges other than already stated in the Loan documents are appeal to by the Maragagor and the Bank (Delete, aductioner is not applicable) N. h.
- Minus (a) and but their estimate in the property (less to be extent of N.A.(Specify the there of the Atheor with Neros). Make our if not multivable?
- The Nontgour et contect, will be confide to the Bank for the Limited, of the intensing Demonstr. Mrs. Demins Developers
 Limited, through authorized signatory St. Rajesh Kumar Patil Son St. Rajarson Patil Rin Flat No. 1213,
 Soundha Ridehl Siddhi Residence, P.No. 5-4, Rajecy Gondhi Nagor Eytn. Road No. 1, IPLA, Kota Raj.
- 9 t zerify that Mix Thorius Derekspors Limited, through authorized signatury St. Repeth Kumer Petil Sto St. Rajaram Patil Ros Flat No. 1273, Sagnatha Riddhi Siddhi Rosidumy. P.No. 1-4. Rajara Gandhi Nagar Extr. Roud No. I. IPLA, Kuta Baj, no have no resident dear and Statemble net over the action by preserve as a 1 feather certify that by exercises done no account and analytic mergape are be areated one the and Morgane would be unknown.
- 10 In too, of courses of Mangage by Deposit of title deeds, we certify that the deposit of following title deeds Escentarts rough create a resident and enforceable averages:

Note: Placin cape of Decembert No. 1 to 5 to be taken for the engistration of project under RERA Act.

- 1. It conficure at Incorporation M/s Denius Developers Litarited
- 2. Resolution Lateur in Januar of Sk. Rejeck Konner Patit
- Aljoranem Lector No. 1955 dt 25 €7 □
- 4. Centilesse No. 1158-0. 25.07.22
- Rogé Lesse Bleed with Map dr. 45/45/22.
- 11. There are no logal impediments for creation of the Mongage on production of above title deeds, the contribution/graph copies of which I have examined under any applicable Law! Rules in force.
- 12. It is certified that the property is SARFAESI Compliant.

SCHKULLY 10 CHE PROPERTY (1981 5.5 a. 10.-2, Gardenia, Village Kunhadi, Kota Raj

East - Blad.

West Other Land

North S No 10 J

South 8.No. 10 1

Date: 19 (# 2012

H.P. Dudbich Advacate

BUDNI PRAKASK DADHICH Advocate & R.A. IV. 10, Vilus Naga Nama, KOTA (Rai.)





📺 नगर विकास न्यास,

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीत सेन किये शिर्व को गैर-कविक प्रदोजन के लिए सप

अनुहा और आवटन) नियम 2	2012 के नियम 22 के अन्तर्गत गृशि का गहरा दिलेख
क्रमंक / 1 55	दिनाक ८०/३/३-३-८
वेशाओं देनिय इकनजर्ग ति	प्र जरिने अवीक्त हस्तानरकर्मा शजेश सुमार गारित पुत्र की गुजाराम माटिल
पट्टा पास्क का नाम र्	Ext 25/18/1/1
मही कर्णन पर्वत से प्राप्त	नुवालका ^{प्रि} शि सिक्षी वेजीकेची प्रमेंद्र मंद्र ३-व राजीद गांनी तगर
निवार विस्तार सेव ने । आई.पी.आई.ए	कोटा 🛞
A.F.	444.44
	अथवा
पत्टा धारक मैससं 🛊 शहर	कार्यालय क्ष्म 2021 🛊
	ारिके
(पदनाम) श्री/श्रीमती/सूत्री	ুন /পুৰা ়
निवासी	.C3 9.24 वर्गमीटर
mand of Shap no. ?	.C3 क्षेत्रफल 9.24 वर्गमीटर
	खसरा र <u>५</u> , ५७, ५७
क्रेजना माकानम	्र स्थित है।
स्थानीय निकास (पट्टा कर्ता) हारा पट्टा भारत	रु को प्रसानें उपना मूखण्य का प्रदृष्टा विनाकःको
निष्पदित किया जाता है।	
	व्यक्ति क्रिका
पट्टा धारक के हस्ताहर	- समिक्त अधिकासे के हस्ताहर मय मोहर
1	age জিল্লে আৰু চাত
1	War, Eta (yeur
q	

नोट - शर्ते पीछे पृष्ठ पर अकित है।

- पंजीकृत/पृष्डांकन संज्ञान है।
- Registered and Endorsement Attached

व्यवसायिक

पट्टा विलेख की शतेँ (लीज होल्ड)

(कृषि भूति का पैर कृषि प्रयोजन के लिए उपयोग की अनुता और आदेदन नियम, 2012)

पट्टे की शर्ते

•	adel arch a safet least is also on Sec.	card also and mad of a rate man Board to name as det part
		2010)
	्रवार प्राप्त को प्रकार को क्षेत्र कवि	the advances on A case would be a real on the of the about

- ्र एत्स धारक द्वारा पूर्वपण / विकित डीड का स्थायम व्ही क्षेत्र्य जाएमा जिस समयोग हेतु ४८८। विकेश जारी किया गरा है। यूक्षण्य पर क्लिकिस १०० विविधम के स्थानिक उत्पुत्त्वी में उस्तिकिस समयोग अनुक्रम होंग्, परस्तु उन्होंक समयोग हेतु निर्माकित धानकण्यों की पासना सुनितिक्य के स्थान
- अ न्द्रा नारक टका भूगण्ड को दिवय जरुवा कथ प्रवान में इक्टान्टारंग कर मर्कणा तथा मुक्तक को स्व-पट्टे (सर-लॉक) धर भी दे स्वरंग।
- तक पुरावक से दिक्य / हाशास्त्रक कर केमा से यह में नाम गरियतंत्र से दिए निकात है निवारित हुआ आदेवा के गाल गरीकृत विस्तय पत आदि।
 इन्दर विश्व कार्यने, नाम्य प्रदेशपालक से उन्तराधिकारी से नामले ने बोड़ राज्ञि देव नहीं होगी।
- पहेटा विलेख का सम्बाद/कोदन बीम नियम/कामद की संल्याओं के पास नवक (मर्गक) क्या का सर्वेगा, किसके किए स्वानीय विकास का अनुवरित प्रसार पर (NOC) की अनुवर्णना नहीं होती।
- ह. भूजपद पर भवर निर्माण प्रश्नीतम भदन विकिथनों के मानदण्डी एउस करना होगा।
- बहुदा कता (स्थानोद नेकार) की किया वर्षेकारे व स्थान्य का स्थानभागम् अपैगर्यका द भू काळाग गरिवर्तन नहीं किया का सुर्वत्या।
- u प्रदा विक्ता व निष्पादन के पत्थाल नियम दिकाई तथा क्षा कृतिक पाएक विलेल प्राप्त किया गया है तो एका भूगण्ड का प्रदार निश्ता दिया यह नकेंगा।
- in प्रदेश विलेख को गोन्छन, ने सन्तर्रक विकास पर होने वाले कर विकासकरों / यह विशेष सरकरी समिति हाल बरन किया जागेगा।
- (६) दिलेका यान अधिनियम, नियमी नीति, विभिन्न के तहत जाही विद्या पद्म है। इसके तभी जक्यन व वर्ण करनू होगी निवधी पास्ता नहीं करने पर उद्दार कियन केवा का नकेगा।

12	april	The second second
	मोट :- निर्मित मुखन्त में रार्त में ।	साम् विते प्रेती।

क्टामा स्पूरी हेत् गहरे की प्रति फल संस्थि।

पूर्व द्वाराहरू की गीमाओं का विकास पूर्व <u>द्वारहरू</u> पश्चिम **अ**न्य का जी करण के किया द्वाराहरू

. घट्टा बारक के हरताकर



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инда Рома

च्यामी :--

an Hoy Wohammai un Porthadenkary

аур беге

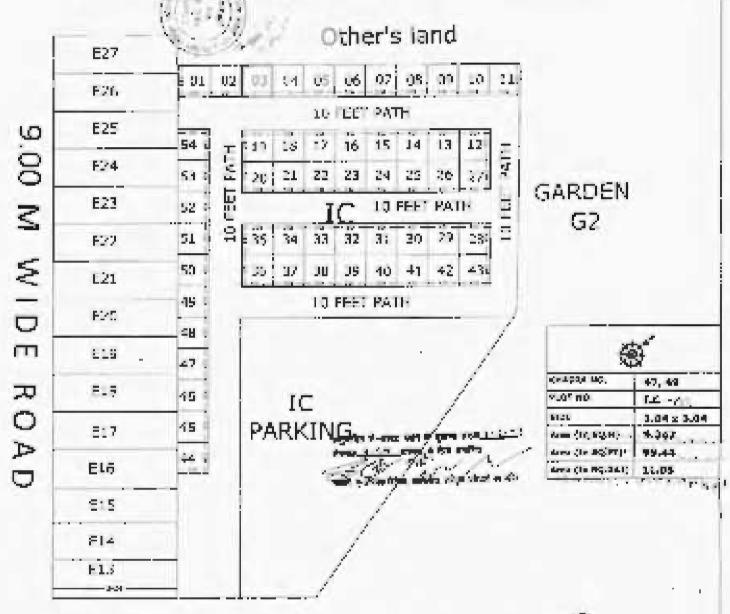
- क्रेबेक्त / प्रणाकन सत्त्व है।
- Registered and Endorsement Attached



साइट प्लान अलंग से भी मंतरन कर सकते हैं।

प्राणिकृत व्यक्तिकार के इस्ताप्ट में मोहर वार्य विकास पर क्षेत्र 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. 1-1 PLOTA NO. 1-4 RAJEEV GANDHI NAGAR EXT.



12.00 M WIDE ROAD

-1.72%



SIGNATURE OF OWNER

Government of Rejasthan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER \$408-REGISTRAR, KOTA-1

Lee Receipt

	Appendix Ac	mi No. P [Raig 75 § 131] From Dale .	19 05 202	2 0 09 PM
Lee Recept No Name	: 202002123019683 : BIP GADHICH AUVOCATE, MA Genim Developers List	Receipt Date Decument S. No	: 19050 : 202201	2012 1230 6022
Aphiliness	: KO.A			
Document Type	 Inspection And Swinds 			
Lage Value	; 70	E-alupies Value	: 00	
Ora Registration Fee	: 70	Fee for Manuscreport Us (64, 67		8
C91	; 10	Certified copying lees Us 57	:	10
Stamp (Memorangum)	: 1	Reg (nerosa testum)	:	₹.
Suronarge	: 0	Stamp Puly	:	4.0
Permit		Inspection lee	:	7.50
Us 25 54	: 40	Commission	7	2.0
Cust-alp	: 7	Orners :	11	7.0
		Cash Amount Received	-	8.9
		Differ than Cash		t 50
From Year 2022 Fo 1	Year 2022	Inja: Amount		8 50

Mode of Payment (Minde Number Amount #)

e-Gras Challen (Statem T # 50)

Signature of commencer or negativant for oppy or Search certificate

Signature of reoperst end date of return redegal

Carstriat

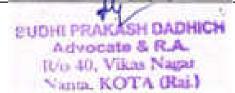
SUB RECISTRAR

B.P. Dadhich

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT.

				<u>)VABL</u> E PROPERT	TY			
			netvBusiness Unit/Office	2 1	:		sthen Real E.s orley, Jaipur Raj.	tate Regulatory
	Ь		and date of the letter i was teachered for somen			Ni.		
	ç	Name of the Bor			i	antho Porid 1273 P.No No. 1	Denim Developers ortzed algorsory SI 8/o Sh. Rajaram I Sawalka Kiddhi 1-4, Rajary Candhi , IPIA, Kota Raj.	h. Rojesh Kumur Potil Do Flat No. Såddhi Kesidency, Nagor Fato, Road
2	8	hame of the ni property/ies as se	nwgoncern/ company/p curity.	erson offering the	=	Patil 1273 P.No	Denim Developers prized signatory 53 5/6 Sh. Hajaram I Sewarta Riddhi 144, Rajeev Candhi 171A, Kota Raj.	b. Rajesh Kumar Patil 600 Flat No. Siddhi Hesidency.
	Ь	sitTuring the prop	the Unit/concern /pu crty for greation of charg	ir.	-		العمار/Firm مانات العمار	_,_
	c	az juim applācant	what copricity is securi- or burnower or as goars.	ntoc. etc.)	:	Estatro	swer .	
9			dion of the immovable i		7			
	3	Survey No	idilowing details.	•	-	5.Ne	IC-3, Gardeaiu, Villag	s Kunhedi, Koje Raj.
<u>-</u>	ь		(in case of heese grown)				10-3, Gerdenia, Valog	e Kunhedi, Kote Raj.
	C	Extent/area inclu property	ding plinch bailt up an	a in case of house	7	9.24	Sq. Mt	
	J	sub-district etc. I			:	Weir North	- Road - Other Land I- S.No. IC-4 I- S.No. IC-3	
4	ā	Particulars of chronologically.	the documents séruti	nized-strially and			1. Certificate of Benim Develops 2. Regulation Letter Rajes's Kontar Pa 3. Allotment Letter 1 6. Certificate No. 10 75. Regd. Lesse Do 65.132.22	r in Savoyr of Sh. All No. 1198 dt 29.07.22 55 dt. 25.87.22
:	ъ		nichts verified und as to sifien copies on registr					No. 1 V.No. 1624 203123112510 de.
			originals of combined Sevenue/other such or less					
:	SL. Nú.	Date	Name/Nature of the 1	Accumens			Original/ pertified copy /ceptified extract/ photocopy, etc.	la case of copies, whether the uriginal was sendinged by the Advocate.
<u> </u>	100000	05/08/22	Regd. Lance Denti of all risle documents are	c classification of the		Nia	Original	Not epplicable
. 2	relevar nvasinj origana	nt sub-registear ndb ole by the people of occei pt s no fe	of all fine fineinsens and fice and cumpared with the sed into tgagor "Pleas es paid fine obtaining forance certificate alone	he documents mede 0 3390 carclose 21 certified oney of		Λ ü		
<u>`</u>			ds of registrar office or		13	No		



		referent to the property in question or continue for configures dipagiting culture postal or computer system?		
	b	It such inding-computer records are available, whether any configuration in cross observing are made and the comments I whops in this regard.		Niat angulable
	ē	Whether the genuineness of the samp paper is possible to be got verified from any order postal end if so whether such verification was made?	:	Pánt scanlable
7	ă.	Property offered as security falls within the jurisdiction of which sub-registrate of feet		Sub Registrar Kura Raj
	5	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-negatival district negatival registrar-general. If so, please name all such offices?	ï	Nin
	- Ç	Whether search has been made at all the address rounced at (b) above?		Yes
	-6	Whether the serectes in the nilines of registering authorities of my other records resided registration of multiple table disconnects to respect of the property or exception.	:	No .
8	title prec Mee mad in s and	in of othe tracking the othe from the oldest rule doed in the larger deed establishing tide of the property in question from the secessors is title interest to the current title holder. And wherever on's interest to other chap on title to image, wanch should be a for a further period, depending on the most for elevance of inches on the first and for elevance of inches of property effored as security for leans of Rs. 1.40 course above, search of citel encumbrances for a period of not less a 30 years is manufactory.	-	di years 2012 to 19 M. 2022 111 Mars allutasi e S. No. IC3, Gardenia, Yillago Kunhatt, Kara Rag, to Mis Decim Developere Limited, flureugh authorited signatury Sh. Rajesh, Kumaz Patil No. Sh. Rajesamo Patil Ru. Part No. 1273, Norsalka Birkilli Nulgiti Residency, P. No. 1-4, Rajeso Gamilai Nagar Extr. Road No. L. IPLA, Kora Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in Jamus of firm on dt. 05.08.22.
9	5dl	ne of Title of the introduct Martyapon were the Property (whoshed two sersings rights. Accessfield Rights, Occupancy, Processor his or beam [Solyler on Const. Organics Allerting etc.)		6' reacts del
10	lile	aselold, whether		Not applicable
	5	Loss: Doed is thly sumped and registered		Not applicable
	- b	Lessee is permitted to mantgage the Lessehold right		Net a ppiculate
	10	duration of the Lease rescripted period of tease		Not applicable
	d	If, a sub-leave, check the leave deed in farmar of Lesque as to schedule leave deed permits sub-leavang and mustgage by Sub- leaver also:	:	
		Whether the leasehold rights permits for the creation of any superstructure of applicable?	:	Net applicable
		Right to get renewal of the leasthold rights and nature thereof	\pm	Net applicable
11	gran relati shau odha	love, grans alluminate Leave-conti- Sale Agreement, whether it agreement are provides the allocable rights to the numberors on without conditions, the numberors is encounted to make use on such property. Whether any permission freez Gove or any machineries is required for creation of mongage and if so whether would permission is associable.		Not appeizable
12		supercy right whether		Net appticable
		Such right is heritable and transferable Mediatas can be comiss!		N
1.3	TO SEC	me of Minar's interest, if any and if so, whether involves of types could be possible the modalines precedure to be followed	:	Not applicable Not applicable
Le	tirs as	uring sourt progressor to be described and the reasons for capting ash conclusion.		Mar and St. M.
н	whe	is property has been transferred by way of Guit Semicinem Dece, sher The Guit Settlement Decel is duly stronged and representation.		Not applicable Not applicable
-	- 0			

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

	2	The Cafe Sections of Deed (raps) for the property to Orner		Nin sonhuctre
	d.	Whether the Donce has accepted the zift by signing the		Nut projective
	~	Gill Sellement Denst in hy a separated writing on hy implication or by actions		
	e	Whether there is any restriction on the Janea in executing the gett action and deed in question.	=	Not applicable
	I	Whether the Dance is in presession of the gathed property		Net applicable
	8	Whether say, life interest is reserved for the Domin in any other person to joint the exception of purity of the exception	=	Nes applicable
	h	Any other aspect offsetting five validity of five title present through the gift settle and dead	:	Ner applicable
13	a	In case of purpose tomily settigment deads, whether the original dead is available for deposit. If not the modulny procedure to be followed to create a valid and enforceable secretage.	-	Not applicable
	h	Whether mutation has been effected and whether the mortgager is in possession and enjoyment of his store.	=	Not applicable
	e	Weather the perfition made is table in law and the mortgage has acquired a mortgage tells therein		Not applicable
	d	In respect of purition by a decree of overt, whether such decree has recome final and all inthe conditions forealines are completed completed with	:	Not applicable
	¢	Whether any of the documents to question are executed in counterparts or in more than one set ? It so, additional precontinue to be taken for available multiple manages.?	-	No applicable
	desa.	then the title documents include any resumentury ments suffer?	=	Not applicable
	a	In case of wills, whether the will is segment will be consequently will?	:	Not applicable
	Ь	Whether wall in the matter needs a mandatury probate and it or whether the same is probated by a compensor court?	:	N m applicable
	2	Whether the property is mutated on the layers of wall "		Not applicable
	1	Whether the original will is available?		Not applicable
	е	Whether the neighbol death conficule of the testator is available?		Net applicable
	•	What one the commissioners read or deconnects to establish the wall in question is the last and final will of the testating? (Community or the opening contents such as the qualifability of a declaration by all the beverleitarion about the genuineness validity of the wall, all practices have noted upon the will, even which are relevant to rely on the will, availability of Mother Original rate deeds, are to be explained.		Nort applicable
7	9	Whether the property is subject to any wald rights?		No
	h .	Whether the suspents believes to characterispic in say		Net applicable
		telegrans indice institutions become any restriction in section of charges on sizes, proporties.		
	8	Procautious permissions, if any in respect in the above exists in creative of inortange.	-	Nor applicable
18	9	Where the property is a LLT point seemly property mortgage is cruated for taunly benefit logal accessity, whether the Major Coparteners have no objection took in execution, minor's share it any, rights of female stembers etc.		Not applicable
		Please also communities any other aspect where every adversely		Net applicable
	Ь	affect the value is of security in such cases.		
	a a	Whenter the property belongs to any creat or is subject to the rights of any trast !	ž	No
/4r		Whether the property belongs to any crist or is subject to the		Not applicable Not applicable

800HI PRAKASH DADHICH Advocate & R.A. (Uo 40, Vikas Nagar Nagar, KOTA (Raj.)

	4	Requirements, if any for cremium of mortgage as per the permate state laws approxime to the trust at the matter.	:	Nat usplicable
)ú	p	If the property is Agricultural fond, whether the head lower permit mortsage of Agriculture land and whether there are soon restrictions for creation enforcement of mortsage.	:	Nati applicance
	t	In case of agreenhand graperty office reservoir records disconnects as per kneel laws of my use to be verified to ensure the validate of the title seal right to enforce the management.	=	Not applicable
	¢	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed permassion obtained.	2	Nat szyńszalik
11	regt. Agr	ther the purports is affected by two local laws or other llations having a bearing in the creation security (viz. contrared Laws, wenter sections, meneroses, I and Laws, SEZ dinicos, Cristal Asine Regulations, Environmental Clearance.	-	Net applicable
7.5	9	Whether the property is subject to one pending or proposed into acquaintin processings."		Nie
	H	Whether are suggliconjury is made usth the Lond Acquisition Office and the uniterest of such search engages		Net applicable
23	1	Whether the presenty is involved to in subject matter of any linguism which is pending in conclused.		No
	ls	If on, whother such integered would adversely affect the electrical of a valid more sage in have any explication of its future enforcement?	:	Nut apply where
	e	Whether the fittle descripts have any court well marking when points out any hitigation attachment security to court in responsibilities property in question? In such case please comment on such seal transfers.	1	Nes applicable
34	1	In case of partnership from whether the property belongs to the Legs and the dead is properly equation.		Not applicable
	•	Property belonging to grathers, whether thrown in hatelquits? Whether formulates for the same love been completed as per- applicable laws?	:	Nut applicable
	r	Whether the person(s) creating manager has have authorize to create mortgage for each on behalf of the firm	=	Non applicable
25	Hor mor with	Shother the property belongs to a Lincond Company check the resump process. Board resolution, subsensation to grame togge established of decompany, Registrat (ROC). Articles of Association used for company Registrat (ROC).	:	biut applicable
	alway	Whether the property (in be unurgased) is produced by the se Company from my other Company or Limited Lightly needings (LEF) from *Yes Kn		N-v applicable
	mor in r	I yes, whether the rearch of charges of the property (in beingaged) has been carried out with Reposter of Companies (RoC) report of such vendor company / TTP (seller) soil the vendor using providence).		Nint applied se
	char cres Yes	Whether the answe search of charges reveals any prior gets are uniformates, on the property (proposed to be anonyuged) ted by the vendor company (seller)?		Not applieable
		If the search reveals enumbrances I usuges whether such per uncombrances have been satisfied? No.		Not applicable
2%	DUIT	ase of Societies. Association the required authority never to reso and whether the energyge can be created, such the requisite lations, byy-laws.		Mittapplicable
77	9	Whether any PAA is acculived in the chang of tale 1		No
	Ъ	Whether the POA is one complete with interest in a Development Agreement earn-Porter of Attentes. If so please	7	Net applicable

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

1	1	clarify whether the same is a registered document and house it.			
ч.	- 11	has crossed an interest in favour ni the builder developer and			
4	_	as such is irrespondite as per law.			
	C .	In case the tiple discounted is executed by the PCIA holder, gives elecify whether the PCIA combast is (i) one executed by the budders vig. Companies Furns behands in Propositor, Concerns as favour of their Pursons Employees. Authorized Representatives to sign PLII Albertant Estima NOCs. Approximate of Sale Sale Deads, etc. in favour of bayers of flace ongs. (Fauther's PCIA) or (g) other type of PCIA (Companie PCIA).		Not applicable	
ı	J	In case of Huilde's SNA, whether a certified copy of INA is usually le and the same has been perfect compared with the measure INA.	=	Not applicable	
İ	2	In case of common POA (see POA other them Builder's POA), please clarify the following states in respect of POA.		Nut appliesões	
Ī		Whether the original POA is verified and the tride trive-trephon is done on the lusas of original POA?	=	Not applicable	ī
+		ii Whether the POA is a regastered one?		Not applicable	
11:		in Whistian the 200A to a special or general out ?		Notappliesble	
T		is Whether the POA suggests a specific authority for represented title therefore in question?	1	Nut appliesive	
	1	Whether the PDA, was in force and not revoked or had become invalid, on the date of execution of the discussed in question? (Planet claim?) whether the same has been ascertained from the office of sub-register use (1).	:	Nut अपूर्णस्थित	
۰	_			Nett apply spike	
	477	Talmase culminical see and penulinization of the fi			
		Please comment on the genuineness of POA? The unequivocal equation on the autorocability and validity of the POA? the medgage as being granted by a POA holder, check process of the Power of Albames and the estert of the process.	:	Non applicable Not applicable	
	B. Salar grant givin storm	The unequivocal equation on the enforceability and validity of the POA? the POA? the metgage is being created by a POA holder, check towners of the Power of Altomes and the estent of the powers of therein, and whother the same is properly executed pol authoritisated in terms of the Law of the place, where it is noted.		Nor applicable Not applicable	
	Silver grant given stam ason hi the	The unequivocal equation on the automorphility and validity of the POA? the POA? the metgage is being created by a POA holder, check promises of the Power of Alternes and the extent of the perwers of therein, and whether the same is properly executed pod authoritiested in terms of the Law of the place, where it is noted. groupoits is a flat againment in residential common call complex.	0	Nm applicable	
	Silver grant given stam ason hi the	The unequivocal equation on the authorocability and validity of the POA? the POA? the metgage is being created by a POA holder, check corners of the Power of Altomes and the extent of the perwers of therein, and whother the same is properly executed pod authoritiested in terms of the Law of the place, where it is noted. the property is a flat againment in residential commercial complex is and commercial of the following.		Nor applicable Not applicable No	
	gran gran givez stam acon hi the	The unequivocal equation on the automorphility and validity of the POA? the POA? the metgage is being created by a POA holder, check promises of the Power of Alternes and the extent of the perwers of therein, and whether the same is properly executed pod authoritiested in terms of the Law of the place, where it is noted. groupoits is a flat againment in residential common call complex.		Nor applicable Not applicable	
	West great given stam stam stam stam stam stam stam	The unequivocal equation on the authorocability and validity of the POA. If the most gage is being created by a POA holder, check corners of the Power of Altomes and the extent of the powers of therein, and whother the same is properly executed polloutheaticated in terms of the Law of the place, where it is noted. If property is a flat appointment or residential commercial complex, it and commercial comes of the following.		Not applicable Not applicable Not applicable Not applicable	
	gent gent given stom a con hi the abedi a b	The unequivous, equation on the enforceshiller, and validity of the POA. If the most gage is being created by a POA holder, check corners of the Power of Altomes and the estent of the powers of therein, and whother the same is properly executed polloutheatheated in terms of the Lew of the place, where it is nited. It properts is a flat approximent to residential common call complex, it and comment on the following. Promotor's Lond owner's title to the land building. Development Agreement Power of Atomics. Listed of authority of the Developer builder. Londopendeer riste verol, common if the Lord and no besiding in		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	
	gent gent given stom a con hi the abedi a b	The unequivocal equation on the enforceability and validity of the POA. If the mortgage is being created by a POA holder, check trainers of the Power of Alternes and the estent of the percent of therein, and whether the same is properly executed polloutheatisated in terms of the Lew of the place, where it is noted. It property is a flat apartment in residential commercial complex is and commercial of the following. Promotor's Lond owner's title to the land building. Development Agreement Percent Assumes. Listed of anticenty of the Developer builder is despendent riste resolutional of the Lassi and to building in question. Agreement for sale iduly registered: Promotor for sale iduly registered:		Not applicable	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	gent gent given stom a con hi the abedi a b	The unequivous, equation on the enforceability and validity of the IRDA? the IRDA? the mostgage is being covaried by a PDA holder, check normers of the Power of Alternes and the extent of the perwers of therein, and whether the same is properly executed pollouthenticated in terms of the Law of the place, where it is noted. It property is a flat approximent in residential commercial complex is and commercial of the following. Promotor's Land owner's title to the land building. Development Agreement Power of Assumes. Listed of anticonty of the Developer builder independent rists resolutional of the Last and to building in question. Agreement for sale duly registered: Promotor in the proper stump dary. Proposement of registration of sale agreement, development sproperes. POA, etc.		Not applicable	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	When germany storm assemble the distribution of the distribution o	The unequivous, equation on the enforceability and validity of the IRDA? the IRDA? the mortgage is being covaried by a PDA holder, check normers of the Power of Alternes and the extent of the powers of therein, and whether the same is properly executed pollouthenticated in terms of the Law of the place, where it is noted. It property is a flat approximent to residential commercial complex is and commerce on the following. Promotor's Land owner's title to the land building. Development Agreement Power of Assumes. Listed of anticonty of the Developer builder is described in the resolution of the Last and to building in question. Agreement for sale duly registered: Promotors of registerion of sale agreement, development agreement of registerion of sale agreement, development agreement, POA, ok. Approval of building plan, permission of appropriate lead authority etc.		Not applicable	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	When grant gives starm assent in the others of the district and the distri	The unequivous equation on the enforceability and validity of the IRDA? the IRDA? the mortgage is being created by a POA holder, check towners of the Power of Altorney and the estent of the powers of thereat, and whother the same is properly executed pollouthenticated in terms of the Law of the place, where it is nited. It property is a flat apartment in residential commercial complex is and commercial of the following. Promotor's Land owner's title to the land building. Development Agreement Power of Assures. Listed of anticomy of the Developer builder is described in the resolutional of the Last and to building in question. Agreement of registration of the Last and to building in question. Agreement of registration of the agreement, development agreement of registration of the agreement, development agreement. Proposition building plan, permission of appropriate lead authority etc.		Not applicable	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	guana	The unequivous equation on the enforceability and validity of the IRDA? The mortgage is being covaried by a PDA holder, check normers of the Power of Alternes and the estent of the powers of therein, and whether the same is properly executed pollouthenticated in terms of the Lew of the place, where it is nited. It properly is a flat approximent to residential commercial complex is and commercial of the following. Promotor's Land owner's title to the land building. Development Agreement Power of Assumes. Listed of anticonty of the Developer builder is dependent rists resolutional of the Land and to building in question. Agreement for sale duly registered? Promotors for sale duly registered? Promotors for sale duly registered? Proposement of registerion of sale agreement, development agreement of registerion of sale agreement, development agreement, it building plan, permission of appropriate hard authority etc. Conveyence in Jereon of Norrety Condominium concerned. Occasional Constitute allutioned better letter of pressession.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Not applicable	
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	When grown silvery stammers and be controlled at the controlled at	The unequivous equation on the automorability and validity of the IRDA? the mostgage as being covaried by a PDA holder, check normers of the Power of Alternes and the extent of the powers of therein, and whether the same is properly executed pollouthenticated in terms of the Law of the place, where it is nited. It properts is a flat apartment in residential commercial complex is and commercial of the following. Promotor's Land owner's title to the land building. Development Agreement Person of Atomics. Listed of anticonty of the Developer builder independent rists resolutional of the Last and to building in question. Agreement for sale duly registered? Population of properties of wice agreement, development agreement of registration of wice agreement, development agreement of registration of wice agreement, development agreement, POA, its Approval of building plan, permission of appropriate local authority etc. Conveyence in Jerson of Society Condominium concerned Occapancy Constitute allument letter letter of presession. Member 2ap details in the Society sto.		Not applicable	
1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	When grown silvery stammers and be controlled by controlle	The unequivous equation on the enforceability and validity of the IRDA? The mortgage is being covaried by a POA holder, check normers of the Power of Alternes and the estent of the powers of therein, and whether the same is properly executed pollouthenticated in terms of the Lew of the place, where it is nited. It property is a flat apartment in residential commercial complex is and commercial of the following. Promotor's Land owner's title to the land building. Development Agreement Power of Assumes. Listed of anticonty of the Developer builder is dependent riste resolutional of the Lasst and to building in question. Agreement for sale duly registered: Promotor is to advise duly registered: Promotor in the proper stump day. Registerion of programment of registerion of sale agreement, development servement, POA, etc. Approval of building plan, permission of appropriate lead authority etc. Convenience in Jereon of Society Condominium concerned Occapancy Constitute allitiment better of procession. Membershap details in the Society etc.	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Not applicable	
1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	When grown silvery stammers and be controlled at the controlled at	The unequivous equation on the enforceshiles and validity of the IRDA? the mostgage is being covaried by a PDA holder, check normers of the Power of Alternes and the estent of the powers of therein, and whether the same is properly executed pollouthenticated in terms of the Law of the place, where it is nited a property is a flat againment of the Law of the place, where it is nited and comment on the following. Promotor's Land owner's tide to the land building. Development Agreement Person of Assumes. Extend of anticonty of the Developer builder is described a subject to the land and to building in question. Agreement for sale duly registered? Population of proper stump day. Proposition of properties of size agreement, development agreement of registerion of size agreement, development agreement, POA, its. Approval no building plan, permission of appropriate local authority, etc. Convenience in Jerson of Society Condomination concerned Occapancy Constitute allumination letter letter of prospersion. Member 24p details in the Society etc. Struct Configuration fellow from the Society etc.		Not applicable	
1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	When grown silvery stammers and be controlled by controlle	The unequivous, equation on the enforceability and validity of the POA. If the mortgage is being greated by a POA holder, check tropies of the Power of Altomes and the estent of the powers of therein, and whether the same is properly executed ped authenticated in terms of the Lew of the place, where it is intell a properly is a flat apartment or residential commercial complex, and commercial of the following. Promotor's Lend owner's title to the land building. Development Agreement Power of Atomics. Extend of sufficially of the Developer lander and no building in question. Agreement for sale iduly registered! Payment of proper stump day. Proposed of registration of sale agreement, development agreement, POA, its. Approval of building plan, permission of appropriate local auditory, etc. Conveyance in level of Notices, Condomination concerned Occapancy Continues in the Society etc. Share Configures. No Objection Letter from the Society occ. Share Configures after from the Society occ. Share Configures and of flats Apartments is adding Registrations. Development winder the local Mantagal laws, regarding momership of flats Apartments. Sackling Registrations. Development Control Regulations. Co-operative Structures? I see the		Not applicable	
	When grown silver stam recommended to the commended to th	The unequivous equation on the enforceability and validity of the IRDA? The mortgage is being created by a PDA holder, check normers of the Power of Alternes and the estent of the powers of therein, and whether the same is properly executed pollouthenticated in terms of the Lew of the place, where it is nited. It properts is a flat apartment or residential commercial complex is and commercial of the following. Promotor's Land owner's title to the land building. Development Agreement Person of Atomics. Listed of anticonty of the Developer builder independent riste resolutional of the Land and to building in question. Agreement of registration of the Land and to building in question. Agreement of registration of side agreement, development servement, POA, its. Approval no building plan, permission of appropriate local authority etc. Convenience in Jereau of Society Condomination concerned Occapancy Constitute allumination letter letter of pressession Membershap details in the Society etc. Share Configures. No Objection Feller from the Society etc. Share Configures. No Objection Feller from the Society etc. Share Configures. Development Control Regulations. Conceptative regulations. Development Control Regulations. Conceptative		Not applicable	

EUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagar Nagra, KOTA (Rag)

	Whether the numbering pattern of the units fluts milly in all documents such as approved plan, square-ent plan attr.	:	Not applicable
<u>741</u>	Encumbrances, Attachments, and or claims whether of Government. Central or State or other Local pullbardies or Third Party claims. Lieus etc. and details thereof.	:	Nim applicable
31	The nerved reserved todor the Enganthermore Certificate and the name of the person in whose farour the encombrance is created and if so, enjated on of charge, if any.	:	01 years 2022 to 19,00,2022
V 2	Details requesting property has or local resonne or other statutory does possil possible so on date such if not paid, what remedy ?	:	No applieds
4.4	a Ushar land ceiling channes, whether pripaged and (5st details thouse. b Wiselins No Objection Centilizate under the Increes Tan Act is	1	Not applicable Not send soriele
	required chrained	Ė	THE PLANE
44	Dottels of REC extracts mutation extracts Recha corrects permitting to the property in question		Not applicable
35	Whether the mann of mortgager is reflected as owner in the revenue. Minnegal Yellage research.	=	Not applicable
2D	a Whether the property officed as seeming excharge department ?		Yes
	Whether the demandation partition of the property is legally valid?	:	Yes
	e Whether the property has obtain access as per documents? (The property should be legally accessible through neuronal carriers to transport goods to factories / houses, as the case may be).	:	Yes
T	Whether the graphing can be attenuated from the following documents, and discrepancy doubtful enclandances, if any recorded on such sentions, "	Ξ	Not ovailable
	a Document in relation to electricity connection	:	Nex available
	b Document in relation to union assert assert from	:	Not avertable
	e Decement on relation to Vales Sus Registrations, 2 any applicable	:	Not amulable
	d . One order tells, a enc	- : :	Not over little
3%	Le respect of the boundaries of the property whether there is a difference discrepancy in are of the title discountries or any other requiring feach as calculation report, utility boils rise or rise points (upway boundary ! If or please planeaux company) of the same		Net applicable
ju	If the valuation report and/or approval environment plans are made metable, please comment on the same including the companies on the description, and households of the property on the made document and that in the title decide off the valuation open card or approved plan are not available at the time of proporation of TIR, please provide these comments subsequently on making the same available to the advanta.)	÷	Valuation report not available
151	Party Terrestriction for creation of morngage cooler any facultor operated consumers, details of proper registration of Securions, payment of proper complete, but etc.		Na
41	Whether the Beeth will be able to enforce NAM NON Act, if required against the property offered as accurity "	:	Not applicable



B.P. Dadhich

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

42	In case of absence of original total deeds, details of legal and other originaments for creation of a proper ratio and collectable manipage by deposit of outsided extracts duly contified etc., as also any procession to be taken by the Heat in the regard.	Non applicable
43	Whether the povering law constitutional Sciences of the mortages rether than natural persons) permits creation of murigage are additional processions, if any to be taken in each more.	: Nist applicable
44	Additional aspects relevant for investigation of title as per local laws.	: No
41	Additional suggestions of any to salequard the interest of flank ensuring the perfection of security	· N.A.
40	The appealic persons who are required to eneale configure to deposed documents creating meetings.	M/s Darsim Developers Limited, through authorized signatory Sh. Rajesh Kumar Petil No Sh. Rajaram Patil Rio Flar No. 1173, Sarralka Rahibs Salalla Residency, P.Nu. 3-4, Rajeco Guadhi Nagar Lata. Road No. 1, IPEA, Kota Raj.
47	Whether the Real Estate Project comes under Real Estate (Regulation and Descrippment) Act 20167 - V.N.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority! If anythe details of such registration are to be limitabled.	Not applicable
	Whiches the ingistered agreement the sale as prescribed in the above Act Rules there under is executed.	Nex applicable
	Whether the details of the apartment part in question we verified, with the list of number and types of apartments or plots brooked as aparathel by the sympoten in the website of Real Estate Regulatory. Authority?	Nist applicable

||2ate : ||9 08 2622 ||Plane || Kata

BP Deduct, Advante

BUDHI PRAKASH DADHICH Advocate & R.A. Roy 10, Vikas Nagar Nama, KOTA (Raj.) Advocate

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

CERTIFICATE OF ITALE

I have examined the Original Tide Deeds intended to be deposited relating to the schooling property its land offered in security by way of "I quitable Martenger" and that the encurrents of true returned to in the opinion are valid or idence of right, tide and enterest and that if the and Equitable Managers are could be will review the requestments of creation of Equitable Mortgage and I further course that

- I have present the Discounters in stread taking into account all the producings in the cheet but order temperary. If and the other
- Longforn having made a search in the Land Bertonia records. Later continue having confident and aback to the records of the relevant Lowerman Letters ScheRepster(s) Bill of it. Revenu Records Managed Foreboard their Land Sequentian Office, Registrar of Companies Office, Walt thank independ application I do not find annually advance who is useful an even the Talk Hilbler Loop. creating a walled biologistic. I not habble execution bids, if stig, loss in consell to the leads from the pullphills of our market part of my agent in
- Following surrents of Earth Research Research relative Title Details, certified copies of such title feeds obtained from the concerned registrar offset and encurries and creativate (EC). Hereby certals the permiseners of the Title Deeth. Suspenses Doubt, if until its from exertised by making measures couplings.
- Three are no prior Mortgage Charges encountemests whatsoever, as could be used from the Fractarbustae Certificate for the point of 1 years from 2022 to 19.00 2021 pertaining to the humanoble Property (and covered by above said Table Deeds. The property is
- he case of accord achievage of charge in favour of the Rook, there are no other principages charges other than atwarts stated in the Loan documents are syrred to by the Mortgagor and the Paris (Delete, whatever is not applicable, N.A.
- 7. Minority) and bindheir interest to the property (jety in to be expect of N. A. (Specify the share of the Maner with Name). Sinke any if
- The Mortrage of createst will be available to the Bank for the Ludvilley of the tomasting Beranner. Also Denien Developers Livided, through authorized aignuture Sh. Rajush Kumar Putil Six Sh. Rajuram Putil Riv Hat No. (273, Sawatka Riddhi Siddhi Residency, P.Nu. 1-4, Rajero Carally Nagar Kyta Rasul Nu. 1, IPIA, Kata Raj.
- Learning that Mrs. Denien Developers Limited, through authorized signatory Sh. Rajech Kumar Patil So. Sh. Rajaram Path Rio Flat No. 1273, Sawalka Buddin Noldhi Residence, P.No. 1-4, Rajace Candlu Nagar Lion. Board No. 1, IPIA, Kera Raj. No have an absolute clear and Marketable title over the subsidely property live. I further centify the the state title doors not protect and a relief contage can be conted and the and Mortgage would be individually
- In area of cruction of Managory by Deposits of role deeds, on vegaço that the deposits of following talls deeds on america analysis rests. a calid and only walls mornings;

Note: Please copy of Discounted No. 1 to 5 to be taken for the registration of project under RER 1, het

- Commission of Innerporation Mais Design Developers Limited
- Mesolution Letter in fernor of Sk. Rapovk Kumar Pack 2.
- 4. Allocamento Lactor No. 1155-th, 25-97-22
- Corerferaur ben 1556 du 25.01.22.
- 0 Regd Loss Dred with Map & 85 lbs 22.
- 11. There are no legal impediments for creation of the Mortgage on production of above title desert, the certifie d'original copies of which I have examined under any applicable I aw/ Rules in force.

12 It is notified that the property is SARFAESI Complaint.

SCHEDULE OF THE PROPERTY (DES) 8 No. 10-A Condenia, Village Kuntonia, Kora Raj.

Last David

West Cuber Land

North 8 No. 10 J

Same & No. 3C 2

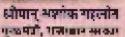
Date: 19.05.2025

R.P. Dullery, Accounts **EUDHI DEAKASH BADHICH**

> Advent R/o 40, Vi. Nanta, KO'i occassida

BT

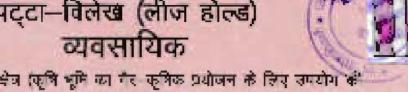






नगर विकास न्यास, क

पट्टा—विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषिक प्रयोजन के लिए उपयोग के

अनुता आर भाषटन्।।	नयम् २०१२ क । नयम २२ क अन	वगद भूम का गर्दा विश्वव
8 mps / 1) 5 M		दिनाक Z S 3 2 = 2 =
मेशर्स देनिम स्वर	प्रपत्न तिव व्यक्ति अवीक्त हस्तानस्य	तती राजेश पूमार पाटिल पुत्र की राज्युसम पाटिल
मशस कानम स्थान पट्टा धारक का नाम	SIS I WAYNE	
050	Banca	n - A a series with who
पंजीकृत कार्यालय एसट भी	ाष्ट्रार, सुवारशिका गरेका सिका र	हीकेन्सी फ्लॉट पंठ 1:::a.स.स.स्राह्माय गोर्गि अपित
ियानी विस्तार एंड गंध के आहे.पी.	are c wici	
	ख्यदा	
पदल धारक नेरास - 🍇 री ह	कायीलय प्त	2021
	अस्यि	- W 600 P
Charett		
Indiai		9.24 वर्गमीटर
Malace A		
राज्यस्य पाम	मुन्हाठी समग्र र	4657,10
TO		नं स्थित है।
स्थानीय निकास (पद्ध कता) हारा पद्	टा धारक के प्या में उस्ते भूछ	ण्ड का पट्टा दिनांकमो
निव्यक्ति किया जाता है।		
	21	
and the same	11/	A CONTRACTOR OF THE PARTY OF TH
पट्टा धारक के इस्तासर	. X/	पाधिकृत अधिकाशिको हस्ताक्षर मग मोहर
1. #	N Water Stri (V	
	14 在最大企业、 新15.1 1 A	74.

पंजीकृत / पृष्ठांकन सलग्न है।

Registered and Endorsement Atlached

नोर - शर्ने पीछे.पृष्ट पर अधिया है।

व्यवसायिक

पटटा विलेख की शतें (लीज होल्ड)

(कृषि पृषि क। गैर-कृषि प्रयोजन के लिए एपयोग की बनुता और अवटन नियम 2012)

परस्टे की शर्त

1	भटत १९१७ ने निवित नियमों के तहत एक मुक्त लीज नांके जना करा ही है। अन तकत मुख्यार का वर्षीय कींक से मुक्त हैं।
	SPRII

के प्रधान और भूसारह के प्रार्थक विकास (हस्तान्तरण पर 25 प्रतिवान की बढ़ि होगी)।

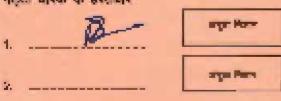
- पहला धारक द्वारा भुकारक / निर्मेंत केल का नामांग वही किया जाएगा किया जालांग हेल पहल किया जाती किया गया है। भूलपढ़ पर प्रचारित पहल 2. विनिध्य में सम्बन्धित अनुसूची में उन्हेंखिन एक्सोम अनुद्रमा होते. पतन्तु प्रत्येक उक्कोन हेतु निर्धारित मानदण्डी की पहला सुरिविचल की आहे।
- पटल अनक कमा नहरूर को विकास अध्या अन्य प्रकार से हश्चानाहित कर सबीगा तथा सम्बन्ध को सुप-पहले (स्व-सीक) पर भी ने सबीवा।
- करत भागक के विकार / हरतान्तरण पर जला भी रहा में राम परिवर्तन के लिए विकार में निर्धारित पुरस्त आवेदन के राम प्रतिकार दिवस एक आदे प्रस्तात किया जामेंगे परस्तु परस्कारक को उत्तरक्षितारों के मानले में काई दक्षि देग नहीं होती।
- पट्टा बिह्ना का भरकार / जीवन अंभा किनन / माणावधी संस्थाओं के पास क्यक लेकिया रखा जा सकेना जिसके किए स्थानीय निकास के खनावित प्रमान एए (MOC) की भावत्यक्त गाही होगी।
- पुराण्ड पर भाव निर्माण प्रवृत्तित भाव विनिकारी के सनदण्डी तहत करना होगा।
- पट्टा कही स्थानीय निकास की मिना स्थादानि के भारत्य का उपविश्वास / पूर्वासन व श्र तपथार परिवर्धन नहीं किया का भारता।
- गरक विकेश करने करने की दिनांक से निर्धारिक अवधि में निर्माण करना होता. विर्धारिक अवधि में निर्माण नहीं होने पर निर्धारिक दूर में अवधि विकार किया जा राजेगा प्रकाश पहुंदा किसेट निर्सा किया जा राजना है।
- पहर विलेख के निष्पादन के वह बहु विनेत दिसके तथा तथा शुरानन पहला किन्द्रा प्राप्त किया गया है तो खब्ज मुखान्ड के पहला निरम्ह किया
- महरू जिल्ला की बोजना में कामारिन किसस कर होने जाने जाग दिखासकतों हुन्य कि एक नहस्तारी विभिन्ने हुन्य करन किया उन्हेंगा।
- पद्दा विनेष्ठ जिन अधिनेवर्ष, निवर्ष, वीचि, विनिवर के तहर अधी कियु हम है। इनके सरी प्राध्वान व अभी लागू होगी जिनकी पालना नहीं व्यक्त पर पुल्ल निवस्त क्रिक का एकंग्यन

12.	Man Comment	242	
	नोट 🔑 निर्मित मूखाच्या में बार्त भें ॥ जाम सबी होनी।	7.	

त्याच्य क्यूटी हत् पर्यहे की प्रति कल राहि।

মুক্তাত জ ব	दोस को जीनाओं व	ता विवयमः—	
पूर्व	शास्त्रम्	परिचय	दम्बर युक्ती
			Ir-3

पटका बारक के हरहाहा



PERSONAL PROPERTY.

PERMIT THE SELECTION OF THE PERMIT OF THE PE THE HOST MONTHSHAND To Beeck bederated on



- पजीक्त /पृष्टांकन शंलान है। Registered and Endorsement Attached

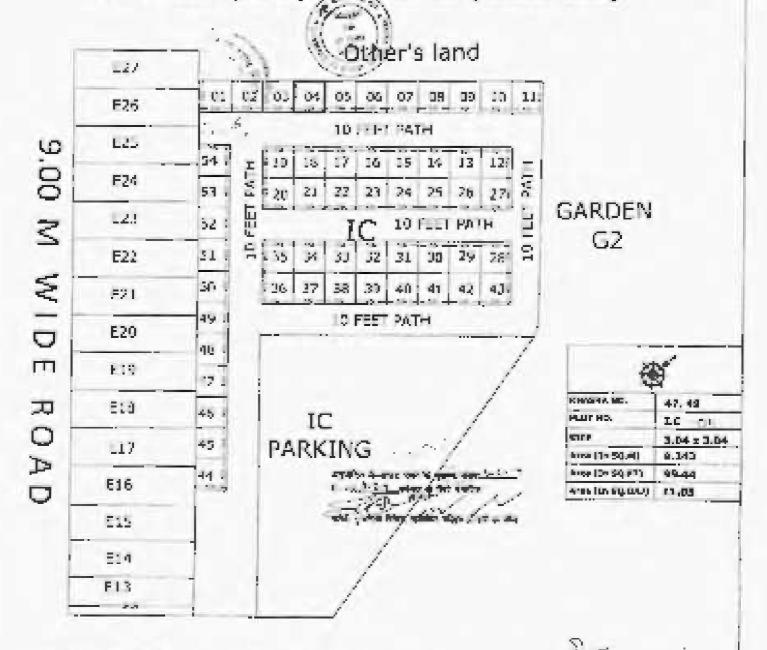


ਜਾਵਦ ਪੂਜਰ ਕਰਮ ਜੋ ਜੀ ਦੰਗਾਤ ਕਰ ਜਦਦੇ है।

बतर विकास नाम केंद्र

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

ال خوانون ا

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

Fee Receipt Appendix I-Form No. 0 (Rule 75 & 131)

Print Ceto

26-08-2022 6:23 (**4

Hee Receipt No	1.	202202123020230	Record Dels		26060022
Hame *		B.F. DADHICH ADVOCATE, Mile Donm Developers Ltc.	Document B. No.		202201103016501
Address	1	KOTA			
(Dopument Type		Inspection And Search			
Fece Value		₹0	Eveluated Value	- :	70
Ord Registration Fee	1	50	Fee for Memorandum Na 64 87	1	
CSI	7	4.0	Certified capying tiese Us_57	:	4.0
Stamp (Momorandum)	:	ŧ	Reg (memorandum)	E	r
Syntherge	:	en	Storep Duty	2	2.0
Penalty	1	0.0	Impedion lee	=	E 50
Us 05 34		10	Commission	7	F 6
Custody	=		Otes		6.0
3			Cash Amount Received		
			Other than Carry		P 54
From Year 2022 To 1	rear	2022	Total Amount	- 1	4 54

Mode of Payment (Mode Number Amount #)

Bia-Gran Challey/Micziold P 60

Signature of presenter or applicant for copy or Sewich conflicate

Signature of recipient and date of return receipt.

Cash of

SUB-REGISTRAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

		OF INMOVABLE PROPERT	n.	
1	3	Name of the Branch Business Unit/Office seeking opinion	=	Rajasthan Real Estate Regulatory Anthority, Juiper Raj.
	ь	Reference No. and date of the letter under the cuver of which the documents tendered for sensiny are focuseded.	=	NO
	e	Name of the Stewart		M/s Denim Developers Limited, through authorized signatory Nb. Rajesh Kumar Patit No Nb. Rajeram Patil R/o Flat No 1273. Suwalta Raddhi Neddhi Rendency P.No. 1-4. Rajery Gandhi Nagay Fato. Ross No. 1. IPIA, Kata Raj.
2	Я	Name: of the unit concern company person offering the property firs as security.		Mt/s Denim Bevelopers Limited, through authorized signatory Sh. Rajesh Kuntar Paril Son Sh. Rajaram Patil Rin Flat No 1273, Suwalka Riskibi Siddhi Recidency P.No. 1-4, Rajery Gundhi Nagar Fato, Ross No. 1, 1P14, Kata Raj.
	h	Constitution of the Unfalronsem (person-bady-authories)	=	Individual Ciene
	c	Offering the property for creation of charge Since as to make what respectly is security efficient (selecther as post applicant or forecompanies as pergapper, etc.).	:	Rurowa
3		ere or full description of the semanable property as athous	:	
		arity including the fallowing details.	L.	
	ū	Survey No.	0	N.Nr. 16-4. Gerdren, Village Kunhada, Kera Raj
	l:	Describbagge politin case of house property)	=	S.Nn. IC-4. Gamlenia, Village Kunharti, Kara Ras
	c	Extentions recluding plintly built up ones to use of boose property	7	9.24 Sq. Mc
I	d	Locations like name of the place, village, only registration, sub-district ex. Boundaries.	-	East - Read West - Other Land North- S.No. 1C-5 South- S.No. 3C-3
4	8	Particulars of the ducaments seruninged-senally and chronologically.		Certificate of Incorporation MAS Demin Developers Limited Resolution Letter in ferror of Sh. Rajesh Koman Putil Athenuar Letter No. 1154 dt. 25.01.22 Certificate No. 1154 dt. 25.01.22 Regé. Lesser Bend with Map at. 85.08.23
	Ь	Nature of documents verified and as in obetier they are originals or certified topics or registration extracts duly certified. Note: Only originals or certified extracts from the	7	Regd, Lease Deed at B.No. J V.No. 1624 P.No. 44 S.No. 202260123112509 do. 05.08.22
	St.	registering land revenue raher auchorities be examined. Onte	٠	Original contified In case of consess
	NG.			extract original was phrecepy, etc. scrutimized by the Advacare
	1	05.69.22 Nept Leave Reed		Dagasal Natureoissist.
•	releva evoila otrana	er extribied rapy of all tale discountries are obtained from the of sub-napidine relien and compared with the discountries made ble by the proposed mortgages? Please see enclose all a reserges of lines paid for obtaining certified copy of sent-search-encountries certificate along with the TIR.		big

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

6	1	Whether the recently of registrar affine as revenue antibusises, nelscort to the property in question are available for verification directly any entire postal or computer system?	=	No
	b	If such online computer records are precidede, whether my verification or cross checking are made and the manuscrip- fundance is the restord.	1	Not available
	¢	Whether the genumeness of the stamp paper is possible to be got verified from any enline portal and it so whether such verification was made?	=	Nat available
7	1	Property offered as security falls unless the paradiction of which sub-register office?	٠	Sub Registrar Kata Raj.
	ь	Whether it is possible to have registration of documents at suspect of the property on question, at more than one office of sub-registrations district registrative-grazion. If we plants same all such africes?	Ξ	Sig
	e.	Whether search has been made at all the offices named at (b) above ?	:	Yes
	et.	Whether the searches in the offices of registering authorities or any letter records reveal registration of multiple tide decoments in respect of the property in question?	:	No
N.	other posts Mine made such line and then	in all title tracking the talle from the philose title deed on the locustic deed establishing title of the property in specifics. From the kneesees in Otto interest to the current title helder. And wherever on's interest or other cleg on title is involved, search should be a for a further period, depending on the need for clearance of clog on the Title. 455 of property offered at accurring for human of the LDP course there, search of title coronabrances for a period of out less, a 50 years is manufactory.	-	of years 2022 to 26,08,2022 HT Kota alkited a KNo. 1C.4. Cardenia, Village Kowladi, Kota Raj. to Més Denim Developers Limited, through authorized signatury No. Rajesh Komar Patil Séo Sh. Rajasam Patil Rén Flat No. 1273, Sawalka Riddhi Sidilhi Residency, P.No. 1-4. Rajeca Gaudhi Nagaz Esta. Brard No. 1, 1P1A, Kota Raj. on dt. 25,07,22 and execute a Begel. Leuse Deed in Javour of firm on dt. 05,08,22.
?	ful?	are of Tiple of the statended Mortgagor over the Property (whether ownership rights, Leasehold Rights, Decopancy) Prosessor as or Inam Holder or Good Commune Albertos etc.)	=	Freebold
30		symmic veligiber:		Not applicable
		Lease Deed is only stamped and registerial		Not applicable
	- Is	Lessee is permitted to mortgage the Leasehold right		Nos applicable
	0	curation of the Leave interpretal person of leave		Not applicable
	đ	If, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and managage by Sub- Lessee also.	=	
	. U	Whather the leasthold rights permits for the creation of any separameters (if amplicable)?	=	Nut applicable
-	1	Right to get renewed of the less should regus and notice lives of		Not applicable
21	gran with char other	Lost grantallotment/Lease cum. Sale Agreement, whether it agreement etc. provides for absentible rights at the managages or without coecisions, the managages is configurable to eventual to eventual such property. Whether any permission from Gost is any rauthority is required for creation of managage; and if or whether waild permission is usuability.		Not oppicable
72	In sec	e.seme right worthin	٠.	Not applicable
			ļ.:	Take obligations
			١.	Not applicable
	a Such right is heritable and transferable b Mongage can be enabled Nature of Minors interest, if any and it so solution mountain of mortgage would be possible, the modalities princedure to be followed		1	Nut appricable
1.3	inch	ucing rown permission to be obtained and the masons for coming ich coordusion		

SUDHI PRAKASH DADHICH Advocate & R.A. Rio 10, Vikas Nagar Nama, KOTA (Raj.)

	ъ	The Gift Semientern Deed has been attested by two witnesses		Not applicable
		The Gill Settlement Deed transfers the property to Dones		Not applicable
	d	Whether the Disnee has accepted the gift by signing the Giff Sentencer Densi or by a separated writing or by implication or by assists.	1	Not applicable
	e	Whether there is any restriction on the Donor in executing the glfutertlement deed in question.	:	Not apostcable
	Ţ	Whether the Dones is in possession of the gifted property		Not applicable
	8	Whether any life interest is reserved for the Doner or any estate person and whether there is a need for any other person to join the creation of mentgage.		Not applicable
	ħ.	Any other espect affecting the callelity of the title passed through the galifectionment dente		Nut applicable
15	ą	In case of purition/family sectoment deals, whether the original deed is available for deposit. It was the marketing procedure to be followed to enough a valid and enforced demongage.	0	Net applicable
	Ь	Whother routation has been effected and whether the mortgager is at possession and enjoyment of his share.	÷	Not applicable
	-	Whether the partition made is valid in law and the meetgager has acquired a mortgagable side thereon	Ė	Nei apolicable
	d	In respect of partition by a decree of grant, whether such decree has become final and all other conditions formalisis, are completely employ with.	÷	Not applicable
	c	Whether any of the discensults in questions are executed as counterparts or in some fasts one set 7 If so, subdefined precised sets to be taken for according multiple managegy. 9		Not applicable
6		ther the title documents include any testimentary impress wills ?	3	Not applicable
П	а	In case of wills, whether the will is registered with or nonegistered will?	÷	New applicable
I	h	Whether will in the matter nearly a mentatory probate and if so whether the same is probated by a competent your.?	Ξ	Non applicable
	0	Whether the property as mutated on the basis of well?		Not applicable
	18	Whether the original will is available "		Nm applicable
	e	Whether the original death scatificans of the assisteer is available.		Nat replicable
	ľ	What are the circumstances and/or documents to establish the will in question is the last and final will of the resonar? (Comments on the circumstances such as the availability of a declaration by all the lasterisesries about the genuineness/validity of the will all parties have acted upon the will, etc., which are appearant to rely on the will, availability of Mathan Chripinal title deeds are to be explained.)		Nat operable
7	a	Whether the property is subject to any wak hights?		Nor
	ŀ	Whether the property belings to characterapte in any religious other institutions having they restricted in medical observes on such properties?	÷	Nest applicable
	c	Precommunications, if any in respect of the above cases for constitute of nonegage?	:	Not applicable
8	а	Where the property is a HHH joint heady property, mortgage is created for bondy breeffelligad movestry, whether the Major Copensature have no objection join in execution, minor's slore if one, eights of female members or.	1	Not applicable
	h	Please also constraint on any other aspect which may adversely affect the validity of security in such cases."	:	Not applicable
9	à	Whether the property belongs to any toost or is subject to the rights of any tous! ?		No

BUDH PRAKASY DADHICH Advocate & R.A. R/o 40, Vikus Nugar Nanta, KOTA (Rai)

		creation of valid mortgage ?		
	- 4	Responences, if any few creation of managing as per the centred state laws applicable as the trust in the centrer.	:	Not applicable
20	: a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture and and whether there are any restrictions for creation, outprocurant of mostgage.	:	Not applicable
	Ŀ	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 mortgage.	:	Not applicable
	e e	In the case of conversion of Agriculture land for consecutial property or cohermise, whether requisite procedure followed premission obtained.	:	Nut applicable
21	rego Ago	after the property is alterated by any local tows in other datasets busing a beautig on the oreation security (viz. infill null laws, weaker sections, minorities, Land Laws, SEZ fations, Costal Zone Regulations, Environmental Clearance,		Non applicative
22	ó	Whether the property is subject to any pending or proposal bank aspiration proceedings ?	:	No
	h	Whether may search coupury is much with the Lord Angustition. Office and the naturate of such search enginery.	7	Nort application
17 	q	Whether the property is involved in or subject matter of any heightion which is pending or concluded?	1	Na
	l:	If we whether such hitigation would adversely affect the evention of a valid morngage or have any implication of its future enforcement?		Nen applicable
	ė	Whether the take dominants have any court scallmarking which paints out any friggrism attachment security to court in respect of the property in question ? Its such case please containent on such sealmarking.	;	Net appliesede
34	. a	th case of partnership firm, whether the programy belongs to the firm and the dead is properly registered.	1	Nos applicable
	b	Superty belonging to partners, whether thrown so beedgrafs.* Whether formations his the autor bove been completed so paragoleuntle iross.*	1	Net applicable
	Ų	Whether the personic) areating coordage has have outleasty in crease minigage for and on behalf of the firm.	:	Not applicable
15	There with spec	Violities the property belongs to a Limited Company, chera the covery powers. Roard resolution, authorisation to create trade coveration of any prior charges the Company Registrar (ROC). Articles of Association vision for common seal etc.	:	Not applicable
	alke	Whether the property too be mortgaged) is penchased by the Company from any other Company or Limited Liability mership (LLP) firm? Yes / No.		Not applicable
	a) l dice us n esen	If yes, whether the worsh of changes of the property the be- tgreed) has been combal and with Registrar of Companies (ReC) espect of such conclar company / LLP (seller) and the vendee pany (preciouse)?		Not applicable
	char crea Yes	Whether the above senich of charges reveals any prior gestendurch range. on the progenty (progressed to be mostgaged) and by the readin company (sellin).		Niw applicable
	chur Yes			Nor applicable
96	bear	ose of Societies. Association, the required authority power to room and whether the nanagage can be created, and the requisite clauses layer-took.	:	Not applicable
77	- 24	Whether any POA is involved at the chant of tale?		Nis
	le le	Whether the PDA is one recorded with interest i.e. a		Not applicable

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11			logenent Agreement-com-Power of Attendry. If so, please is whether the same is a registered document and hopes in		
п			whether the same is a registered document and hence it must be interest in favour of the builder developer and		
			ch is virevineable as per law.		
- 1	e		ex the title decreasest is executed by the POA holder.		Nest applicable
ш	-		a clarify whether the PNA involved is till one executed by		an director
ш			wilders viz. Companies Firms Individual or Proprietory		
ш			some in favour of their Panacrs Limphysics teathorized		
н			esentatives to sign Flat Alicement Leners, NOCs,		
-1		Agre	emem of Sale Sale Deeds, etc. in favour of hoyers of		
		illass	uses (Huilder's POA) or (ii) other type of POA		
			noner PCIA)		
	d		se of Builder's POA, whether a certified enpy of POA is		Nen applicable
			able and the same has been verified compared with the		
-			ne PD4		14-2-2
1	6		se of common POA (i.e. POA other than Builder's POA).		Nice applicable
-1	-	pica	e carrly the following classes in respect of POA.		W F 07
ш			Whether the original POA is scriffed and the tric must gathen is done on the invest of original POA."		Net applicable
+	=		Whether the PCIA is a reportered one	-	New applicable
ı		li iis	Whether the POA is a special or general one?		Nut applicable
- 1		100	Whether the POA contons a specific authority for		Net approprie
н			exception of little decreases in specimen?		an opposite
1	F	Whe	ther the PSIA was an force and not revoked or had become		Not applicable
-1			id on the date of execution of the document in question?		
- 1		(Plea	se clarify whether the same has been recortained from the		
		r-dfu	e of sub-registrar sésa ?)		
\neg		Pol.	e commers on the perutineness of POA 1		Not applicable
	Z				
	g k	The	unequivocal opinion on the enforceability and validity of		Nut applicable
	İs	The the I	unequivocal opinion on the enforceability and validity of CIA ?	:	
	ls.	The first I	unequivocal opinion on the enforceability and validity of CIA ? nongage is being cressed by a POA besider, check	: :	Nut applicable Nut applicable
	is Whe	The fise I schor an ancher	unregarescal opinion on the enforceability and validity of CIA ? mongage is being created by a POA backer, check is of the Power of Attorney and the extent of the powers.	:	
1	ls Whe genu	The feet of the fe	unregarescal opinion on the enforceability and validity of CLA? moregage is being cremed by a POA seeder, check is of the Person of Attention and the extent of the persons can und release the same is properly greened.		
	Who gent give store	The feet of the peed on the peed on	unregarescal opinion on the enforceability and validity of CIA ? mongage is being created by a POA backer, check is of the Power of Attorney and the extent of the powers.	2	
	Whe gent pive store core	The feet of the peet of the pe	unregarescal opinion on the enforceability and validity of CLA? moregage is being cremed by a POA souder, check is of the Power of Attendey and the extent of the powers read and observer the same is properly governed the other place, where it is	1	Not specimable
9	ls Whe gent give store exception	The feet of the fe	unequivocal opinion on the enforceability and validity of CLA? Thorspage is being cremed by a POA seader, check is of the Person of Attention and the extent of the parents can used relative the same is properly governand therefored in terms of the Law of the place, where it is any in a Bullequinters in residential enumerous camples.	2	
	Who genu give store extre lifeth check	The ther amane in the speed amount of the proposition of the control of the contr	unregarescal opinion on the enforceability and validity of CLA? Thorspage is being cremed by a POA seeder, check is of the Power of Attention and the extent of the powers rean and release the same is properly governed discriminated in terms of the Law of the place, where it is any in a Bullequinterior in residentical enumerical examples.	5	Not episionalile
	Who gent give store except to the cheek	The ose I server a mane in the specific months I condition of the server is the server in the server	unregarescal opinion on the enforceability and validity of CLA? moregage is being cremed by a POA souder, check is of the Person of Attorney and the extent of the parents rean and relations the same is properly governed otherwisely in terms of the Law of the place, where it is any in a Bullequinternal or residential enumerical complex comment on the fishewing voter's Land owner's title to the land building		Not episionalic No Not episionalic
	Who gent give when expected to the cheek	The fee I sther untake in the speed amounted in Prong I fee	unregavereal opinion on the enforceability and validity of CLA? moregage is being cremed by a POA souder, check is of the Power of Attention and the extent of the passers rean and relation the same is properly governed thenticated in terms of the Law of the place, where it is any in a Butterpulment is residential enumerical complex comment on the fisherous, some of Attention of Agreement Power of Attention.		Not episionalile
	Who gent give store execution to the check of the check o	The fee I sther amende in the speed amended in the	unregavereal opinion on the enforceability and validity of CLA? moregage is being cremed by a POA seader, check is of the Person of Attention and the extent of the parents are until otherwise the same is properly governed otherwised in terms of the Law of the place, where it is any in a Butterminant or residential enumerical examples, comment on the fisherwise, some and owner's title to the land building disputed Agreement Power of Attorney is of authority of the Developer builder.		Not applicable Not applicable Not applicable
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	Who gent give store else distributed at the distrib	The the I shall be th	unregavereal opinion on the enforceability and validity of CLA? moregage is being cremed by a POA souder, check is of the Person of Attorney and the extent of the parents rean and relations the same is properly governed otherwisely in terms of the Law of the place, where it is entry in a Patternational or residential enumerical complex comment on the following, where it has been on the following sources I and owners title to the land building disputed Appropriat Power of Attorney as of authority of the Developer builder pendent title verification of the Land and/or building too.		Not applicable Not applicable Not applicable Not applicable
	Whe gent give store except to the cheek at t	The decident of the received o	unreprised opinion on the enforceshility and validity of CtA? morgage is being created by a POA backer, check is of the Power of Attention and the extent of the powers can used released to the same is properly governed alternitistically internes of the Law of the place, where it is entry is a Pot-tipuntaness of the Law of the place, where it is entry is a Pot-tipuntaness of the Law of the place, where it is entry is a Pot-tipuntaness of the Law of the place, where it is entry is a Pot-tipuntaness of the law of the place, where it is entry in a Power of Attorney is of authority of the Developer builder product title verification of the Land and/or building to produce the sale (duly registered).		Not applicable Not applicable Not applicable Not applicable Not applicable
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	b Whe genu give store of the chart of the ch	The fee I sether untailed in the special in the spe	unregavered opinion on the enforceability and validity of CLA? Interpage is being created by a POA socidar, check is of the Power of Attendey and the extent of the powers rean and relative the same is properly governed alternicated in terms of the Law of the place, where it is fairly is a Enterpulment or residential enumerical complex comment on the fishwares, somewhat extends owner's title in the land building disputed Agreement Power of Attendey is of authority of the Developer builder pendent fittle verification of the Land and/or building to proper stamp daty means of registration of sale agreement, development ment of registration of sale agreement, development ment POA etc. Events of building plan, permission of agreement lavelerity, etc.	1	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
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200HI PRAKASH DADHICH Advocate & R.A.
Roo 10, Vikas Nagar
Nama, KOTA (Rai.)

	4 Whereor the numbering gament of the units flats tally in all decorates such as approved plan agreement gion as.	=	Nut apoScabile
30	Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims. Liens etc. and details thereof.	·	Not applicable
31	The period covered under the Encombrances Certificate and the name of the person in whose Javour the encombrance is created and if so, satisfaction of charge, if any.	7	01 years 2022 to 26,88,2022
7.7	Details requeling property has or land reconstruction status asy thus paid psychological and if not paid, what remody ⁹		Nes applicable
ų ų	a Hithse soul reading changes, whether required and if an obtains therease.	:	Not applicable
	Whether No Objection Certificate under the Income Tax Act is required obtained	:	Not applicable
34	Details of RCC extracts registron contains Katha extracts pertaining to the comparty in quenium.	-	Not applicable
30	Whether the name of manages is reflected as notice in the revenue! Municipal Village records?	:	Not applicable
36	Whether the property offered as security is clearly demandated?	:	Yes
	b. Whether the demonstration promotion or the property is legally valid?	:	Yes
	Whether the property has clear access as per documents? (The property should be legally accessible through normal currents to transport growth to factories / houses, as the rase may be).	:	Yes
37	Whether the process can be electrical from the following decreases, and discopring doubtful simuraturers, if any exceeded on each sensing?	:	Nos available
	Document is relation to electricity commission.	:	Not available
	5 Document in relation to make connection	:	Not available
	C. Distanced is neutrino to Sales Tas, Registres in all any applicables	:	Not available
	d Othe Utilat In s. s'ass.	:	Not available
38	In expect of the beneathers of the property whether there is a difference-discorporary in any of the offer decommons or any other popularies to the section or an unitary table, excitor the section or the section of t	1	Not applicable
3á	If the variability report coding appropriations of plans are made contact, plans are made worked, plans are made to the superplan and beautiful or the property on the start thermosty may they make the deeds. If the variability report are the appropriate plan are not available at the same of proportions of LiR, please provide these contracts subsequently, on making the same available to the uthrough.	:	Valuation report not available
10	Air furificationen for organism of mortgage under sey kass se special enzaments, details of sauges sea sturien ni decoments, promon ni propos stamp cuts etc.	1	No
41	Whether the Book will be shift in entiring SARI/AJISI Act. if required against the property in Ernol as scripny?	:	Not applicable

BUCHI PRAKASH DADHICH Arivocate & R.A. Ro 10, Vikas Nagar Nama, KOTA (Raj.)

B.P. Dadhich Advocate

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

43	In more of character of carginal title death, density of legal and other expressions for character of a proper, solid and enforceable mongage by deposit of caracter average duly caracteristic, as also any precision to be taken by the Bank in this regard.	-	Not applicable
43	Whether the precuring backersonal electroness of the mengager judger than record persons) permits creation of prorigage and additional procurious, if any to be taken as such cases.	:	Net applicable
44	Additional superix relevant for investigation at title as per local four.	:	No
45	Additional organisms of any to salegepte the majors of think aroung the performer of security	F	N.A.
15	The specific persons who are required to usate micrographic depends whereaver customy insurage:	0	Ali's Decim Developers Limited, through authorized signatory Sh. Rajesh Kumar Putit Sio Sh. Hajaram Patil Rio Flat No. 1273. Suwalka Richib. Schilbi Residency. P.No. I 4, Rajecy Gandhi Nagar Extn. Roud No. I, IPIA, Kuta Raj.
47	Whether the Real Islane Project comes under Real Estate [Regulation and Development] Art 1916" Y/N		Not applicable
	Whether the project is registered with the Rose Estate Regidatory Authority? If so, the details of such registration are to be humisters.		Net applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?		Nor applicable
	Whether the details of the apartment plot in question are ventiled with the last of number and types of apartments or plots booked as upleated by the promotes in the website of Real Fants Regulatory Androity?		Not applicable

Disc : 26.08.2032 Place | Kieta

EUDHI PRARASH BROIGCH Advocate & R.A. IVo 10, Vikas Nagai Nagai, KOTA (Raj.)

B.P. Dadhich

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

CERTIFICATE OF HITE

I save insurance the Engine Tota Heads intended in the deposited advantage in the schoolste property, i.e. and infliend its security by way of "Equilibria Martinge" and that the documents of tota referred to in the opioson are valid evidence of right, this and more and that if the said flourable Martingege is specied, it will said to the requirements of creation of Equipme Martingege and I further carely from

- 2 I have ensured the Decuments in degal, taking min account of the punishings in the dears, list with American II and the office release before.
- 5 I consum having made a search in the Land Revenue records. Laiso confirm having vertical and checked the records of the external flowerment University of See Regionalis) Office (s), Revenue Records, Manusipa Panchayai Ultime, Land Acquisition Ultime, Regional of Companies Office. Weld Board (wherever applicable) I do not find mothers office to which would prevent the Time Holders from Change 1 which Mohazze. I am higher expensivity of any last is current to the Burk that the surfacement or respond to by my usernt in making security.
- 4. Following secution of Land Resembs/Resembs Resembs relative Title Deeds, contified empire of such title deeds obtained from the unusual department of the Title Deeds. Successions Deeds of the Deeds Succession Deeds of the Deeds Succession Deeds of the Deeds Succession Deeds Succession Deeds of the Deeds Succession Deeds of the Deeds Succession Deeds
- 5 There we migriss Mengaget hargest maintenance wherever, second he sometime the Linconhaunce Comfines for the process of 100 power from 2023 4- 26,00,3022 permitting to the Immortable Property (see a covered by above said Title Deeds. The property is first from all Linconhaunces.
- 6 In cour of smooths through a broops of the Bank, there are no other mongages/marges other than abroady stated in the Loon documents are agreed to by the Mongagos and the Back (Delete, whichever is not applicable), N.A.
- 7 Major is) and his/their uperest is the property/(ies) is to be extent of N.A (Socials the share of the Minor with Natce). Some out if not applicable.
- 8 The Mongage if created, will be evaluate to the Bank to the Ludding of the introduct Manager. MA: Denum Developers Limited, (brough authorized signatury Sh. Rajesh Konnar Patil No Sh. Rajeran Patil R/o Flat No. 1273, Suwalka Middhi Sahhiti Besidemy, P.No. 1-4, Rajera Gamilti Nagar Fato, Band No. 1, IPFA, Kata Raj.
- 9. ! cert#; that M/s Denine Developers Limited, through authorized signatury 5h. Rajesh Komas Patil Sin Sh. Rajeram Patil R/n Flat No. 1275, Sowalka Birkilli Siddhi Brasidanes, P.No. 1-4, Bajesh Gandhi Negar Lato. Road No. 1, tPlA, Kota Raj, hashare as absolute, treat and Marketable into over the schedule property/less I hather cerus-that the above trils deeds are sentine and volid montpage can be meased and the and Martinger would be enlineable.
- b) case of creation of Montgase he Deposit of Otle death, we certify that the deposit of following title deads observed a solid and entirezable contigues:

Note: Photo copy of Procument No. 1 to 5 to be taken for the registration of project under HFRA Act

- Cretificate of Incorporation MAs Denim Developers Limited
- Residences Letter to farmer of Sh. Rajesh Kamar Putil
- Allerment Levier No. 1854 &t. 25.01.21
- 4. Certificate No. 1154 dt. 25.07.21.
- 5. Rend, Lauve Deed with Map dt. 45.08.23
- 11. There are no legal impediments for creation of the Mangage on production of above tric deads, the certified original copies of which I have examined under any applicable Law Rives in Intra-

12. It is certified that the property is SARFAHS, Compliant.

SCHOOL LE CO THE PROPERTE (IES: S.Nr. 3C 4, Gardenia, Village Konfrodi, Roto Haj.

Last – Ibrag

View - Other Land

North 5,No. 1C 5

South S.No. 10-5

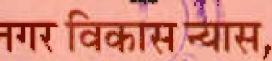
Date : 26,141,2022

BUDHI PRANDICH Advocate & R.A.
IVo 40, Vikas Nagar

Nama, KOTA (Rai.)







पट्टा-विलेख (लीज होल्ड) व्यवसायिक



्याजस्थान नवधीय दोत्र (कृषि भूमि कः गैर-कृषिक प्रयोजन के लिए समयोग वर्ष अनुद्रा और आवटन) नियम, 2012 में नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

अनुद्धा और आवटन) नियम, श	012 में नियम 22 के अन्तर्गत	भूमि का बद्दा विलेख
mile / 1/5-3		Rain \$5.07.3022
फैल्लं अनिव का त्रवसं लिए पट्टा धारक का नाम		तक्षेत्र कुप्पर पारितर पुत्र की शन्तराम पारित्र
प्रजीकृत कार्यातम प्रशंद गंध भ्यात निवासी क्रिक्टार जात न्छ १ अप्रीसी सार्थ ए	सुवाजका <mark>स्थिति सिद्धी रंजीक</mark> होटा	की व्यक्ति २० १-४ गाजीव पायी नगर
4	444.444	3
	अध्यया	
पहल धारक मेतल - 🛊 शहर		
(गदनाम) थी / भीमती / सुभी	पुत्र / पुत्री	
निवासी		
पुरुष्ट सं Shop no. l.		9.24 वर्गमीटर
राजस्य ग्रामः कुराधी		46,47,49
योजना गार्टेनिया		में क्यित है।
स्थानीम निकाम (पट्टा कर्ता) द्वारा पट्टा घारव निकादित किया जाता है।	क्रियम में उक्त मूखण्ड	का पद्दा दिनांक! करे
पट्टा पारक के हस्ताक्षर	2	मानिकृत अधिकारी के हरताक्षर मय मोहर काः विकास करते क्षेत्र
1	तेक, कोटा (एकम)	soft laters and area

नोत - शर्ने दोते पुरू पर अंकित है।

• पंजीकृत / पृत्यांकन संसन्त है।

- Registered and Endorsement Attacked

व्यवसायिक



पट्टा विलेख की शर्ते (लीज होल्ड)

(कृषि भूनि का गैर-कृषि प्रवाजन के लिए एक्योग जी अनुका और उद्यान नियम 2012)

पट्टे की शर्ते

1.	mod at on at siles were at uses for fair	लाय राजा क्या करा र है। असे एक्स मुक्कि सर क्या लाय से पुरुष है।
		Yani

- प्रदेश पालक द्वारा पूछाबा / निर्मित कीव गण स्पर्णण वही भिन्ना जाहरा जिला उपयोग होतु पर हा विलेख जारी किया गया है। पूछाब पर हाय हैए नवन विनिधन में सम्बक्तित अनुसूधी में करलेखित उत्योग अनुसूध होते, गरन्तु प्रार्थक उपयोग हेतु निधारित नागदरमें की पारण सुनिर्देशन की जाएं।
- ततना भारक तरन मृत्यस्य को विकास अवता अन्य प्रकार को इपनानारित कर गर्कणा क्या भूकण्य को एम-पददे (यम जीक) पर भी वे कर्कणा
- अस्ट चूकाव्य के लिक या/ इक्नान्तरण पर होता के वस में नाम परिवाण के लिए निकाण में निमारित मुक्त आवेदन वो साथ फेर्नेक्ट विकाल कर आदि उसका कि दे जावैन, करण पहलाकार के उत्तासकार्य के मानल में लाई सुनि देव नहीं होंगी।
- ह जिल्ला विलेख का मनकार / जीवन बीमा जिल्ला / अभारती स्थानकार के भारा काल (भीनेक) वेला; का मार्चमा, विमाल शिए मधारीय विकास के अनामीत जनम पन (१९८९) की अमरगणना नहीं होंगें।
- ह अलगह ६४ वटन निर्माण प्रवृत्तित धटन विनिद्यत्ती के पानटगाट तहत करना हाना
- न्द्रस्य कर्णा (क्यानीम विकास) की बिला श्रीकृति के मुख्यक का अपनिमालन अपनियंत्र के मुख्यतीय प्रवेचतीन नहीं किया जा सकता।
- ह पहुंदा विलेख जारी करने की किनक से विविध्या गर्बाध में विशोध करना होगा। निविधित उसकि में विशोध नहीं होने पर विविधित दर से अविधि दिस्तार किया का सकेना अन्यवा करना दिनक केवल किया जा सकता है।
- स्ट्रिंग किरोत के निमादन के समाद लिख्य निक्य निक्य नदा कर ।हुआकर पहल विकास जान किया गया है तो एक भूकरण का नद्दा निक्य किया जा स्थीप ।
- (i) जटा दिनेल की मेजन में अन्यिक विकास पर धेने करने कर विकानकर्ता / पृष्ट निर्माण सहयारी समिति द्वारा वहन किया जावेगा।
- ो १ २८८। विलेख किन अधिकिया विकास नीति, विविधा के तहत जारी किया दल है। इनके राजी प्रकार व वार्त करनू होगी किनकी परमार नहीं
- ्र करने पर पटटा निरुद्ध किया जा समेगा।

नोट :- निर्मित मुखयह में बात में 8 लागू नहीं हो

स्टान्य उपूरी हुए पटटे मी प्रति पर सप्ति।

पृष्ठाण्ड के पढ़ोल में संभागों का विकरण— पूर्व रोग्नियां पश्चिम उत्पा≾राप्तै कारर Д.r=C दक्षण Д.c=Ч

ल्टा पारक के इस्तासर



अपूर्व जिल्ला

उन्हार जिल्ला

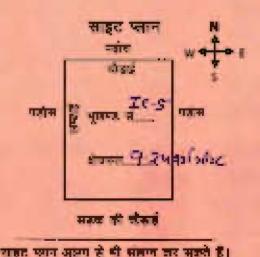
सामी :--

on in Booklade alcohol

बद्धाः विकास

पंजीकत / प्रकाकन संस्था है।

Registered and Endorsament Attached



प्राधिकृत अधिकारी के सरंतासर सप सेप्टर

क कियान नाज गोरा

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, TEHSTI-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)

4. 42 6 Other's land F27 US 08 07 08 09 10 111 בט" 04 EPIS LO FEET PATH 115 13 17 15 12 719 16 14 I 524 20 21 22 53 GARDEN 120 10 FEET PATE 32 J **G2** S 035 9: 29 28. F27 34 33 31 30 8 50 (936 37 38 39 ag 42 43. £21 49 HYAR TUST OF 620 46 ш E19 47 WHIRE HO 刀 E1E 96 PLOT NO. IC 8.0 −<u>/)</u> 1 0 2.04 - 2.14 PARKING. E17 Area (25 mg/m)]> home [Br 60,FF] 39.44 E15 tana (IP Signatu) 11.05 exist. The feets uplied they diget to the £15

12.00 M WIDE ROAD

11/

F13



SIGNATURE OF OWNER

表

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

Fee Receipt

Appendix | Form No. 9 (Rute 75 5 151) | Print Date : 19-00-2020 x 72 PM

Fee Reseroi No Nell'is	: 2628/212001967 : ATULMATHUR ADVOCATE TELKARAN PAGAN	Reselpt Date Susment 5, No.	÷	09/06/2023 20/229117/30/1601
Address	: KCIA			
Conntent Type	: Imspection And Selection			
Face Velue	: 70	Seauzed Value	- 2	70
Ord Regionalion Fee	: ₹0	Fee for Memorandum Us_64_67	-	- 1
CS.	: 70	Confield analysing fees List 57	- :	E 0
Stamp (Memorandum)	: 8	Reg (memorandum)		2
Surchanje	: 70	Samo Only	. :	₹ 0
Penalty	: 70	Inspection the	-	7.50
LIS 25 34	: 00	Commission	:	7.0
Dustody	7 7	Cihera	:	. 3.0
		Cash Amount Renelved	:	* 0
		Other than Cash		7 50
From Year 2022 To Y	ter 2022	Total Amount		7 50

Made of Payment (AMade Number Amount 6)

4 o-case Chatter (674) pilk 2 50

Signature of princental to applicant for story or Search certificate

Signature of respect and calls of relain receipt.

Costner

BUR-REGISTEAR

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

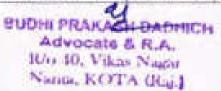
REPORT OF INVESTIGATION OF TITLE INRESPECT OF INMOVABLE PROPERTY

			OF IMMOVABLE PROFI	FIG. 1.			
	3		inch Bereiness Unit Office stelling reprinted			pahan Real Fe harity, Jaipur Rej	inte Regulatory
	5.		nul date at the lease upda the ason o pents tendered for services are forcepided	el	bist		
	¢	Name of the Re	пушт		Pari Pari (27) P.No	Denim Developers prized signatury N J Sto St. Rajacum I J. Suwalka Riddhi n. 1-4, Rajeev Gandhi I, JPLA, Kota Raj.	k Kajesh Kumaa Patil Min Plat No. Siddhi Residency,
	2	Name of the organization o	rai concern company person affering to cominy		Part 1273 P.No	Denim Developers orited signature N I So Sh. Rajaram I I. Suwalka Riddhi I. I-I, Rajeev Candhi I, IFIA, Kota Raj.	h Rayesh Kumus Patil Rio Flat No Sidaha Residenci
	Ŀ		i fle Unit conser person lealy nation re to the presion of clurge	9 1	neb	idus. Fizm	
	B	State as to unec	r what capacity is security offered (which i or homewer or as guarantes, etc.)	α τ [:	i Kar	entla	
	Lienen		tion, or the minimable property as offer	ed .			
			bidowing dotalls.		i		
	a	Survey No.		:	5.00	IC 5, Gedoria Villag	r Emphadi, Erda Kaj
	- 1,	Door Dense ne	normal of souse gargants;		18,840	KS. Gardenia, Villag	e Manhadi, Keta Raj
	£	Extentioned incl property	uding plint's built up area in case of boo	100		Sq Mt	
	d	Locations like : sub-district etc	ame ed the place, village, etty registratio Boundaries.	2 :	View None	- Dond - Okker Land 5 S.No. 10-6 6 S.No. 80-4	
	9	Pariotism of observolvigically.		n-l		Conflicts of lacoppeath Donin Developers Limited Resolutor Letter in lanear Rayeth Kumar Paul Mloupen Letter No. 1180 dt Conflicter No. 2186 dt 2840; Reyd Letter Devel with 1 05.08.22	
	la .	originals in re- certified	nients centied and as to whether they a dufind reques or registration extracts du prizantia or centifed extracts from t	£,	Rez P.No 03.0		
			herebus nitis ambantis, to manned				
	NO Si	Date	Nanzi Naure of the Decement			Ongonal certified entroit photocopy, etc.	In case of separa- ishadien the original was somissized by the Advacene.
	1	#5.#R.22	Regd. Leave Death			Chipmal	Not applicable:
j	releva arrade	an sub-registron et has by the prop	nd all rate granutents are obtained from the Two said compared with the documents ma used nontiguous V Please also enclose a sea good for observey certified raps	de di :	: No		
		reide search enum	nly used certificate lidears with the TIX	1			

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

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

		referent to the property in question are available for		
	l ₂	verification throughout ordine partial or computer system. If such ordine everificate recents are available, whether any verification or cases observing our made rust the crannicus.	:	Nint signification
		Lindongs to this reason		
	ı	Whether the gamineness of the stamp paper is possible to be got verified from any online partal and if so whether such verification was made."		Ned available
7	•	Property official as seconds talls within the jurisdiction of which sub-registrar office.	:	Sub Registrar Kota Raj.
	-	Whether it is provide to have registration of documents it is specified in the property or question of more from me office of sub-registrar destruct registrar registrar-general. If we please name all such offices?		No
	e	Whether search has been made at all the offices named at (b) above 1	=	Yes
	4	Whether the searches in the offices of musicuming authorities or an indier records reveal registration of multiple thic documents to respect of the property to question?	-	No
8	dife peve Man mad sur less and	is a, tole tracking the tick (roin) the oblication colors has been deed establishing title of the property in quantition from the keessors in title interest to the current cuto helder. And wherever is a cutorest or other care on title is marriad exactly should be a first a further period depending on the need for electronic of the period of periods of the force of property offered as somethy for loans of Ra 1.00 opens above, search of title ensurant enses for a period of not less a 50 years is mandatory.		Di seure 2022 to 19.08.2022 FIT Keta albeited a S.No. IC 5, Gardeura Villag Kanbadi, Kora Raj to Mar Denira Deniralopara Landeed, through authorised signature 5h Rajesh Kannar Pani Seo Sh. Rajes am Pahi Han Flat No. 1273, Sewatka Riddhi Siddh Residency, P.No. 1-L Rajecy Gandia Naga Extr. Road No. 1, IPLA, Kota Raj. on di 25.07.22 app execute a Sirgal Lease Devel is fevour of firm on dt. 05.08.22
6	Nature of Julie of the intended Mortgagor uses the Property (whether full commonly) rights, Lieuwhyski Rights, Occupenty Processor Rights of from Holder or Gent, Grantee Afforder e.g.,		:	Fire-thold
m		methold, whother .		Ned applicable
	6	Lease Deed is duly samped and registered		Not applicable
	Ь	is essee is promised to mortgage the Lessehold right		Not applicable
	C.	duration of the Lease are spired period of lease		Not applicable
	é	If a sub-inase chark the lease deed in Second of Lesson as to whether lease deed permits art-Jessons and mortgage by Seb-Lessons also	! !	
	6	Whether the tensebuld rights parants for the remaining of any supersentum (if applicable) 2		Not applied to
	<u>L</u> .	Right to get renewal of the leasthaild rights and nature thereof.		Nonapplicable
Į i	If Conf. grant allotment I wase-come. Sale: Agreement, whether grant agreement of provides for allotable rights to the mergapor with or without conditions, the immigagor is competent to creat charge in such property. Whether improving from Gove or my other authority is required for greatment markstage; and it is whether such years permission is available.		:	Nest applicative
12	lt oc	respons a right whater		Nonapphesèse
	a	Such right is borruble and transferable		
	, b	Миляляе ош ве столео		Not applicable
1.3	one osie	up all Minur's interest at second of our whether excellent of typic could be preside the medalities procedure to be followed actes; must permission to be abtened and the repairs for coming actives bythin.	1	Not applicable
		reproperty has been completed by work of the Little year. Dood,	•	Nat replypose
14	wite			
14		The Gift Settlement Dead is duly stamped and registered. The Csrt Seatlement Dead is duly stamped and registered.		Not appleserie



	-,-	The Gift pertlement Deed transfers the property to Dance		Nagara destile	
	ă	Whether the Deere has accepted the gift in regarding the Gift Settlement Dood or by a separated writing or by application or by actions	:	Not applieside	
	e	Whether there is any restriction on the Denor in executing the gift settlement deed in question.		Not applicable	
	1	Whether the Game is in procession of the princip reports		Not applicable	
	g,	Whether any life interest is reserved for the Danus is any other person and whether there us a need for any other person to join the creation of montgage.	:	Nos applicable	
	h	Any other aspect affecting the relicting of the rine passed donach the saft settlement dead	Ė	Кин цэрксээс	
	я	In cost of partition family settlement doods, whether the coveraged dood as available for deposit. If not the modulity precodure to be followed to create a valid and enforceable mortange.	:	Not spplealike	
	H	Whether mutation has been effected and whether the energy, are is in possession and enjoyment of his state.		Nat applicable	
	*	Whether the paration made is valid in law and the nucripages has acquired a mortgagable title thurson	:	Not apply with	
	d	In respect of paration by a decree of caret, whether such skeepe has become find and all other convicous formalities are complesed complicative; h	:	Nar apparable	
		Whether any of the documents in question are excented in emeterpoits in a more than one set 7 h so additional presentants to be taken for assisting multiple printipages?	:	Net oppleable	
Į.		ther the title documents include any restringuistic	:	Not applicable	
i	a	In cost of wills, whether the will is registered will or unresistered told?	:	Not emplicable	
IJ	ŀ	Whether will in the motter goods a magalaxing product and glass whether the scars is probabled by a conjugated count?		Not applicable	
	•	Waether the property is minimed in the basis of will?		Nasapyleuve	
	1	Whather the original will is available?	٠	Natopylicatio	
	e	Where the original death continue is the hostster is available?		Not applied by	
	ľ	What are the consumstances and or documents to establish the will in specified as the last and foul will as the testation? (Consuments on the communications such as the established of a documents with the paralleless selected the guaranteess validate of the rade all parties have select open the will see a which are relevant to rely on the will, availability of both Original title docks are to be expained?	:	Pout applicable	
! !	9	Whether the property is subject to one wold nights?	:	\$40	
	ŧ	Whother the property because in characteristic in any religious other certificous having only restriction in creation of charges on such properties."		Nut syrphosite	
	Ų.	Procautions permusions of any in respect of the above cases for creation of manager?	÷	Not approachle	
18	н	Where the property is a HULL joint family property, marigage is meaned for family benealt legal necessity, whether the Major Copurceaers have the objections jump in execution manages where it any, rights of temple members etc.	-	Not applicable	
	ŀ	Please day commed on any other series, which may adversely affect the valstitle of security an such case."		Not applicable	
Įν	3	Whether me property behates to any treat in a subject to the rights of any treat?		No.	
	b.	Whether the first is a private or public trust and whether trust dead space toolly successive the numbers of the property?	ē	Not applicable	
	E	I so solutional processions personness to be abused to pressure of valid marriage?	:	Not applicable	



	ð	Requirements, if any fer creation of manager as per the created state laws applicable to be first in the matter.	:	Nor appunable
202	a	If the property is Agricultural land, whether the local laws permit atomagage if Agriculture and aid whether there are any restrictions for constions and recomment of sverigage.		· Not appeicable
	h	In case of agricultural property other relevant records skiemments as per local laws, of any are to be verified to ensure the radiality of exemple and right to enforce the most gage."	:	Not applicable
	Ľ	In the case of nonversion of Agriculture land for commercial purposes or ofterwise, whether requisite procedure followed permission obtained.	:	Not engineable
21	anyu Ayan	other the property is affected by any local laws or other dateons having a bearing on the creation security (viz. profitted flaws, weaker sections, numerices, land Laws, Storilations, Costal Zone Regulations, finvironmental Cleanage	;	Not applicable
23	а	Whether the property is sobiect to any pending or proposed and acquisition proceedings ?	1	No
	l:	Whether are asarch oragin, is goode with the Land Accuration. Other and the outcome of such search enquiry.	1	Not receivable
23	a	Whether the property is numerical in an soluter matter of any brigation which is pending or constituted?	-	Niu
	ŀ	If on, whether such linguition would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	:	Not applicable
	В	Whether the rate decaments have any court seal making which points out any Effectival attachment seauling to cone; in respect of the property in question ? In such case please continues on such sealth as known.	:	Not applicable
34	a	In cost of partnership time, whether the property belongs to the firm and the deed is properly registered.	1	Кет арускай іс
	le .	Property belonging to partners, whether drown on hototypes ? Whaten tempolities for the same here occur completed as per applicable lows?		Not appearable
		Whather the person's constrain mortgage has have authority to easily mortgage for and on behalf of the first.	÷	Not applied Nie
25	som med with	Whether the property belongs to a Limited Company, this & the name provents. Hence examine a scheme type to record transportation of decomments, Registration of any prior charges to the Company Registrar (ROC). Articles of Association was processed to comment seal sec.		Next applicable
	or ass Pages	Whether the peoplety it is be anothergod) is purchased by the se Company or Limited Liability people (L2.2) firm 2 Yes 1 No.		Nor applicable
	omni on re	figes, whether the search of charges of the property (in be- typical) has been entered out with Regional of Companies (ReC) sepect of such vendor company in LLP (soller) and the vender peny (norchaser)?		No: applicable
	ilin chan Impil	Watcher the discretarnal of charges have any proof set entitlehouses on the property (proposed to be mortgaged) to be notificated (seller)? No.		Not applicable
		ll the south reveals excumbrances i charges, whether such yes enaminisposes have been satisfice? No.		Not applicable
56	260011	ase of Societies Association, the request authority presents own and whether the mortgage can be created, and the respirate latings, by s-lows.	-	Net applicable
2":	9	Whether any POA is involved to the chain of ritle?	:	Pie
	Ь	Whether the IOA is one compart with interest i.e. a		Not apposable
		Description Agreement out Power of Amency III at please		

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	clarify whether the tame is a reportered documest and hence in his grouped as interest in thosair of the bunkle developer six.		
	as auch is me medide as per are.		
C	In case the other document is executed by the POA holder. Decree dearly whether the POA marked is a time executed by	Ξ	Nox applicable
	the Hubbers to Z. Companies. Firms, Indeedhal or Proportion Commons to Taxon of their Portions Employees Amberical		
	Representatives to sign that Albahment Letters, NOCs. Approximated Sale Sale Deeds eight a favour of buying of this varies (Dubber's POA) or (ii) other one of POA.		
	Kommun POA:	ш	
a	in case as Buildon's POA, whether a certified corporal DOA is available and the same has been verified compared with the original POA.		No applicable
e	In case of commun. POA (i.e. POA other than Holder's POA). please clan's the following stances in respect of POA.	:	Mint applicable
	Whether the might! ANA is centled and the title is centigation is drope on the bases of mightal POA."	Ξ	Not applicable
	ii Whether the POA is a registered one "	-	Not applicable
	in. Whether the POA is a spensil or general one?		Not applicable
	iv Whether the POA contacts a specific substance has executive of substances in question		Neit applies ble
I	Whether the POA was in force and not revoked or had become		Not applicable
	sorolid or the date of execution of the document in question Y (Please clarify whether the same has been seen bound from the		
	मंत्रिक स्व प्रदेशका क्षात्र ()		
E	Please comment on the genuineness of 199A		Not applicable
h	The enormous administration will be antimorphise and resigns at		No applicable
1000	(re PLIA I		Visional mobile
gen. grac stan	the PDA for another is being created by a POA holder, electromes of the Power of Attender and the extent of the powers of therein whicher the same is peoperly executed qual authorities in tennes of the Lon of the place, where it is after.	:	Not applieside
gent grad stan degr 14 to	efter mortgage is being created by a POA hubby, elect- increase of the Pomer of Attenue and the extent of the powers in therese was whether the same is peoperly executed qual-authenticated in topics of the Law of the place, where it is after a property is a list agentiment or resignated commercial compiles.	:	Nor applicable
gent grae stan eser id co chec	efter mortgage is being created by a POA hubby, elect- increase of the Power of Attenue and the extent of the powers in thereis and whether the same is peoperly executed qual-authoritistics in topics of the Law of the place, where it is sated. It property is a list spectiment or resolvential commercial complex, a sect commercian the following.	:	Ne
gent grad ston grad High ches	efter mortgage is being created by a PCSA holder, elect- meness of the Power of Atlanter and the extent of the powers in therein, and whether the same is properly executed qual-authoritistics in topics of the Law of the plane, where it is afect a property is a flot synctomat or residential renormeral complex, is and commons on the following. Themseles's iteral owner's title to the and building	:	No Nos applicable
gent grae stan eser id co chec	efter mortgage is being created by a PCSA holder, elect- meness of the Perren of Attenues and the extent of the powers of therein, and whether the same is properly executed qual authoritistics in topics of the Law of the plane, where it is noted a property is a flot synctomat or residential renormental complex, is and enumeration the following Prometer's iteral owner's title to the and building [New Japanest Agreement Power of Attorney	:	Ne
gent grad ston grad High ches	etter mortgage is being created by a PCA holder, elect- moress of the Power of Allemer and the extent of the powers of therein and whether the same is properly executed qual authoritistic in topics of the Law of the plane, where it is afect a property is a flot spectrored or residential renormered complex, is and enumeration the following Promoter's iteral owner's title to the and backing Providepoints Agreement Power of Alterney Laters of authority of the Developer backing Indian or sold authority of the Developer backing	:	No Nos applicable
gent grad stan even H to chec a b	efter mortgage is being created by a PCS holder, elect- meness of the Power of Atlanter and the extent of the powers of therein and whether the same is properly executed quatanthermatist in topics of the Lon of the plans, where it is need a property is a flot sportment or residential renormered complex, is and comment on the following Themeter's Londonwer's title to the and building Therefore Agreement Power of Automes Longer of authority of the Developer tickles		Not applicable Not applicable Not applicable
gens grae ston men H on ches a b	efter mortgage is being created by a PCS holder, eleck meness of the Power of Atlanter and the extent of the powers of therein whether the same is properly executed qual-authoritistic in topics of the Lan of the plans, where it is stell a property is a flot sportment or residential renormered complex, is and commons on the following. Promoter's Lead owner's title to the and building. Development Agreement Power of Atlante, Land of authority of the Development and or beilding to a question.		No Nos applicable Nos applicable Nos applicable Nos applicable
gens grad stan megr H on ches a b	etter mortgage is being created by a PCSA holder, elect- moress of the Power of Attender and the extent of the powers in therein and whether the same is properly executed quatanthermatist in topics of the Lon of the plans, where it is steal is properly in a flot sportment or residential renormered complex, is and commons on the following. Promoter's Londonwer's talle to the and building. Development Agreement Power of Automes; Development Agreement Power of Automes; Development of the Development incides Independent ofthe verification of the Land and or heiding to question. Agreement for sale july's registered. Promoted of proper stamp duty. Respondent of proper stamp duty. Respondent of proper stamp duty.		No. Nos applicable
gent grad stan men H da ches a b	efter mortgage is being created by a POA holder, electioners of the Power of Atlanton and the estimated the powers of therein said whether the same is properly executed questionthermosts in topics of the Lon of the plans, where it is steal a property is a flot sportment or residential renormered complex, is and comment on the following. Promoter's London when a title to the said building. Development Agreement Power of Atlante; Development Agreement Power of Atlante; Development of the Development had not or heiding to question. Agreement to ade july's registered. Promoted of proper stamp duty. Respondent of proper stamp duty. Respondent of building plan permoseum at appropriate hard authority etc.		No Nos applicable Nos applicable Nos applicable Nos applicable Nos applicable Nos applicable
gent grie stan eser H on ches a b C	etter mortgage is being created by a POA holder, electioners of the Power of Atlanter and the extent of the powers of therein was whether the same is properly executed qual-authoritists in topics of the Lon of the plans, where it is stell a property is a flot sportment or residential renormered complex, is and comment on the following. Promoter's London when a title to the and building. Promoter's London when a title to the and building. Promoter's London when a title to the and building. Promoter's London when a title to the londonery. Long of authority of the Developer booken. Independent offle verification of the Landone to beilding to question. Approximation of registration of sile agreement, severopment a grouping, POA, etc. Approximation but the plant permission of appropriational authority etc. Connectical influence of States (Combine or one concepts of authority etc.)		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
general standard stan	etter mortgage is being created by a POA holder, electioners of the Power of Atlanter and the extent of the powers of therein was whether the same is properly executed qual-authoritistic in topics of the Lan of the plans, where it is stell a property is a flot spectromat or residential renormeral complex, is and commons on the following. Promoter's Lead owner's title to the and building. Promoter's Lead owner's title to the and building. Promoter's Lead owner's title to the and building. Development Agreement Power of Automes, Lones of authority of the Developer tickles. Independent office verification of the Land and or building to question. Agreement for sale phyly registered. Promotion of proper samp duty. Responding to Pour decomposition of sale agreement, severopment speciment of building plan, permission of appropriate head automatical of building plan, permission of appropriate formation of Secondary Conditions allowers in latter but of presention.	:	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
gent give stem even the chest a b b c chest a f g	etter mortgage is being created by a POA holder, elect- moress of the Power of Attender and the extent of the powers of therein and whether the same is properly executed quatanthericated in topics of the Lon of the plans, where it is steal is properly in a flot sportment or residential renormered complex, is and commons on the following. Promoter's Londonwer's talle to the and building. Promoter's Londonwer's talle to the and building. Promoter's Londonwer's talle to the and building. Promoter's Londonwer's of the Developer tookken Independent office verification of the Landond or building to question. Agreement for sale july's registered. Promoted of proper stamp duty. Respondent of proper stamp duty. Respondent of building plan permission of appropriational actionals are actionals attached to the sale of Secretary. Compressed of building plan permissions of properties. Compressed to interval at Secretary Combine or one specialists. Membershop defease in the Secretary.	:	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
gent give stem ever High ches a b c c c c c c c c c c c c c c c c c c	etter mortgage is being created by a POA holder, elect- moress of the Power of Attender and the estima of the powers in therein, soni whether the same is properly executed quest authoritists in topics of the Lon of the plans, where it is steal is properly in a flot sportment or resolvation renormered complex, is and commons on the following. Promoter's Londonwer's talle to the said building. Promoter's Londonwer's talle to the said building. Promoter's Londonwer's talle to the said building. Promoter's Londonwer's talle to the londones; Detect of authority of the Developer booker. Interest of authority of the Developer booker. Interest of authority of the Developer booker. Agreement for said polyty registered. Promoted of proper stamp duty. Respondent of proper stamp duty. Respondent of building plan permissions of appropriate stationary etc. Connectical influence of businesses of presention. Membershap details in the Sunctions. Share 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 Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
gent grade stand chest stand s	etter mortgage is being created by a POA holder, electioners of the Power of Atlanter and the extent of the powers of therein was whether the same is properly executed qual-authoritistic in topics of the Lan of the plans, where it is stell a property is a flot spectromat or residential renormered complex, is and comment on the following. Promoter's Lead owner's take to the and building. Promoter's Lead owner's take to the and building. Promoter's Lead owner's take to the and building. Promoter's Lead owner's take to the Land and or beilding to question. Inter of authority of the Developer tacker. Inters of authority of the Developer tacker. Inters of authority of the Developer tacker. Promoted to be public registered. Promoted of proper samp dury. Responding to building plan permission of appropriate hard authority etc. Contrapend of building plan permission of appropriate hard authority etc. Contrapend to building plan permission of prospession. Membership defeats in the Secretary. Share Certificates. No Objection of our first first the Secretary.	:	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 Not applicable Not applicable
gent give stem ever High ches a b c c c c c c c c c c c c c c c c c c	etter mortgage is being created by a PCA holder, elect- moress of the Power of Attender and the estima of the powers in themes was whether the same is properly executed spectanthectuated in topics of the Lan of the place, where it is steel. In property is a flot spectament or resolvation commercial complex, is and comment on the following. Prometer's Land owner's total to the and building. Development Agreement Power of Attenty. Development Agreement Power of Attenty. Development Agreement Power of Attenty. Development of the Developer Sockle. Subspecialize of the Developer Sockle. Subspecialize of the Developer Sockle. Development for satisfaction of the Land and or bedding to specialize of proper stamp duty. Respondent of proper stamp duty. Respondent of proper stamp duty. Respondent of building place permeasure of appropriate seriosary etc. Connectate in Interval Success Constitution of properties. Compress Continuous allowers in later least of prosession. Membeoslop defease in the Saneta etc. Share Certificates. No Objection: one fines the local Manuscraf later, regarding conversably of data Aportomats (including Regulations, Development Control Regulations Co-appropriae	:	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
gent grade stand chest stand s	etter mortgage is being created by a POA holder, elect- moress of the Power of Atlanter and the estima of the powers of theres and whether the same is properly executed quatanthericated in topics of the Lon of the plans, where it is steal e property is a flot sportment or resolvation renormered complex, is and commons on the following. Promoter's Londowner's talle to the and building. Development Agreement Power of Atlante; Long of authority of the Developer backer Independent offic verification of the Land and or heilding to question Agreement for sale july's registered; Promoted of proper stamp duty Respondent of registration of sale agreement, severopment agreement of registration of sale agreement severopment agreement of building plan permission of appropriate severoperation. Compressed of building plan permission of presession Membroshop detacts in the Society Combiner conceptant Occupants. Contribute allowers in later leave of presession Membroshop detacts in the Society of Share Certificates Not Object to the time the first order the local Manneyed back regarding represents under the local Manneyed back	:	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 Not applicable Not applicable

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	q Washer the membering patters of the units thus tally as all becomesn't such as approved plan, agreement placens	-	No applicable
lij	Fosseréences, Attachments, and se claims athether et Greenman. Control or State or other Local sechences or Third Party claims. Lons etc. and Secule thereof.	i	Not applicable
	Lions etc. and details thereal. The promot recovered under the Francohormess Contribute and the torne of the person in release favour the eparatherape is mesonal and of an attachment of charge, if any.		01 years 2022 to 19 NR 2022
12	Details regarding presents to sur hard reseasce or other detailing times hard greately as condess, and "fruit pand, what paparely "		Set applied Se
0	E Chann loud eading cleanance, which en dage real soil of size 465-14 houses		Non applicative
	b Whether No Objection Certificate under the Income Tax Not is required abrained	;	Not approache
11	Details of 8 PC excepts manager, extracts Katin extracts permitting to the property in question.	:	Net spykkalik
٠.	Whether the came of most pages is referred as award in the revenue	: :	No application
	Munsopid Village exercise		
Mr.	Whether the property of house as assumity is clearly demonsted "		Yes
	h Wheter the demonstrate postitum of the property is legally valid?		Yes
	Whether the progente line circu somes as per dummings " (The property should be legally accessible through normal recriters to transport goods to factories i bosses, as size case may be a	:	Yes
	Whether the property can be retentified from the following moreovers, and discrepancy doubtful or contributes, of any revealed an such southern?	:	Not aveilishin
	e Essegneré in relation te electricity connection	:	(Va) avealight
	b December in relation to under connection	ī	Not evailable
	a December in relation to Sales Los Representation of time application		Not available
	A Coperandry fells, disco		Not combine
8	In respect of the boundaries of the gregority observe there is a determine discrepancy in any of the ride incorrects or any other decorporate exacts as calculated report, utility tribs six property current boundary. It is placed absorber conversal on the same.		lant application
Oşi	If the valuation report and/or approval anothered plane are made available place, common on the word including the contaction on the description and boundance of the property on factorial document and that or destribe deads. Of the valuation of TIR, place provide these commonly subsequently, or, pulling the same available to the advante [:	Valtation report not available
le i	Any har because the creation of meetings under any local or opening economics, devide of proper registration of documents, payment of proper constraints of documents, payment of proper completion of.		No
11	Whether the Book will be able to entonic SAPLALS. Are in required seamed the property offered as encoming?	=	Not applicable

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

-(2	In case of absence of original late deeds, details of legal and other requirements for creation of a proper valid and enforceable continue by depend of certified extracts duft certified etc., to also are presenting to be other by the Pant in this regard.	Not applicable
4.3	Whether the potential becomes a functional documents of the accitoment to the ban valued persons) persons are also of manageness and additional processions, if any so he takes in such cases.	: Not expurable
##	Additional aspects adjusted for investigation of title as yet local laws.	No
45	Additional suggestions, if any to safeguest, see interest of Bank, creating the perfection of security	NA.
46	The specific persons who are required in create membrace to deposit. Documents creature membrage.	Mrs. Denim Developers Limital, through authorized signatory Sh. Rajesh Kumar Patil No Sh. Rajaram Patil R/v Flat No. 1273, Supralka Ralifish Schille Residency, P.Nu. I-4, Rujecs Gradfel Nagas Even, Road No. 1, IPIA, Kota Raj.
-17	Whether the Real Dante Project ownes under Real Estate (Rightstation and Development) Act 2016? YIN	Not applicable
	Whether the pargon is registered with the Real Times Regulatory Archaetes St so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above. Aut Rules there under is executed?	Not applicable
	We other the details of the arrestment, plot in question are central with the ext of number wal types of spontaneous or plant beat all as applicated by the promoter in the website of Real Estate Regulatory Authority?	Net applicable

Dute : L4,08,2022 Place | Xinta

B.P. Buddick, Advocate

200HI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nanta, KOTA (Raj.)

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

CERTIFICATE OF THEFT

I have examined the Channal Table Deeds intended to be deposited relating to the selectule propertytes and offered as security by easy of "Equitable Montgage" and that the documents of table related to at the opposite world condense of right, ride and others and that if the land Equitable Montgage and I further careful that

- I have executed the Theorements in detail, taking into account all the prodefines in the closel but void America B and the other relevant factors
- 3. I confirm having mante a search in the Land Resonau records. I also confirm having versical and checked the records of the relevant Government Offices. Sub-Registers of Office; it. Keepers Records, Minnergal Fanchayat Office, Land Jacquichen Office. Requirer of Foregament Office. Widel Based proper applicants (I do not find anothing advance which would prevent the Bills Basiles from crowing a vehic Montgage. Land table requirements, if age, has in conseil to the Basiles and no registers on my pair or be my agent in analogy search.
- Full owner acution of Local Revenue Revenue Records, relative Title Deeds, contified copies of such title deeds attained from the
 concerned registers office and encumbrance cartificate (EC). I have by certify the genetic means of the Table Deeds. Suspections Doubt, if
 any, has been obstified by making accessing enqueries.
- There are no prior Minigage Chargesteranishmenes whatevers as could be seen from the Encumbrance Certainate for the period of 91 years from 2022 to 1940,2022 partitions to the Immortable Property Supercontent by above said Falls Deeds. The property is from from all throughbourses.
- 6 So case of second subsequent charge in (assured the Book, there are so other managers other than already sweed in the Lean documents are agreed to be see Mortgager and the Book (Nebber, whichever is not applicable) N. A.
- 2 States (A and the their interest in the property (new) is to be extend of .N.A. (Specify the share of the Manual Nation with Nation and Associated).
- B. The Mangage of crossed, will be exceleble to the Book for the Carbillis of the corporating Democracy. Min Demin Theoreticpures Limited. However, authorized segnatory Nr. Rejech Komer Park See Sh. Rejecon Porti Rio Flat No. 1273. November Reddin Schick Residency, P.No. 1-4, Rejeco Candin Nagar Ezen, Road No. 1, IPIA, Kirtz Raj.
- 9 J. certals that Mas Dentry Developer's Lamited, thanaigh authorized signatury St. Rajoch Kunner Patil No St. Bujarean Patil Rts Flat No. 1273. Sowalka Hiddhi Nidhki Hasidemey, P.No. 1-4, Rajoch Condth Nagat Extra Hand No. 1, 171A. Rota Raj. taubant as absolute ours and Martinahit fills over its schedule property tact I further certify that the above tale deads are ground and a valid mortgage can be emated and the end Martinage would be entorested.
- In case of accurance of Adestrage by Deposit of title deeds, we could then the deposit of Indicating the deeds decreases would marke a cool and enterceable managing.

Note Photo copy of Document No. 2 to 5 to be taken for the registration of project under RERA Act

- t. Certificate of locurporation M's Denam Developers I trusted
- 2. Resolve on Letter in factors of Sh. Rajesh Kursar Paul.
- J. Allettment Setter No. 1193 dt. 25.07.23
- Certificate No. 1183 att. 28.47.22
- 5. Royd Lower Dove with Map dt. 85-89-29.
- 11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/ortgatal copies of which I have examined under any applicable Law! Roles in force.

12. It is certified that the property is SARFAES! Compliant.

SCHEDULE OF THE PROPERTY (IES) X No. 10.5, Guidenia, Village Kanlandi, Kota Raj.

SCREDULE OF THE East - Road West - Other Land North S Va. R - S South S No. R - 4

Date : 19 (98,2022)

SUDHI PRAKASH DADINCH Advocate & R.A. 106-10, Vikas Nago Nago, KOTA (Na.)





नगर विकास न्यास

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय केल (कृषि मृनि का गैर-कृषिक प्रमोजन के लिए उनयोग की अनुजा और आवटन) नियम 2012 के नियम 22 के असर्गत भूमि का पट्टा विलेख

Rent 25/7/2022

かがか/1165 मैसर्ग अनिम अवस्थान सिंध असिने अधीकृत हत्त्वाकारकता राजन कृपाप परित पुत्र की नार्ने यम मारिका पंजीकृति कार्यालय भन्नद-मंठ 1273. सुवालका विदी किदी रंगीटंग्सी प्लॉट गठ 1⊸ वालीय वांसी जगर विस्तार रोध गाँउ । आई.पी आई.पू. काटा निवासी ... कार्गालय पता 🗩 🔒 🥱 (पदनाम) औ / श्रीमती / सुश्री..... कुशक्त सं **Shop कर स्टिन्ड** के क्षेत्रफल रथानीय निकाद (पट्टा कर्ता) द्वारा पट्टा धन्तक के पक्ष व तका भूखण्ड का पटटा दिनकं निकादित किया जाता है। वाधिकार अविकारी प्राधिकत श्रेंबिकारी के हल्लावर गय मोहर उर प्रवासके काटा प्रथम।

नोट - सर्वे पीछे पुष्त पर अकित है।

- कत / पुष्पकन सलग्न है।
- Registered and Endorsement Attached

- 10 M 201

व्यवसायिक

पट्टा विलेख की शर्ते (लीज डोल्ड)

्कृषि पूरि कर गैर-कृषि प्रयोजन के लिए समयोग की अनुसा और आरंडन नियम, 2012)

पट्टे की शर्त

ार्ट भारक ने निर्दित निरम्त के तहत एक पुष्ट और राणि लगा करा वी है। अने उसने गुळवड का वर्षीन ओन से पु	्रम 🤯
\$000	

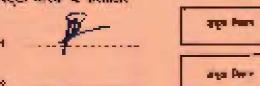
- पहला धारक द्वारा मुख्यमा निर्मित दीव का प्राचीन वही किया जाएगा जिला जन्मदेग हुनु गरुमा दिखेल क्षणी किया गया है। भुक्यम पर व्यक्तिन अमन विभिन्न में सम्बन्धित कमुन्ती में एक्टोबित जयगोग उन्दुदेश होगे, कान्यु प्रत्येक उन्दरेग हैनु निर्मादित भागनवर्दी भी पालना सुनिर्देशन की कार्य।
- 1 पटट गालक तक पूरापट को विजय कथन अन्य दकान में इस्तानाहित कर स्वीमा तथा भूतम्ह का उद-उटट (मन-लीक) पर भी दे मदाना त
- एका भूतम्ह के विक्रय / इनकाननमा का बेला के गथ में नाम परिवर्तन के लिए जिलाइ में निर्धारित कुछ आवेदन के लाध गर्जावृत विक्रय का आदि।
 प्रस्तुत किये जार्चन, करन् पट्टामाल्क के नक्ताधिकारी के गणते में काम की किया नहीं होगी।
- इ. यहहा विलेख का सरकार / जीवन में मा निवान / ऋणवानी जरपायों के पहलांक्यूकि (वीनेक) रखा जा कर्कपर जिल्ला जिल्लाकी जिल्लाका क अनामध्या अगल पन वीकिया की अवस्थानमा नहीं होंगी।
- पुराग्य पर पदन निर्माण प्रचलित पदन विनिष्ठण के नानदण्यों तहत कदन हीन्छ;
- पहल कर्ता (स्थानीय निकान) की जिल तमिक्ती के पूळाक कर अविधिकार / पूर्वपंतन व शू उच्चरंत परिवर्तन गई। किया का सकीमा
- पटट विलेख कारी करने वी देनाल से निवारित साधि में निर्माण करना क्षेत्र । निवीरित अवधि में उन्यास नहीं होने पर निवीरित देश से उनके विलान विकास करने में उनकी सहस्र विकास विश्व की करना है।
- ও, সত্তা কৰল জ নিশাৰৰ কা চল্ডাৰ্ শিগম জীলত কথা কৰে সুসক্ষ নিত্ৰ। নিউল প্ৰাণ কৰা সমা है तो ওবন স্থান্ত জা চততা কিবল নিখা। আ মন্ত্ৰী
 - s. पद्धा हिलेख के अंतर्गन में क्रांस्टिक विकास के होने यस अब दिवनसकता, वृष्ट निर्माण सहकार सामके हाश दहन किया जस्मेगा।
 - पहला विशेष्ट किन अभिनेद्रमाँ, नेदनों, नीति विशेष्टम के तहत जाने किया गया है। इनके सभी वनकन व सर्व लागू होगी किनकी पासना नहीं करने पर पहला लेक्स किया का राजना।

नोट :- विस्ति कुळाव में रार्त नं ६ लाडू नहीं होती।

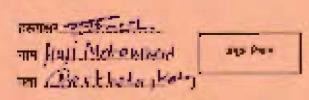
न्ताम्य इयुरी हेतु पहले की यति कक्ष रहि।

पूछार के पटोस की सीमाओं का विकरण – पूर्व शास्त्री पश्चिमम अस्त्रा <u>श</u>ास्त्री संस्थार सिंद- के समित सिंद- के

. पट्टा धारत के हसाक्षर



arried ...



गाइट स्लान N प्रांत प्

सबद प्लान जलग से भी संसम्भ कर सकते हैं।

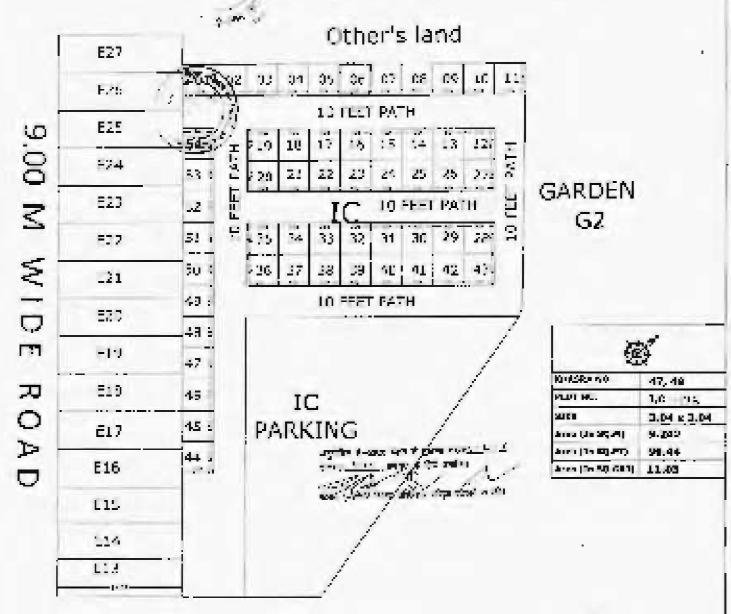
धारिकृत अधिकार-विकासकार मण मेहर (प्रकृतिकार)

बाह्य दिशास नास कोट

- पंजीवृत/पृतांक्य संज्ञान 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

2...

SIGNATURE OF OWNER



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

Fee Receipt

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Print Date :

9 08 2022 3 11 FM

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Figur Year 2022 To Y	HAT:	2022	Total Amount		7 50

Mode of Payment (#Mode Number Amount #)

Fa-Gran (Westger Withfollows 5.50)

Signature of presenter or applicant for replyin Seenth restillates.

Signature of reposent and cate of reform except.

Ceatrer

SUB REGISTRAR

Advocate

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

			OF IMMOVABILE PROPER	TY.			
1	a	Name of the ran	anch Historiess Unit Office steking repairs			athan Real Ke ority Jaipur Raj	tate Hregulatery
	Ь		and date of the letter under the cover of ments lendered for senutary are forwarded	1	Nel		
	c	Neme of the file	newe:		Patil 1273 P.No	Denim Developees mired signatury Si S'o St. Rajaram I Sorsalka Riddhi 14. Rajeev Gandhi 1914, Kota Raj.	i Rajesh Kumas Patil RAn Mat No. Siddhi Residency
2		Name of the property is as a	um' e assero - veregons person selbereg. De assorito		Ford 1275 P.No.	Denim Developers naed signatury St No Sh. Rajarant I Sawalka Riddhi 1-4. Rajam Ganalhi 1814, Kata Raj	i Rajesh Kumas 'ahi Rio Fisi Na Siddhi Residency
	5	attends the pro-	f the Unit owners personhedy authority perty for creation at althogo	:	ladi s	idual l'irm	
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2			priori of the moreoverie property we attend				
	014 MIXE	mote makeshage the Survey No.	callowing details		g. 36 ₀ .	H. 6. Gardenia, Villag	Kustadi Kata Raj.
	- <u>5</u>	(box (box	(in case of managements)			Mark Cont.	Total Inc.
i	e e		unling plants, high up area at case of bounc	:		145-6, Leardieren, Yellage Ng. Alf.	- HUNDARI, SINA MAJ
	đ	Lawatuma like s sub-abstruct etc	eann of the place, village, city, regularation. Homologies	1	Yi esp North	Rosé - Diler Land - S No. (C.7 - S No. 9C.5	
4	а	Particulary 12. of merkiyesilly	tin discurrents sentinged-senially and			Rajesh Kumar Per 3. Allowert Letter / 4. Curtificate No. 1D	es Etnaired The Lander of Sh. rij No. 1365 di 25 dil 23
	h	organds and de certified Nove : O <u>el</u> e	ments centred and as to whether they are chief express or representation extremts and exignately or certified exceeds from the			i. Leave Dred at B. 47 S.No. 2923 132	
	SI.	injustaning tand	Environment other authorities be examined. I have button of the December.		-	Organi certifisă	for coran of empires.
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	100	05.08.22	Regel Lense Head			Uniziral	Not applicable
1	relinization to the proposed measurement of the decement made available by the proposed measurement Proposed attachment of the proposed measurement of the proposed of the proposed for proposed from the proposed of the prop			Ni			
	docum	nems segoch erzem	ti vance cerebrate nivea, we halfe. [11]	1			

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

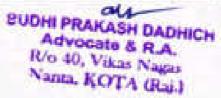
		reiesant to the property to question are available for		
	l _i	ventions through my online portal or comparer system. If such unline computer records are conflicte, whether any regignosts or gross specific are made and the computers.	:	Nat realible
		fitdings in this regard.		Nocasadable
	•	Whether the permiseness of the strong paper is possible to be got verified from any unline profit and if so whether such verification was made. ⁵		Six as usane
7	0	Property offered as security fells within the incrededator of which sub-resistant office."	:	Salb Registrar Kota Raj.
	b	Whether it is prescribe to have proportions of description of respect of the property in question, at more than one officer of sub-registrat describ registrat registrat-general. If so, please name all such offices?	;	No
	Р	Whether source has been made at all the officer remed at (b) above?	÷	Kr.
	á	Whether the secucies in the offices of registering nuthantines of and other records registration of multiple title discusses in respect of the property in question.	:	No
S	Attle pres Mar TVI Spell Spell Spell	at selection tracking the tiste from the oldest take deed to the latest should assist the property in question from the leaseness in tiste interest in the property in question from the leaseness in tiste interest in the property of holder. And wherever our's interest or other elegion under a nonlinear, wouch should be for a further period, depending on the recoil for character of a time on the faith. The content of property offered as security for loans of Rs. 1.00 cross above, search of title encounterances for a period of not less in 50 years in manufactory.		to years 2022 to 10 Mt. 2022. 17.1 Kern atteited a S. Yo. R. A. Gardenia, Village Kantosti. Kina Raj. to Mt. Dentan Herrelopers Camitod, thermuch nutherized algorithms. Sh. Rajesh Komur Patil Sea Ali. Rajesman Patil Rio Plat No. 1273, Susnalka Hiddhi Sahlini Resiglency, P. No. 1-4, Hajest Gandhi Nagar Eata. Road No. 1. 1914, Note Raj. on at. 25.91.22 and execute a Repd. Lease Deed in Eavenur of firth on dt. 05.01.22.
S	full	ore of Tude of the extendes Mortgager over the Property (** letter) connership ingles. Leasehold Rights, Occupency Possessor his of base Lodde or Grott Grames Allettee etc.)	:	Freehold
10	100	arehald reletion		Yest applicable
	- 2	Lease Deed is duly stamped and resistered		Not applicable
	ķ.	Lewes is permitted to mortgage the Leasthois right		Not applicable
		sho stem of the Leese mery poist period of lease	١.	Not appaliculate
	d	If a sub-lease, check the lease dood in favour of Leases as to whether lease dood permits sub-leasing and mortgage by Nub- Leases also	:	
	ě	Whether the leasthold rights permits for the ortalism of any superstructure (a applicable) "		
		7 D. 1		Not annihedNe
		Right to get conceal of the beschold rights and rature themsel		
11	ground with olpri tally:	Togethat get concern to the terretaild rights and rather themsel. Low prunt illnessem to case cum. State Agreement, whether it is spreamed etc. gravities for alienable rights to the next gapes or without concluding the martiagent is competent to create gap on such prospers. Whether are permission from Covil, or wis a authority is imprired for creation of positioner and it so whether a salid permission is examinitie.		Not applicable
11	grading and	Cover prunt allocatem 3 case cum. State Agreement, whether it agreemed at a gravitates for alternable rights to the next pages or without conditions, the most gaget is competent to create go on such property. Whether any permission from Covel, or any another its imprinted for creation of coort, and it so whether a valid permission is evalidable.		
	ent do alp and	Cover prunt allocatem 3 case cum. State Agreement, whether a speciment are gravities for alreadile rights to the next page or without candidans, the metgager is competent to create go on such property. Whether are permission from Covel, or any another is imprinted for creation of covergage and it so whether addit permission is evalidable. Such right is benishle and transferable.		Not applicable Not applicable
13	gam wall olpr and and B o	Cover prunt allocatem 3 case cum. State Agreement, whether it agreemed at a gravitates for alternable rights to the nontgages or without canaditions, the mortgaget is competent to create go on such property. Whether any permission from Covel, or wis a authority is imprired for creation of postgage and it so whether availed premission is evalidable. Coupanty right, whether Such right is bentable and transferable. Mantager can be created.		Not applicable Not applicable Not applicable
	grow world object to the control of	Cover prunt allocatem 3 case cum. State Agreement, whether a speciment are gravities for alreadile rights to the next page or without candidans, the metgager is competent to create go on such property. Whether are permission from Covel, or any another is imprinted for creation of covergage and it so whether addit permission is evalidable. Such right is benishle and transferable.		Not applicable Not applicable
13	grow wall object of the second	Cover prunt allocatem is case cum. State Agreement, whether it agreemed at a gravitates for alicerable rights to the next page of or without conclusions, the constagaget is competent to create the on such property. Whether any permission from Covel, or with another is unquired for creation of coort, size and it so whether add property might whether exalled property might whether. Such might is benefited and transferable. Mantaging can be unafted to any and it so, whether greating of tages could be presented, the medalities procedure to be full evidented and up a country for course.		Not applicable Not applicable Not applicable
15	grow wall oliginate of the second of the sec	Cover prunt allocatem is case cum. State Agreement, whether is agreemed at a gravitates for alicerable rights to the next page of or without conditions, the most gaget is competent to create go on such property. Whether any permission from Covel, or wis a authority is propined for creation of postgage and it so whether add proposition is evalidable. Such right is benishle and transferable. Mortgage can be created in any and it as, whether greating of tagge could be properly, the medalities procedure to be full evaluated and the reasons for coming and countries on the contract of the medalities procedure to be full evaluated and the reasons for coming and countries on beauty and countries on contract of property has been considered by way of Giff Sentences Dood.		Not applicable Not applicable Not applicable Not applicable

Advocate & R.A.
IVo 40, Vikas Nago
Nangi, KOTA (Raj.)

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	d d	The Gift Sautement Deed manaters the property in Donee Whether the Diese has screptful the gift by egging the Gift Satisfament Deed or by a separated writing or by	:	Nortapphenite Nortapphenite
	e	conflication or by actions Whether there is any posteriores on the Donor in executing the	:	Not applicable
-	r	with extricutors devid in question. Whether the Transe is in passession of the order graphety		Nut mediantska
	2		:	Nnt sprčicable
	li	Any other expect affecting the validity of the title passed from the title passed from the heaft self-amount dood	:	Not applicable
13	ú	In case of partition founds actionized decals, whether the suggest decal as available for deposit. If not the modality procedure to be followed to create a valid and enforceable membrane.	:	Not applicable
-1	h	Whether mutation has been effected assi whether the murtiprove is at postersion and exportment of his share.		Not applicable
	٠	Whether the prototon santo is usful up law and the nontgraph has approved a renetopositie substitution		free application
	id T	In respect of perceion by a decree of each, whether such decree has become first and all other creditions terminalities are competent recepted with	:	Nni spycioshie
	¢	Whether any of the documents in question are executed in construction of at notice than one set? If we additional pre-cautions to be taken for avoiding multiple managings?	:	Mirel propiocable
16		Open the title documents include any restamentary units ?	÷	Notapplicate
	21	in case of walls, inhelling the will is regastered will or impropered will?		Not applicable
П	h	Whether was in the matter unally a consistency probabilized of so a fresher the same to probability in competent energy."		Not applied by
	Ţ,	Whother the property is matheed an the basis of multi-		Notingheable
H	d c	Waether the original shart confiscite of the teachers and analysis.	·	Not applicable Not applicable
	ľ	What are the circumstances under documents to emetical the will in question is the last and timal will of the testator? (Comments on the careacestances such as the availability of a declaration by all the benedeasens about the genuineness valuable of the will all parties have acted upon the will all each which are reduced to rely on the will, availability of Matha at a graph title clock are to be explained.)		Non applicates
įT	L	Whether the property is subject to see, body in [fee]		No
	à	Weather the property belongs to church temple at any uniquest other institutions beging only restriction in creation of charges on such properties?		Net applicable
	٥	Proceedings (compressions, of any in respect of the above cases for enation or montgage?)	-	Not unplicable
15	a	Where the groupinty of a PLP lynne family properly, mortgage is created for barrily hereifs legal processes, unterfact the Major Copercises have no objection you in essecution minut's showed are neglect of grante atombers of.	-	Net applicable
	ò	Please also composit on any other aspect which use subsessed other the calabity of eventity in carb cases?		Not applicable
jo .	я	Wheelers the property belongs to any enter or in surject to the rights of sea could?	:	Nu
	b	Whether the trust is a private or policy trust and releater trust doed specifically authorizes the overlappe of the property."	:	Nmt applicates
		If we additional percommune permissions to be obtained for containing of collections.		Surf upplication

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

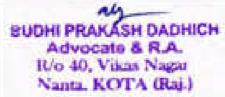
	Ċ	Requirements, if any for creation of moreage as per the createst state laws applicable to the trust in the matter.	:	Not eqq0. able
Y 1	ð.	If the property is Agricultural lend, whether the local back permit moregage of Agriculture and each whether there are expensive training for countries and enterprises of more tables.		Not approadle
	ъ	In case of agricultural property other relevant resemble discussions as per local laws, if any one to be verified to encountry which will define the moreover.	:	Not applicable
	5	In the case of connersion of Agriculture lend for communical purposes or otherwise, whether requisite procedure followed percession observed	:	No applicable
	rega Agr			Not applicable
22	a	Whether the property is subject to one parting or proposed and automation processings."		Sa
	b	Whether any search escuery is made with the Land Account on Office and the concerne of such serech enquiry		Natapphosise
		Whether the groupeds is grouped in in subject matter of sev- higston which is pending or concluded?		Nu
	ls.	If so, whether such higgshon would adversely affect the equition of a value profitsage so here are improving of its follow outbresound?	:	: Siot applicable
	c	Whether the time documents have are court wall marking which points and any highlines affaithment secured to count in inspect of the property or spectros? In such case please accordant on such seed production.	2	Not applicable
	7-	Livese of partnership firm, whether the property belongs to the firm and the deed is properly registered.		New applicable
	b	Property belonging to partners, whether threwn on hurchous? Whether formulaties for the same have been completed as per- applicable less?	1	Net applicable
ij		Wherler the person's) creating mortgage has have authority to create more use for and on behalf of the firm	:	Not speciality
25	Sar mur wid	Whether the property belongs to a Lincoled Congroup, which the revenue provers. Breard resolution, authorisation to create transcription of any prior charges to the Company. Registral (RCC). Articles of Association to the company seasons.		Kost applicable
	abor	Whether the property to be muripoped; is perchased in the see Company from any other Company or Lautice Ladveity sees hip (LCP) from "Yes" No.		Not applicable
	22. J	It yes, whether the scarch of charges of the purports the bar- figured) has been surried our with Registrar of Companies (ReC) espect of such vander company / LLD (seller) and the vender ignory (perchases)		Not applicable
	obay orea Yes	Whother the above search of charges storeds any priorities encombinates, on the property (properted to be mortgaged) and by the readon company (sellen)?		Not applicable
	char Yes	If the worsh reveals encumbrances charges, whether such reconstruction have been satisfied? No		Not applicable
<u> </u>	hern	are of Secretics. Assertation the required authority presents new a suid whether the managage can be distilled, and the inspirate different trackings.		Not applicable
27	15	Whether any POA is combood in the chain of rate?		Ne
	5	Whether the RTA is one complet with integer in a development Agreement-com-Rower of Attanes. It so please		Net applicable



		abouty whether the same is a registered document distriction of		
		has greated as interest in Jacobs of the brighter threboper and		
		as each expressional as per low. So now the latter described its essential to the PCSA higher.		
	1:	picase chairs whether the POA involved extends of members in the Builders viz. Companies Firms Indexidual in Proportions Concerns in favour of their Piztners/Tapponees As horized Representatives to sign flat Adoption Louers. NOCs, Agromson of Sale, Sale Doeds, etc. in favour of brown of	- 1	Iston applicable
ı		these points (No.11e.'s POA) or (ii) other type of 2000.		
		(Conntrol POA)		
		In case of Builder's POA, whereir a certified copy of POA is smoothly and the same has been verified evapored with the located POA.	:	Not applicant
Ī		In case of cummon POA (i.e. POA other than Buildor's POA). please closify the following clauses in respect of POA.	:	Not applicable
		Whisher the compast POA is ventred and the later envestigation is dose in the basic of origins POA *	:	in musi placable
		n Whether the PDA rare registered one "		Nnt applicable
		iii Whether the POA is a special or general our ?		Maj agatina ahk
		 Whether the PoA centains is specific authority for exercising of title Assurption to operation ? 		Net applicable
		Whether the POA was in force and not reveised or had become metable on the date of expected of the disconnection on the street of "Vease chapt's whether the sound has been associated three the	:	Net applicable
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the property official as security?		
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1 Other at Sills of any	:	
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* med ?		160
	Ė	Yes
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B.P. Dadhich

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

40	the cross of absence of manual table deeds, details of icess and other requirements for creation of a proper valid and ensourable managings by a deposit of certified extracts duly certified are as also my precention to be unknown by the Park millionegard.	:	No application
41	Whathan the governor has constitutional documents of the mortgager pather mean malural persons; premare encourage of moregage and additional proceedings if may so be taken in each cases.	i	Nut yers kalik
44	Additional aspects relevant for investigation of title as per twent tares	:	No
. 5	additional suggestions. It any to softguest the unerest of Book emerging the perfection of exactly	1	N.A.
4K	The specific persons who are required to create meriphys to deposit decomposits are sting meriphys	;	M's Denim Developers Limited, through sudmerized signatury St. Rajesh Kumur Patil Sm Na. Hajaram Patil Rin Flat Na. 1273, Sumalka Riddle Stddle Residency. P.Na. 1-4, Rajeser Gandle Nagar Feta Royal Na. 1, IPIA, Kum Haj.
4?	Whether the Real Estate Project owners under Real Estate Regulation and Development) Act. 20167 Y.N.	į	Nut appi seask
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be famished.		Nut applicable
	Whether the registered excenters for sale as presented in the above. Act Roles there under as executed?		Notary Leave
	Whether the details of the openment plot in question are verified with the list of norther and repected approximate or pless beeked as approximate by the promoter in the website of Real Estate Regulating Authority?		Null Englicable

Sate : 19 04 2022 Pince : Kota

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

B.P. Dadhich

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

CERTIFICATE OF THE

I have examined the Original Time Dearts intended to be deposited relating to the schedule property test and officed as accused by way ..."
"Equitable Manigage" and the six accuments of title referred to in he opinion are said evidence of right, elle and ancest and that if he said Equitable Manigage is created in risk satisfy the capanism of a continual Manigage and I fasher county that

- 2 I have enamonal the Domontons to domit introduces account all the guidebook in the check but wide Asserture B and the other releases.
- I confirm having made a search to the interference, records 1 also confirm having confirmed and chartest the records of the neutron development of them. Sob-Repainted 1 Office 184. Remove Seconds, Maniequal Products of their, Lord Arquistion (Albert Repaires of Companies Office. Work Board to therefore representate 2 to not find anothing of their world percent the Late stolders from anothing a valid Martingue I can habit responsible of any, less in caused to the Bank due to replacement on my part or by an exerct an making match.
- 4. Following conting of Land Recents Revenue Recents, relative Title Deeds, certified copies of such title deeds obtained from the concurred registrar office and exampleance certificate (IOT) 4 hereby certify the geneineness of the Title Basile. Suspicious Doubs, if any law been describe by quoting navieway, apprings.
- 5 There are no prior Magigage Opengo contemposes whospersor, as could be seen ip-mathe a period continued for the period of III years from 2002 as 89 th 2002 performing to the improvide Property view control by above said Table Beach. The property is been from all fore authorized.
- 6 In case of second sciencepent charge or favour of the Bord, there are no other workinger charges other than already stated or the Lord discussion are agreed to by the Mortgagor and the Bord. (Delete, whichever is not applicable).) A
- Minimal to and the theor interest in the property (int) is to be extent of N.A. Egently the above of the Nature with Nature Strike out of and applicable).
- 8 The Margan if created will be amittable to the Bank for the Lindwith of the intercions Removes. M.s Detains Developers. Limited, through authorized signatury Ne. Regish Kumar Paril Son als. Rejerem Paril Rin Flat No. 1275. SARVAILE Hiddlin Siddhi Haskitsens, P.No. 1-4, Rejere Camilla Nagar Fatta Road No. 1, 121A, Kusta Raj.
- 9 Toerify that Mix Demin Herekopers Linated, through authorized signatury St. Rajesh Kannar Publ Sto Sto St. Rajesan Paril Rto Flat No. 1273, Somalko Riddhi Spiddhi Readenry, P.No. 1-4, Rajesa Gandhi Nagar Extra Road No. 1, IPLA, Water Raj has been a stretue, than and Marketash the release property free. I trained central than its above tills deads are general and a valid managing can be opened and highly agent would be concernable.
- In case of equation of inferrigage by Degrees of other decisions, consists the deposit of following title standard accuracy mental crunics a valid and environments greatering:

Note: I have copy of Discourant No. 2 to 5 to be taken for the expirituation of penject motor RAM 1 Act

- 1. Certificate of facorparation M/s Denigr Developers Limited.
- 3. Resolution Letter an favour of \$6. Hajosh Kanne Pard
- 3. Abstment Leiter Na. 3185 du 25.17.22.
- 4 Certificate No. 3188 dt. 23 07 32
- 5. Regd. Fease Deed with Map at 18-10-22.
- 11. There are no legal impodments for creation of the Mortgage on production of above title deces, the serallied/original codies of which I have examined under any applicable Law/ Rules in force

121 it is contract that the property is SARFAESI Compliant.

SUREDULE OF TREE PROPERTY (1985) S.No. IC-S. Gardenia, Village Kunnack, Retailing.

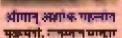
Next Road West - Other Land North- S.No. B - 7 Search S.No. B - 8

Date 19 84,2622

H.P. Doellisch, Secretary

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







📺 नगर विकास न्यास, द

पट्टा—विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय बोह (कृषि मूनि का गैर-कृषिक प्रयोजन के लिए राग्योग की

अनुदा औ	र आवंदन) नियम, 2012	में निषम 22 के अन	तर्गत चूमि वन पट्टा विलेख	
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			विकेशी भ्रोद गंद । - व सजीव गांची गयश	1
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भूतान्य सं. राजका ग्राम योधना गर्विनया रथानीय निकाद (पट्टा कर्त निकादित किया जाता है।	Shop na. I.C भुन्हाकी	7 <u>से</u> अफल सामग्र	१.24 श्रेषणीटर र्म	है।
भूतान्य सं. राजका ग्राम. योधना गार्वेनिया रथानीय निकाद (पट्टा कर्त	Shop na. I.C भुन्हाकी	े स्टामें एकत भूख	१.24 श्रेषणीटर र्म हिन्दु पुण्ड में रिवास प्रकार प्रदेश दिनांक प्राधिकृत अधिकारीक इस्ताखुर मग	है। .को
भूतान्य सं. राजका ग्राम योधना गर्विनया रथानीय निकाद (पट्टा कर्त निकादित किया जाता है।	Shop na. I.C भुन्हाकी	7 <u>से</u> अफल सामग्र	१.24 श्रेषणीटर र्म	है। .को
भूतान्य सं. राजका ग्राम. योधनाः मार्गेनिया राधानीय निकाध (पट्टा कर्त निकादित किया जाता है। पट्टा धारक के हस्ताक्षर 1.	Shop na. I.C भुन्हाकी	े स्टामें एकत भूख	१.24 श्रेषणीटर र्म हिन्दु पुण्ड में रिवास प्रकार प्रदेश दिनांक प्राधिकृत अधिकारीक इस्ताखुर मग	है।

- पंजीवता / पृष्ठाकन संसम्प है।
- Registered and Endorsement Attached

नांट — शर्त पोडे एक पर अंतित है।

- Man (A) 2001 -

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

(कृषि भूगि का पैर कृषि प्रयोजन के लिए उपयोग की अनुहा और आर्थटन नियम, 2012)।

पटटे की शतें

ı	नदद व्यक्त द । साध्य विकास के स्था देख तैया संख्य हाश असा कह दो है। अन्न क्षेत्र के तस ह अस स निकास
	মৃত্যু

- पट्टा धारक द्वारा पृक्षण्ड / वि नेत क्षेत्र का सपयोग दही विका आहुना जिस कार्यान हेतु पट्टा विकार जारी विका नवा है। पुरुष्ट पर व्यक्तित भवन विकास में राष्ट्रवेश अनुसूधी में कल्यकित पारवीय अनुसूध होते, परस्तु प्रतीक कार्याण हेतु विधितित कार्याम में पालवा सुविधित्य की वाही।
- 3 पटटा शहक जरूर गुस्क्य को निक्षण अच्या अन्य प्रकार से एक्लानारित कर सकेगा तथा गुखक्य को एक पट्टे (सक व्योक) पर भी वे नकेश ।
- अस्त भूक्षण्ड के फेड़व / इस्तानारण पर केता के पस में नाम मानेवर्णन के किए निकाय में नियमित जुल्य आददन के नाथ फेड़िक्ट किया नाम आदि। प्रस्तुत किये आयेगे, परन्तु गटनायरक के सक्तविकास के गठक में काई पति देश नहीं होगी।
- ्र महद्रा विलेख का बारकार / जीवन विभा निवस / कामश्री ने बाद कंपन क्षेत्रीति कर ता अवेदा किसके सिए क्याचीय किस मार उनायाँ। प्रमाण पत्र (NOC) के बाजरामका नहीं संभी
- अध्ययत मर एटन निर्माण प्रवासिक प्रका दिनियमा को मानदाको लहत करना भीता.
- उ पहला कर्ता (क्यांबीट निकास) की लिना स्वीकृति के मुख्यक का उद्योग नन अनुनर्भान के तु उपयोग प्रकेशन नहीं किया जा स्कृत ।
- पहुँछ। विलेश करते करने की दिनांक से विश्वविद्य अबक्षे में निर्माण करता होगा। विश्वविद्य अबक्षे में विश्वविद्य नहीं होने पर विश्वविद्य दय से अबक्षे
 विस्तार किया का सुकंगा अवस्था गरण दिल्ला विस्तार किया का नकता है।
 - महारा विश्वेक के विष्याद्य के प्राथत निर्वेष दिक्तक तथा तथा धूमकर पहेंद्रा विशेष प्राप्त के गा गा है हो जल भूषण्ड का पटटा विश्वत किया तम महिला

पहुँछ किलेल की कान्सी में अन्तरिक दिकार। का बारे वाले कार दिकासकर्ता/पृष्ठ निर्माण रहकारी राजिति दाश गईन किया आयेगा। पहुँचा किलेल जिल अधिनिवर्ग, निर्मा, नीटी, निर्माण के तहत कारी किया गया है। इनके तभी सक्यान न हमें आगू होगी: जिल्ली पाअस नहीं करने पर पहुँच निरम्त किया जा कर्षमा।

चेट := निर्मिट चुखन्ड में हार्च ने e सामू नहीं होगी।

रटाण अयुटी हेट् पट्टे की प्रति कल सात्री।

भूखप्त के पड़ीन की जी गर्श का विवस्या-

कृ रामना

विषयम किन्य श्रेमी

west IC-8

15-6.

पट्टा धारक के रस्ताकर

P-

क्षेत्रा विकास

-

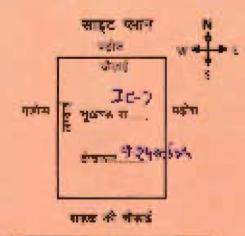
स्पर्का :--

enter July Mobile wings

क्र्यून विकास

पंजीवता/पृथ्वीकन संलग्न है।

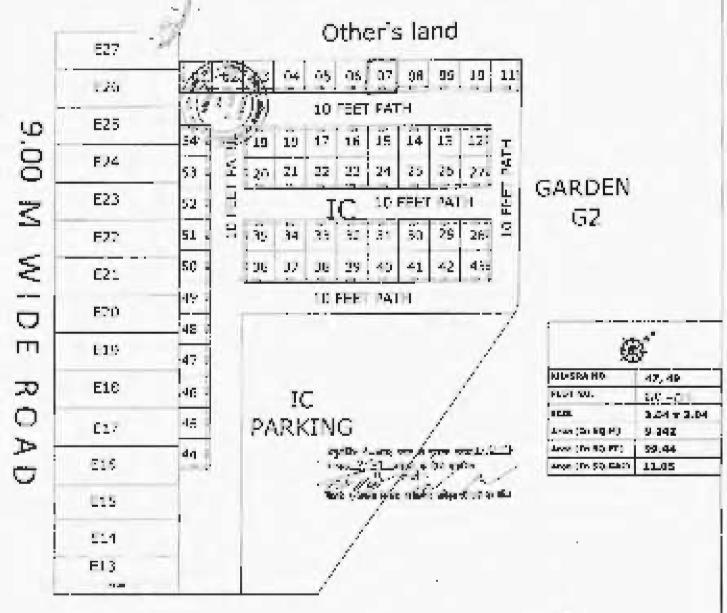
Registered and Endorsement Altached



राहर एवर जनग से में मानक कर मानते हैं।

प्राधिकृत अधिकामी के क्षताकर पर पोहर सार्थ दिल्ला स्थान SITE FLAN O' RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT KHASRA MO.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



G avernment of Rajashhon REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SIBB-REGISTRAR : KOTA-I

Fee Receipt

Appendix I-Form No. 9 (Ruto 75 & 131)

Principale: 75-0

73H08-2522 11:27 AM

Fee Recopt No Name	:	202202123020000 Bift DADHICH ADVOGATE, Gopei Lai	Rescipt Data Document S. No	i	25/669022 202201123018342
Address		Kola			
Посина 4 Туре	- 1	Indipedien And Search			
Face Vicua	:	5.0	Evelopted Value	:	₹0
Ora Registration Fee	:	₹0	Fee for Memorandum Us_64_57	- ;	₹
GSI		€ 0	Cartified expyring feets Lb_57	1	5.0
Samp (Memorandum)	:	•	Reg (memorandum)	:	ŧ
Surcharge		₹0	Stamp Dusy	:	0.5
Planety		4.0	Inspection fee	:	₹50
Us_23_34	:	4.0	Сотравноп	:	4.0
Cumbady		8	Others	-	e o
			Cash Amount Received	1	8.6
			Other than Coun		₹ 90
From Year 2022 To Y	981	2022	Total Assount	7	7.50

Mode of Paymers (IMode Number Amount #)

Pro-Char Challen Mathematic & St.

Signature of present or applicant for copy or Seerch configure

Signature of recipient and date of return receips:

Cadner

 $\overline{\psi}^{*}$

7

SUB-REGISTRAR

B,P, Dadhich Advocate

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

			OF IMMOVABLE PROPER	TY.		771	
1	9	Land Mark	nch Seconds Upy Office secting opinion		Anth	othan Heal Fa ority, Juiper Raj.	tate Regulators
			nal date of the letter under the curve of regis hendered for sending one forwarded.		Nil		
	e	Name of the Us	Bar C		Path 1273 P.No. No. E	Denim Developers trived signatury Si See Sh. Rajaram I See alka Riddhi 1-4, Rajara Candhi 1915, Kota Raj.	h. Rojesh Kumar Patil Rio Flat No. Suddie Residency, Nagur Fam. Road
2	*	Name of the property in as a	nd constructions person of emplific surits		Patil 1273, P.No.	Denim Developers srized signatory N No Sh. Rejaram Suwalka Riddio 1-4, Rajeer Gandhi 1914, Kata Huj	h Rujesh Kumar Panil Rin Flat No. Naddhi Rendency.
	h		the Unit concern persechally authority	:	India	olual Form	
	e	State is in verte	enty for creation of charge (what expectly is security offered (whether for borrowing or as guaranton, etc.)	:	Bons	ncer	
j		lose or full descrip	tion of the improvence property as offered.				
	15 500	unity incending the	fullowing stetrids	Н	W No.	IC 7 Gardenia Filling	a Cambada Cam Day
	6	Sin eey Mis			1 1	it was arena rining	e Killinger, Kiez Kaş
	b		in case of house respects?	Ħ	\$.5%	IC-2, Gardenia, Villag	r Kunhadi, Kata Baji.
	6	Extent area meli- property	nling plash local up some in case of Sumsc		9.24	Sq Mt	
	ù	Sub-district etc.	ame of the place, village, vity, reported in . Ammission.		West North	- Road - Other Land - S. No. 1C-8 - S. No. 1C-8	
1	a Particides of the documents scrutimized-schooling and chronologically.		the documents sorutioned-schally and			Rajesh Kumar Pa Mediment Letter 1 Cortificate No. 11	ers Scientified in forwar of Sh. fil No. 1144 do. 25/01 22
	Ь	Name of discurrents sentied and as to whether they are originals or conflict sugions or regularation extracts duly certified. Note: Only rangimals in certified extracts from the			Regd P.No. 05.08	D. S.No. 200.	Nn. 1 V.No. 1624 200123112813 dr.
	80.	Date:	Personne after authorities be economic Name Nature of She Document	1	L	Original carridge	In case of copure.
	NO.					copy certified extract photosopy etc	whether the original was seretimized by the Adviscotic
		95,99,32	Rogd Lawe Bred		-	Opposi	Not approable
3	releva av eva ongan	nt sub-registrat off ble my one propo- al receipts of te	of all title documents are obtained from the one and compared with the documents made and contanges. I Pieuse use credits all es pard for obtaining certified exps of document certificate along with the TIK.		No		
	Detroit of the least of the lea		de of regulator colline or reconnect authorities	£	Nia		

BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikis Nagat Napia, KOTA (Raj.)

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

		relevant to the property of question are available for periodication formulations unline partial or computer system."		
	Ъ	If such ording computer records are qualible, whether some rentication or cross, checking are made and the comments findings in this regard.		Nint soulside
	v.	Whatever the genomeness of the stump paper is possible to be get versiced from any ordine postal and if so whether such versices on was made.		Not sombilite
, -	D	Property offered as security falls within the jurisdiction of which advanced in allice	:	Sub Registrar Kota Kaş.
	b	Whether it is possible to have registration of documents in respect of the property in question of more than one office of sub-registrat document registrating about general. If so, places some all such offices?	:	Nu
	6	Whether search has been made at all the offices named at (b) above Y	Ξ	Yes
	d	Whether the searches in the offices of registering authorities in any other records reveal registration of multiple title documents in respect of the property in question?		No
8	ntle parc Min wod wah In a	is of little tracking the title from the oblical little dead to the latest ideal establishing, title of the property in question from the kinesians in little interest to the content cele holder. And wherever on's interest or other clay on title is involved, search should be let for a further period, depending on the need for elemente of along on the Tale. assembly officeed as security for boans of Rs. 1.00 crure along, assembly of titled encurobeances for a period of nor less as 90 years is mandatory.		41 june 2022 to 12.08.3022 107 Kata alletted a S.Na. PC-7. Gordenie, Villag Konladi, Kata Raj to Mis Denan Developer Limited, through authorized algoritory Sh Rajash Komur Patil Sco Sh. Rajash Patil Rb. Flat No. 1273, horodka Hiddhi Seddh Residency, P.Na. 1—1. Rajeer Gasalla Naga Kata, Ruad No. 1, JP1A, Kata Raj on di 25.07.22 and execute a Regd. Lease Deed a Jaconst of firm on dr. 65.08.22
*	hd:	nic of I the of the objector Montages noted the Property Almoher on sensing rights. Leasthead Hights. Companies. Processor its or being Hubber of Cost. Omates Aliceles (vo.)		Freehold
16	If le	asehold whether		Vest applicable
	- 0	Lease Dood is duly stamped and registered		Not applicable
	le le	Losses is permitted to mortgage the Leaschold right.	1	Not applicable
	0.	duration of the iscuse tates provided period of lease		Not applicable
	è	P. in sub-house, others, the lease ahead in favour of Lessee as to whether leave deed permits sub-leasing and mortgage by Sub-Lessee alon.	:	
	e	Whether the beselved nexts parents for the enabling of ansimpresentation 'if applicable'."		Net applicable
	- F	Right to get renewal of the seasebold rights and nature thereof		Not applicable
1.5	gra with who who	and graet abolish [exceeding 5ale Agreement, whether it agreement at provides for alienaite rights to the mongager or without conditions. See moregood is competent to presse go in such property. Whother any permission than fixed an any auditority is required for exaction of mortgage and it so whether is about permission is available.	-	Not applicable
12	1. ne	consumes right whether	_	Not applicable
		Such right is hereable and markferance		wass old max. is
		Margage out be cremed	Ĥ	Nor applicable
13	Nan mor mai	the of Miner's elected of one and if an whether mention of tagge could be possible the unsisting procedure to be followed along court, permission to be obtained and the reasons for examing ich covolution.		Notapplicable
54	why	e property has been transferred by way of Gift Settlement Deed first	:	Not applicable
	1	The Ceft Settlement Deed is duly stronged and represent. The Coft Settlement Deed has been silleged by July witnesses.		Not applicable
	The second			No: applicable

BUDHI PRAKASH DADHICH Advocate & R.A. R/o-40, Vikas Nago Nanos, KOTA (Rai.)

		The Unit Semienness Deed transfers the presents to Donee	-	Not applicable
- 1	d.	Whether the Dimer has accepted the gill be againg the		Not applicable
		Gift Settlement. Dece or by a separated writing or by intellections or by actions.		an apprent
	C	Whether there is any restriction on the Donor in executing the gall soldenant deed in question.	÷	Nest applandes
	-1	Whether the James is in possessor of the gritari property		Non applicable
	ē.	Whether any life exterior is reserved for the Denor or any other person and whether there is a used for any other person to join. See creation of meetings	1	Not applies the
	h .	Any other aspect affecting the validity of the role passed . reweigh the geft settlement deed		Net applicable
15	9	In case of partition family withermost density edication the estigned deed is another for deposit If not the modulate personalize to be followed to excele a valid and enforceable posturage.	1	Nee applicable
	h	Whether mutating has been effected and inhether the unrepairer is in possession and enjoyment of his share.	1	Not applicable
	e	Whether the polition made is said to low and the mortgagon in asspired a mortgagodic title therein		Not applicable
	d	In respect of paration by a degree of court, whether such exerce has become facal and all other conditions formalines are completed usingled with		Non applicable
	¢	Whether any of the documents or question are executed in counterparts or an inner than one on ? If so, additional procesulates to be taken for avoiding axistiple moranges.	= [Not applicativ
16		then the light discoments reclude any testimonitary ments wills?		Net applicable
	a	In case of wills, rebether the will is regratered will in intropysterical vall.	-	Not applicable
	F	Whether will in the matter needs a mandatory probate and it so whether the same is probated by a component court?	-	Not applicable
	P	Whether the property is mesated on the basic of will ?		Notapplicable
	d	Whether the organish will is available	Ш	Set applicable
	TG .	Weather the original death confibrate of the resultor is available?		Nei applicable
	1	What are the circumstances and or documents to establish the will in question is the best and final will at the testage?" Rimmperts on the corresponders such as the availability of a shortwarten, by aR the benefitivaries about the granineness validity of the will, all parties have acted upon the will, etc., which are relevant to rely in the soft availability of Mother Original title deeds are to be explained.)	:	See applicable
17	- 5	Whether the property is subsen to any make rights?	13	No
	Ь	Whatler the property belongs to church temple or any colorina influence that material materials are restricted in a properties of charges on such properties.	-	Not applicable
	e	Presentants permissione, of any ne respect of the senior cause for examples of multipage		Nati spelicable
18	5.	Where the property is a DUT point family property mentaging is created for family benefit legal necessary, whether the Major Commenters have no objection you in exercises, minute stone of our nights of tensile assurbance to	:	Not especiable
	h	There also common on any other aspect which may adversely office the validity of security in such cases?		Net applicable
17	5	Whether the proquests belongs to any tract or as subject to the nature of any trust.		Na
	Ь	Whether the must is a private or positic trust and whether crust should specifically authorizes the managing of the property.		Nm applicance
	F 1	If so additional precomions, permissions to be obtained for I		Not spikudar

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

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

persea mortgage of Agriculture land and whother shore are not extracted for creation entitionement of intriguage. It is case of agricultured property allow relevant axinode (compages as per hard lows, if age are so be conflict to entime the validity of the tille and right to entirers the mortgage? It is the case of accordance of Agriculture bod for continential property of adictive they property of adictive they may be or order appropriate processing believant permandion observed. Whether the property is adictived by any breat large or order applicance foretal Zone Brandgoome, Programmed Channess (co.) Agricultural Lows, weaker actions, mounting Lond Lows, SEZ regulations. Costed Zone Brandgoome, Programmed Channess (co.) Whether the property is adicted to any peaking in proposed band acquisition proceedings? Whether the property is available in or subject matter of any linguistion which is pending or concluded Year whether and hingsing considered albeit the creation of a valid mortgage or have any implication of its faunce enforcement? Whether the life documents have age cond-scaling for another property in question. It is not a property in question is no such seal marking. In cose of persperty in question 2 In such case pocuse consistent on such seal marking. In the end the docal is properly registered. Property belonging to pentrone, whether the property belongs to the Erm and the docal is properly registered. Whether the presence, accuring mutigage baseloses authority to consistent whether the property belongs to a Limited Company, check the Decreation the property belongs to a Limited Company, check the Decreation the property belongs to a Limited Company, check the Decreation the property belongs to a Limited Company, check the Decreation to account of the property of the company of further the property (to be mortgaged) as purchased by the drive of such vendor company (ALP) (collect on the company processes and whether the mortgage of the property in property in the surface of such vendor com	applicable
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h Why gets give star ever let de choe e e e e e e e e e e e e e e e e e e	The the letter uinene con the upped an anned. See proceed and Den Den Den Respondent Res	Exequivaced approximate the enhanceshility and collectives (1.1). If mortgage in being enested by a 191A holden check is of the Power of Afmancy and the extent of the proximation and whether the same is proporty excepted alternated in terms of the Low of the glane, where it is entry to a flet operational or excepted in terms of the Low of the glane, where it is entry to a flet operation of the low of the glane, where it is entry to a flet operation of the following interfact and owners title to the land building elopment Agreement Proximate Attempts and or building in the content of the Center of Attempts and or building in the ment for rate, and, registered to the entry of sections of selections of sections of specific flows on the final original of proper stamp duly promise of building plant, permission of appropriate head origin, 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
h Why gets give star ever let é che a la	The the letter uinene on the upen a control of the letter upen a control o	Exequivaced apparent or the enforceshibity and collects of a 15.5. In mortgage in being enested by a 15.15 holden check as of the Power of Afmancy and the extent of the provincian real scale whether the same is proporty excepted attenuested in terms of the Low of the glore, where it is entry to a flet oparament or residential tree period amounts of the following interfact and owners title to the land building elegation to the following in the content of the Developer builder pendeer to be reinterwinen in the Low and or building in their forced years storm data representation of the following in the proper storms data represents the reconstruction of proper storms of sale agreement, development and of proper storms of sale agreement, development and of building plant, permission of appropriate head series, on the feature of Society Condomination concerned peace, and Cerebrate allument losses are presented.		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
h Why gets give star ever let é che a la	The the I th	Exequivaced approximate the enforceshibity and collective of 1.1A. I have a being exected by a 191A hadden check as of the Power of Africancy and the extent of the proximation and whether the same is proporty excepted alternated in terms of the Low of the place, where it is easy to a flet operational remarks of the following interval and owner's tide to the land building elegation Agreement Proximal Africance building elegation to the Developer builder pendent take reintervalue of the Low and or building in their forcestes stamp data because it respectively, development and proper stamp data because it sale agreement, development amount of regestestive of sale agreement, development amount of building plant, permission of appropriate hieral coits, etc. **According to the Society Condomination conserved upsacy Cerulinate alliances to take interval personners at the Society co.		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
h Who established the character of the c	The the I th	Exequivaced approximate the enforceshibity and collects of a 1A. If mortgage in being enested by a 15th holden check is of the Power of Afmancy and the extent of the proximation and whether the same is proporty excepted alternated in terms of the Low of the place, where it is easy to a flet operation of the place, where it is entry to a flet operation of the low of the place, where it is entry to a flet operation of the low of the place, where it is entry to a flet operation of the low of the place, where it is entry to a the following interval and owners title to the land building elegation of the Developer builder pendent take reintervalue of the Low and or building in loss enters for sale vally registered) must be proported by a sale agreement, development of the proported of sale agreement, development and of building plant permission of appropriate local coits, etc. **Contributes** Develop details in the Society co.		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
h Who gets give star ever let é che a la	The the letter uinene on the upped an armed. The proper is the proper in	Exequivaced approximate the enhanceshility and collective of 10.5. If mortgage in being enested by a 1515 holden check is of the Power of Afmancy and the extent of the proximation and whether the same is proporty excepted attenuenced in terms of the Low of the glane, whose it is entry to a flet oparament or residential tree personal isotopies, comment on the following interfact and owners title to the land building elopment Agreement Proximate Attenue, and or building elopment Agreement Proximate Low and or building in their members to be entry as the Developer builder pendeer to be entry about a title Low and or building in their members are proportionally registered to the proportional proportion of sale agreement, development and registerines of sale agreement, development and building plant, permission of appropriate local party, etc. Provide of building plant, permission of appropriate local party, etc. Provide at the sale all interests to be settled of provides and building plant.		Not applicable Not applicable
h Who established the character of the c	The the line is the most of th	Exequivaced agriculture of the enforceshibity and collective of 10.5. If mortgage in being enested by a 1915 holden check as of the Power of Almoney and the extent of the province can used whether the same is preparty excepted attenuested in terms of the Low of the glare, where it is early to a fleet apartment or residential true period amounts of the following intents to the following intents London water's tide to the land building depotent Agreement Prover of Alteries 200 wetbonty of the Developer builder people of the people stamp data are the residential of the London and or building in the ment of respectative of sale agreement. Development among POA decisions, etc. London of building plant, permission of appropriate head axis, etc. London of building plant, permission of appropriate head axis, etc. London of building plant, permission of appropriate head axis, etc. London of building plant, permission of appropriate head axis, etc. London of building plant, permission of appropriate head axis, etc. London of building plant, permission of appropriate head axis, etc. London of the section of the second Municipal Laws, during ownership of these Appropriate. Development building buttons. On operating datums. Development Copped Regulations. Co-operative		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
h Who gets give star ever let é che s le fin de che s le fin d	The the line is the most of th	Exequivaced apparation or the enforceshibity and collects of 10.5. In mortgage in being enested by a 1915 holden check to of the Power of Africary and the extent of the provincial membership the same os preparts excepted afromested in terms of the Low of the glore, where it is entry to a fleet oparament or residential tree period amounts of the following interfect and owners title to the land building deposits the residential of the Developer builder pendent to be entreaded in the Developer builder pendent to be entreaded in the residential of the Low and or building in the membership of the Developer builder pendent to be entreaded in the residential of the Low and or building in the membership of the pendential of proper stamp data income of representations of sale agreement, development onto a pendential of building plant, permission of appropriate head soits, etc. Leavest of building plant, permission of appropriate head soits, etc. Leavest of building plant, permission of appropriate head soits, etc. Leavest of details in the Society Conditional conserved. Developed details in the Society etc. Leavest of details in the Society (Lord Municipal Laws, June ownership of thats Againments Buchting June ownership of thats Againments Buchting		Not applicable Not applicable

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

I	q. Whereas the numbering potent of the units thats may in all discovereds such as approved man, represent plus etc.	-	No applicable
a(:	Encembrances, Attachments, und/or ciaims whether of Government. Centrum or Share or other Local authorities or Third Party claims. Local etc. anti-details florrent.	:	Ses applies the
5	The person covered under the Ensumbrezees Containate and the masse of the person in whose tawers the ensumbrezees is created and a if we satisfaction of charge, if any.		01 years 2022 to 19 08 2622
12	Details regarding presents tak in had reviewe as other statutary times paid populate as on data and all not poid, what reasonly f	:	Notopplicable
	s i third land coding divisioner, whether required and it so dist. It find you	: !	Natapplicable
	h Whether No Objection Certificate under the Income Tex Act is in required obtained	:	Not applicable
ब	Details of BYC expects extends extends Ketha extends performing to the property in quasiker.		Pint spiceness
- ·	Wholes the same of to object a reflected as owner in the revenue. Municipal Village recents?	:	Notapplicable
l,	a. Whether the purposity offered as security is clearly demorcated ?	:	Yes
	b. Abother the demonstrate portion of the property is legally valid?	:	Yes
	 Wherher the property has clear access as per documents? The property should be legally accessible through partners receives to trapequent grouds to forderies? hourses, as the case may lie). 	:	Yes
7	Whether the property can be remarked than the following focusings, and description doubtful circumsumants of any revealed in such sorting?	:	Noranzilečie
	Description relation to electricity progression.	:	Notavsibble
-1	5 Decreases in relytage to states contain from	:	Not available
	e - Exponent es réactos to édes les Repatrosens il am applicable	:	Not available
	d 1 Shor etility leffs, if any	:	Not available
OR.	In respect of the knowlesses of the property whereas there is a difference theoretening in any of the new footnesselve or any other documents (such as valuation report, trainly built, etc.) or the across current boundary it is so preuse dialonate comment on the same.		Mataged value
Şei	If the collection report and re approved supprises plans are made available, please compared on the consequence and the compared on the conducted of the property on the said document and that is the title decay. If the refreshorm report and to approved plan are not arrelable at the time of preputation of TIR, please provide these comments advantages in making the same constitute to the admandate.	:	Volunteer report and accelerate
. :1	Any barromaction for creation of mentione under the linear or special conditionals, denied of proper regulations of documents, persuant of proper pages documents.		No
	Whether to Bank will be able to college SARFALS (Let, if required seguent)		

EUDHI FRAKASM DADHICH Advocate & R.A. Rio 40, Vikas Naga Najaa, KCYTA (Raj.)

B.P. Dadhich

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

40	To case of observe of original little decim details of legal and other nequirements for combon of a proper, valid and outgrouples reorigings by suspecial of combine commons puly combon step, as also any premarken to be taken by the Stack as his cognit.		Nos applicable
43	Whether the governing tow constitutions: documents of the mengager other than untued present persons persons of accuracy and additional preventions, if any to be taken in each cases.	:	Net squiteable
44	Additional reperts relevant for interligation of true as per local lows.	÷	No
46	Additional sequestions, if any to satemand the interest of Bank covaring the perfection of second.	1	N.A.
-16	The specific process who are required to mease managers, deposit documents assume modifings.	2	Mis Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Sie Sh. Rajeram Patil Rh. Flat No. 1275, Natusika Raddhi Siddhi Kesideney. P.No. 2 4, Rajecy Gambai Nagar Esta. Road No. I, 1894, Kuta Raj.
47.	Whother the Real Estate Project comes restor Read Estate 1 (Regulation and Development) Act 2006/2 V N		Norapphodsic
	Whether the propert is apparend with the Beat Jestete Regulators. Authority: If we the details of such registration are to be formulas!		Norapphedde.
	Whether the registered supremers for sale as prescribes in the show: Act Rues there under it executed?		Not applicable
	Whether the details of the apartment plot to spectors are noriced with the first of number and types of apartments or gious bankeri as approximate by the appropriate is the melastic or Real Estate Regulators : Authority?		tive applicable

Date : \$9,98,2020 Prais - Kinto BUDHI PRAKASH DADHICH Advocato & R.A. ICO 40, Vikas Nagar Nagar KOTA (Raj.)

B.P. Dadhich

Advocate

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

CERTIFICATE OF TITLE

Have examined the Original Title Peeck intended to be deposited rebeing to the schoolst propertytics) and offered as security by may of "Equitable Mortgage" and that the discussions of ritle referred to in the opinion are called evidence of right, title and interest and that if the mid Equitable Mortgage is accessed in will extistly the requirements of encuries of Equitable Mortgage and I further earlify that

- I have examined the Documents to detail talony into account all the guidelines to the sheet life wide Associate P and the other referent becomes
- 2 Leasting being made a sense in the Lead Revenue resource. I also confuge having northed and checked the records of the released forcemental Efficient Soft-Registrates (St. Revenue Resource, Manager Force Legal Office). Lead Augustion Office, Registrate of Computers Office, Wald Board (Afone or applicable). I do not find another advance which would prevent the Trite Holders from according a Wind Montanger. Lim Indicates consider if and, loss is caused to the Bank due to registering on any part or by no agent in technic according.
- bolizous souties of Land Records Revenue Records, relative Title Teach, certified copies of such title doods obtained from the concerned registrar office and encombrance cartificate (TC). Thereby certify the perconners of the Title Deads. Suspection Doods, if any Jacobser clarified by making reconstry enquiries.
- 5 There are no prior Murtrage Charges encountrances whatevers as would be seen from the Encountrance Continue for the period of 81 years from 2022 to 19,08,2012 partitioning to the Immovable Property (see) covered by above said Talle Deads. The property is free from all the continuous.
- 6 In case of secondimensequent charge in favour of the Hank, there are no other propages charges ofter than abready useful in the Luna discussion are agreed to be the hearing per and the Bank (Helete, whichever is not applicable) N. A.
- Numerical and his their interest to the property deal) is to be extent of N.A.(Specify the state of the Move with house). Sinkle out if met applicable).
- 6 The Moragon if courted will be available to the Stack for the Labelloy of the exceeding Normann Min Densina Density Part Limited, through another itself signatury Sh. Hajisah Kumar Part Sh. Sh. Rajarson Parti Rh. Hat No. 1273, Sassalka Riddei Salkhi Residency, P.No. 14, Rajarso Gandin Nagar Exm. Road No. 1, IPIA, Kota Raj.
- 9 I config the Mis Decim Developers Limited, through authorized signatory Sh. Rajesh Ruman Potil Sto Sh. Rajaram Potil Rio Plat No. 1273, Suwaika Riddhi Siddhi Residency, P.No. 1-4, Rajesy Gondhi Nagar Futu. Road No. 1, IPLA, Rota Raj. has been an absolute, clear and Markaulia tills more the schooled property has a further certify that the above this deeds are generic and a suid most age, can be created and the said Morteau, would be endorseide.
- 10 In the control of the regage by Depriso of 15% deeds, we contain this the deposit of historiesy take deads documents would exert a wild and antiquestip mechanic;

Note: Photo regis of Discounted No. 1 to 5 to be taken for the registration of project order MER to bet

- Complete of Incorporation 30's Denim Developers Limited
- 2. Resolution Letter in farmer of Sh. Rapesh Vinner Parit
- Alformern Rentor No. 1364 dr. 25.97 23.
- 4. Certificate No. 1164 #1 25 #1 27
- 5 Rogd Leave Deed with Stap at 46.48.22
- 11. There are no logal imperiments for creation of the Mortgage on production of above title deads. the certified/original copies of which I have examined upder any applicable? swi Mules in force

12. It is certified that the property is BARFAES! Compliant.

SCHEDITT OF THE PROPERTY (IEN) S.No. 10-2, Condense, Allinge Kuphadi, Kota Raj

Eurei - Rened

Wind Cithor Land

North S No. 10 X

South 5 No. III 6

Date - 99 98 3022

SUDHI PRAKASH DADHICH Advocate & R.A. IUo 40, Vikas Nagar Nanta, KOTA (Raj.)





📺 नगर विकास न्यास,

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजात्यान नगरीन क्षेत्र (कृषि पूर्णि का गैर-कृषिक प्रगोपन के लिए उपयोग के अनुआ और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूगि का पहुंदा विलेक

क्रमक / 1/6%		दिमाक ⊋25 -≥ ;	7 2022
मसर्भ हेनिय खबस		र्ग गर्जेश कूपार चटिल पुत्र ही समागम	
		1920	
अजीकृत कार्यालय क्लेट ना निवासी	१८७७, मुकारक सिंही सिंही रेजी १६ए. कोटा	हेर्न्स कॉट के 1—4 त्ताओं व गर्थी न	गर
4		2	- 2
	अभ्यवा "अ		
पट्टा गरक मैससेक्श्राहर	करवालय प्र ता)	321 *	
		-	A MA
(गदनाम) भी/शीमरी/सुभी	गुत्र/गुत्री	<u> </u>	
निवासी	HORTE HA SHE	*	
भूखण्ड रां. Shop	no. L.C8 ATER	s.24 वर्गमीटर	
राजरच ग्राम व	न्समी क्षाता मं	46.47.49°	
योजना गार्डेनिया			
स्थानीय निकास (प्रदेश कर्ता) द्वास प्रदेश	मारक क पक्ष न उका भूखण्ड	का प्रदृष्टा दिनाक	
निष्पदित किया जला है।	1		
	1		
पद्टा पारक के हस्तासर	4	प्राधिकृत अभिकारी के हस्ताकार :	नय मोहर
1 7- 39	वंचीयके, कारा (प्रथम)	प्रमार विकास नेपान, समेरा	

नोट - शर्वे पीछे पृष्ट पर अंकित है।

• पंजीकृत/गुष्ठांकन मलान है।

Registered and Endorsement Attached

व्यवसायिक

पदटा विलेख की शर्ते (लीज होल्ड)

किने पपि का बैए-क्रिन प्रधोजन के लिए फनवोग की अनुहा और आईटन निवम, 2012)

पटटे की कर्त

1	गहरा धारक में निर्देश नियम के तहर एक पुत्रत	तीय ताति जागा करा को है। आसा उसत	पुरुष्ट १६ दर्बाच और में पुस्त हैं।
		Part	al.

पहुर अपक को उन्हेंक को हो। तहि.____ की वर्ष आवश्यक कम से जाम कराना होगी। एक बार निवन को गई होने तानि 😘 वर्ष के पहलात और मुख्यप्त के प्रत्येक विकल /बुक्यानारण पर १५ प्रतिकार की वृद्धि होगी।

- ਪਹੁੰਦਾ ਯੂਵਕ ਗੁਰੂ ਜੁਲਾਤ / ਜਿੱਥੇਰ ਲੱਗ ਕਰ ਕਰ ਕਰ ਕਰੀ ਇਕ ਆਉਂਸ ਵਿੱਚ ਰਪਪੰਚ ਹੋਰ ਕਰਦਾ ਕੈਂਦੇਲ ਕਾਈ ਮਿਲਾ ਹਨ। ਨੂੰ ਸੂਚਾਣ ਕਰ ਮੋਸ਼ੀਏਦ ਸਕਦ विभिन्न में सम्बन्धित अनुसूची में उपलेशिक सुपूर्ण अनुमूच होंगे. गरन्तु उन्हेंक उपवाग हेन् निर्धारिक मनदण्डी की गुरुन गुनिशिक्त की जाते।
- पटटा पारक उन्त गुरुष्य को विकास अगर अगर अगर को इस्तान्तिक कर सकेमा तथा मुख्यस को उप पददे साम-कीक) पर भी है सके ए।
- कुका भूतपट के विक्रम (१८साम्हरण पर क्रम के यह में नाम परिप्रीन के लिए निवाद में निवीरित दरक जावदन के साथ करीकर विक्रम पर जादि प्रस्तृत किये जायेंगे, परन्तु परस्तकारक क व्यवस्थितारों के समले में कोई सार्व देव नहीं होगी।
- पट्टा विशेख का रास्तार / जीवन वीमा विषय / कामदादी सरककों के गया काळ (बोर्नेक) क्या जा सकेगा, दिवाले केए त्याचीय विकास क कनागरित प्रमाण पत्र विकास की जातरावा । अही शोगी।
- पुराणा पर भवन निर्माण प्रचानित भवन दिनिनम्ब क मानद्वम्ही तहत करना होता |
- मनुद्रा कर्ता (कार्केट विकास) की जिला कांकुके के भूजरण का स्थानियाजन / मुनगंतन र यू प्रान्योग महिमान नहीं किया जा सकेगा।
- पटला विहेता जानी करने की दिसक्ष में क्लिकिट एकपि ने निमान असि होगा। विवारेट एकपि ने निमान नहीं होने पर किलिए दन से व्यक्ति किया के एकमा अवधा पत्ता विकेष निरुष्ट्र किया क बढ़ता है।
- पहला प्रेजेक से विष्याद्य के प्रकार नियम विकट्ट तक तहम दिवस्य पहला विकार ताल किया यथ है तो उनत प्रयाद का पहला विकट किया
- पट्टा दिलंग की दोजन। पै अन्तरिक दिकारों के होने वाले व्यव विकासकर्त / गृह लेपाँच सहकारी समिति द्वारा वहन जिस्स कार्यगा।
- पहला निरास किया अधिदिकार निर्मात नेहीं। विनिधय के स्कृत जारी किया गया है। इसके राणी प्रभागत न वाले लायू होगी जिसकी पालना नहीं 11. करने क पटड़ा भियस दिया हा सकेवता

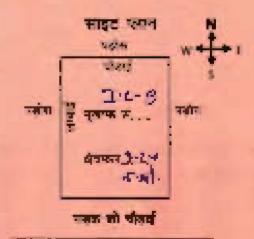
बोट :- विभिन्न बुख्यक में वर्ण न व साम्हर्णकी होगी।

स्थान्य अगुद्धी हेत् बद्दर की प्रति कस साहि।

मुख्यान्य के प्रदेशित का सीमाजी का जेवरण-

-Checkle uttern Patity Stream

- पनीकत्र / पनावना सराम है।
- Registered and Endorsement Attached

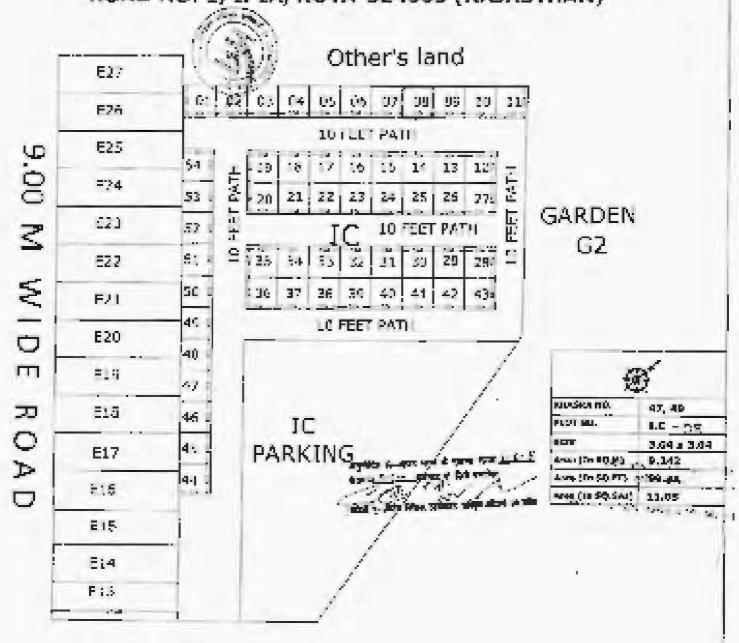


महर प्यान करना में भी सत्तन्त कर प्रकृते हैं।

कल दिक्षम नाम भीता

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

1.12

Government of Rejention REGISTRATION 6 STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-RECASTRAR : KOTA-I

Fee Recoipt

Appared at Form No. 8 (Rule 75 8 101) Print Links: 19-08-2022 12:06 PM

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Signature of Processing or Application | for a contract of the

Righthor of mapers and data of return receipt

Coarder

SUB-NEGISTRAP.

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

			OF IMMOVABLE PROPER	(1.7)	
1	a	Name of the Br	onch Besoness Unit Office scoking estation		Rajaschan Heal Estate Hegulaturg Authority, Jaipus Raj
	b		and dance of the lights maker the curve of court bruckered for serotize are Dopoleeded		N.
	2	Features the Re	*ISBAPI		Mia Denim Berchques Limited, fluough anthorized signatury Mr. Rajesh Kumar Patel Sie Sh. Rajaram Fatil Rus Flat No. 1273, Samudka Riddhi Sahihi Residenty. P.No. 1-4, Rajeev Gandhi Nagar Kata. Rusul No. 1, 1914, Kata Raj.
1		Name of the property see as	um Гозмости — содърон у регуна и Шентур (бо воситу	1	M's Denim Developers Limited, through authorized signatury 5h. Rajesh Kumar Pant No Nh. Rujaram Panil Riv Hat No. 1273, Survalka Riddhi Nuddhi Residency. P.Na. 1-4, Hajem Gandhi Nagar Esta. Roue No. 1, 8213, Krata Baj.
	b	of army the pen	Little Continuous person with subscuty part for easter of ethics	:	Individual Firm
	V	ау усын друйов	er what departly is security of bred (whether the harmover at as grantiller, ex.)	:	Ветрол.
÷			cheet of the jumps able pressure ites of food		
	05,500	aren excluding the	s following deserva-		
	a	Naivey No		:	S.No. IC-R Gardonia, Vžbago Kunbadi, Kota Raj
	T Is		rin case of home projects i		S No. 10 R. Gurdenia, Village Kumbadi, kissa Rag
	C.	Tomest area incl process:	inding pliner than up area in cese of house	i	9.24 Sq. Mr.
Ì	a	Lecetion, like name of the place, volese, any region of on. : David Road West Road West Road West Road North 8 No 8U 9 South 8 No 8U 9		Wep Higgs Land	
1	a Particelors of the expressors continued revicity and virunologically.			1. Certificate of incorporation MPs 1 Denois Developers I mitted 2. Resolution Levier in secure of the Reject Karon Parti 3. Additional Levier No. 1165 in 25,07,22 4. Certificate No. 1163 dt. 25,07,22 5. Regd. Leone Steed with Map dt. 16,186,22	
	8	Since of documents certified and as to whether they are magnetic or certified degrees or registration extracts doly certified.		:	Regd Lease Deed at B.No. 1 V.No. 1624 P.No. 26 S.No. 202203124312491 dr. 08.48.22
			ongrads or earthest extracts from the		
	81 800.	Pate:	Deviance of the contract		Original continue In case of copies empy continue whether the extract mountain was
		4			photocopy, etc. scrottnized by the Advance.
		05,08.22	Regit Logic Book		Unganil Not applicable
5	, elevo avizua eragen	of sub-registres of the my the parsy of receipts of t	of all title discourses one obtained from the Here and company with the discourse page must be replaced at must be repaired? Please also enables at its paid for obtaining certified copy of advance consider along with the TIR.		Nie
		Warther the reco			



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		relevant to the property of question are available for visible and manufactures and the goaled or emogrates system."		
	h	If such collection computer records are available, whether any vertication of cross cleaking are made such the concretion findings in this regard.		Not avuitable
	В	Whether the produceness of the stamp paper is possible to be get writing from any online portal and if so whether such verification was made?		Not available
,	s	Property official as security tails within the presistance which sub-register office?	ļ :	Sals Registrar Kota Haj.
	'n	respect of the suspents on question, at more than one office of sub-registral district important registran-present. If an include: usone all such affirms?		Nu
	C	Whether search has been noute at all the offices contest at (16 opens).	E	Yes
	ď	Whather the searches in the offices of registering authorities or any other records reveal registrance of multiple rate documents in respect of the property in guestion.	:	Ne
×	bile pred Men med such lare and	or of this banking the title freez the oldest tale deed to the latest deed establishing title of the property in question from the backsors in title interest to the current role header. And wherever is a microst or other clay no title is involved, someh should be a for a fauther period depending on the certain elements of slag on the latest adjunction of the latest property offered as security for human of the 2.00 incompanies, search of title encumbrances for a period of not have a 30 years is mandatory.		of years 2022 to 1949-2022 HIT Kota altabed a S Sa H & Continue, Village Koeshart, Krisa Hay se Mts Dessin Developer Lineitest, through authorized signatury Sh Rajersk Kuppas Patil Sia Na Hajersan Patil Rio Flat Na, 1273, Sawatka Riddhi Saidh Residency, P No. 1-4, Rajers Gapelli Naga Fara Roed No. 1, 1714, Kota Raj un de 23,17,22 and evecute a Ropd Lease Deed in Japaner of firms on de 05,08,22.
4	full	ne of Title of the oriended Mortgager over the Proporty Colorbo commodite ingles, Lessishold Rights, Occupancy Presessor as a man Stalder or Good, Grantee Alloues etc.	=	Freehold
10	of ie	aschold, whether		Not applicable
	-	Lease Doed is duly stramped and regimered		Not applicable
	h	I cover to permitted to mortgage the Leasehold right.		Not applicable
	C	deration of the Louse unexpired period of lease		Net applicable
		If a sub-lease, where the sense does in taxour of Leases as to	-	
	d	whether leave doed permits sub-leaving and mortgage by Sub- Leaves also		I E
		Lessee also: Whether the lessehold rights perceits for the ercation of an expension term (if agglerance)	:	Not applicable
		Lessee also: Whether the lessehold rights permits for the ercation of an expensionative (if agglesance) Right to set macroal of the baselodd rights and rature deposit		Not applicable
TIT T	t fr () erun wier often often	Lessee also: Whether the lessehold rights perceits for the ercation of an expension term (if agglerance)	;	
11	it for the such	Lessee also Whether the lessehold rights permits for the erection of an superstructure (it agglecanes) Kight to get macroal of the basedodd rights and rature showest. Not, ground different lesse come Sale Agreement, whether it agreement esc provides for identified rights to the mentgagns or without conditions, the mentgager is competent in create or no such property. Whether any permission from Govi or any authority is required for creation of mortgage and if so whother conditions promission is producted. Suppose rights, whether	:	Niet applicable
	f fr fr gran with the such	Lessee also Whether the lessehold rights perceits for the ercation of an superstructure (it agglecanes). Kight to get massival of the basedodd rights and rature decreet. Jose, ground different lesse come. Sale Agreement, whether it agreement esc provides for alternable highly to the mentgages or without conditions, the mentgages is competent in create or on such property. Whether any permission from Govi or any authority is required for creation of mortgage and if so whother conditions permission is positive. Such right is bentuited and conditionable.		Not applicable Not applicable Not applicable
	to the color of th	Lessee also Whether the lessehold rights pertent for the erection of an superstructure (it agglescapes) Right to get macroal of the basedodd rights and rature showest. Jose, ground different lesse come. Sale Agreement, whether it agreement esc provides for identified highly to the mentaging of without conditions, the mentaging is competent in carette or no such property. Whether any permission from Goyl or any authority is required for creation of mortgage and if so whether conditions are provided to a superior of sections. Such right is beneficial and bandlinglic. Such right is beneficial and bandlinglic. Whether are the mental conditions of the persons to consider the procedure to be followed allow court portrassipone be obtained and the reasons to considerable.		Nist applicable Nist applicable
T5**	to the such that	Lessee also Whether the lessehold rights pertent for the erection of an superstructure (it agglescapes) Right to get maserial of the basedodd rights and rature showest. Jose ground diomem Lease cum. Sale Agreement, whether it agreement exc provides for identified rights to the mentgages or without conditions the mentgages is competent in carete or no such property. Whether any permission from Goyl or any authority is required for creation of mortgage and if so whether conditions are provided to a such permission in production. Such right is beneficial and bandlinglic. Such right is beneficial and bandlinglic. Whether are the mental conditions of the reasons for considerable and permission in terest. If any and if so, whether areation of the set of the penalties, the modalities procedure to be followed aline court permission to be obtained and the reasons for considerable conditions.		Not applicable Not applicable Not applicable Not applicable
T5***	to the control of the	Lessee also Whether the lessehold rights perceit for the erection of an superstructure (it agglescapes) Kight to get reasonal of the basedodd rights and rature showest. Jose, ground different lease come. Sale Agreement, whether it agreement exc provides for identified rights to the mentaging of without conditions, the mentaging is competent in carete or no such property. Whether any permission from Goyl or any authority is required for creation of mortgage and if so whether conditions are provided to a substantial security in beneficial and if so, whether investigation of Morous interest, if any and if so, whether creation of property is beneficially, the modalities, procedure to be followed aline court permission to be obtained and the reasons for country in court permission to be obtained and the reasons for country in contraction of the mediance. If the Chili Satistician Deed is substantiated and registered.	:	Niet applicable Niet applicable Niet applicable Niet applicable Niet applicable

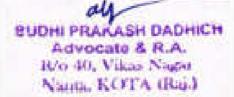


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	6	The Chill Settlemers Developmenters the preparty to Drugor		Not regulately
	d	Whether the Dance has accepted face at the signing the Citt Settlement. Does in the amounted writing on the implementation of the seconds.		Not applicable
	Ŀ	Whether there is any propiction on the Donne in exercing the scall well-ensest detail in questing		Not applicable
	ť	Whether the Donce is in pussessing of the sufted property		Not applicable
	9.	Whether any his interest is reserved for the Dujan or say of lear person and relation there is a need for any other person in prin the constitution meetange.	7	Nos applicable
	h	Any other report affecting the subjects of the tole passes: through the gelt settlement days!		Net applicable
Ĭ.	a	In case of partition family sentement deeds, whether the original deed is annelable for depoint II as the mistaker procedure to be followed in exemple a colid and entimentally mentages:		Not applicable
	b	Whether minumen has been effected and otherhas the iteraging or is a preservant and expressed of less share.		Not applicable
	c	Whether the partition made is realist in tow and the managare has acquared a mortgagable title thereon.	=	Nos applicable
	d	In respect of position his a decree of sourt whether such decree has become final and all other conditions formalities are computed compiled with.		Not applied to
	e	Whether any of the description question are essented in mainterparts in a more than one set ? If so, additional proceedings to be taken for according to high more gazes.		tvat applicable
16		then the total documents metals my testamentary ments with "		Not appliesble
	à	In case of walk, whether the wall is required will in propositional or "	7	han application
	ŧ	Whether will in the menes needs a seaschway propose and if so whether the sesse is probated by a competent creat?		Net uplantie
	E	Whatper the property is matered on the basis of well?		Not applicable
	d	Whether the angural will a modulate " Whether the original death certificate of the resources."		Not applicable Not applicable
	, C	whether the original again territorie of the restator is available. What are the original against documents to establish the	-	Not applicable
		when since the incomisations and or documents to collaboration will in question it the last and final will of the testator? (Constraints on the circumstances such as the availability of a documentor by all the beneficiaries about the genuineness validity of the will, all pointed have substituted in Mather Congress talled death are repropriet to the registered.		Neil applacanic
[7]	۵	Whether the property is subject to any world sights ?		bia
	ŀ	Whether the property belongs to church comple or any netrounistic over the constitutions having any rescription in constitution of charges on such properties?	:	Not applicable
3	Ľ	Presentance permissions, if any in respect of the above comes for resolution of mortgage ?	1	Not applicable
19	0	Where the property is a HGF point family presents, contingly is created for saidly hopeful logal necessary whether the Mapai Copingeness have no abjective join in execution, where's along of my highest formula members are.	-	Net applicable
	Ь	Floase also comment an any other uspen which may accessely affect the subship of security in such coars?		Nut appropriée
19	А	Whether the property belongs to zay must on is subject to the rights of any trust "		No
	Ь	Whether the trest is a private or public trust and whether trust deed specifically buthanizes the usw tauge of the property?		Not applicable
	e	If we additional preventions, permissions to be obsequed for according of color according 8	1	Kin applicable

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

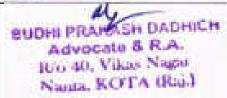
	-d	Requirements, if any far creation of multipage is yet the central store law applicable to the trust in the centre.	:	Not applicable
21.	а	If the property is Agricultural land, whether the local laws permit murings of Agriculture land and whether there are not restrictions for creation, estimatement is managing.	:	Not applicable
	ŀ	In case of approximatel property other relevant records documents as per bond lows, if any are to be verified to ensure the residing of the tide and right to enforce the more sace?	:	Not applicable
	c	In the case of conversion of Agriculture local for renomental purposes or attenuous whether requisite procedure followed permission obsured.		Nut spplicable
21	rega Agr	ener the purposty is absented by any been lower or ethoroutens busing a bearing on the escalace mainty (viz. icultant lower weather scatters, minorities, Land Lower SEZ authors, Custal Jone Regulations, Junitarimental Commerce,		Not applicable
22	C	Whether the property is subject to any pending or proposal land acquisition proceedings "	:	No
	5	Witeliter any serven enquiry is made with the Lend Auspratine. Office and the nations of such semicle regions.	1	Not symboothe
25	я	Whether the property is involved at or subject marter of any frighten which is pending or concluded?	:	So
	h	If so whether each impasses would adversely affect the recommend a valid exertisage or have any implication of its frame inforcement.	:	Not applicable
	¢	Whether the trie documents have any count scalingaring which position and any highestory estachment security to counting respect of the property on question? In such case places are married in such soul marking.	:	Nut spyšķank
21	a	In ourse of partner stop from whether the property belongs to the form and the dear so property oggetered.		Not applicable
	h	Property belonging to journers, whether thrown on hardyers ? Whether formulates for the state have been completed as our applicable lows?		Nist similirable
	к.	Whether the permissis creating managage has have authority to smalle managage for and on behalf of the firm.	÷	Nut applicable
25	Hom mm with	Whether the particular beautigs for a function Company, check the convey provers. Bused conduction, authorisation to create types insections of discountries. Registration of any prior charges the Company Registrate (ROL's Articles of Association researchers for continuous section.		Nut applicable
	alan Parti	Whether the property too be prortugued as purchased by the or Company from any other Company or Limited Laddiny investop (LLP) first 1 Yes I No.		Net applicable
	111111 111 15	if yes, whether the worth of charges of the property tin be tragent has been carried out with Registrar of Companies (RoC) expect of such vender company / LEP (seller) and the vandee grow (purckaser)		Not appuicable
	char eres Yes	Whether the above somes in charges periods any prior generate the average of the proposed so be average of the the worder company (seller)?		Not applicative
		If the wonch rounds encombrazes charges, whether such westernubunees have been satisfied?		Nill Angeleafile
ju T	bupp	also of Sources. A secondary the required suffernity power in most and whether the mostance out to created and the copiate income, the saws.		Nut applicable
27	8	Wheter are PUA is involved in the channof rate :	1	Sec
	h	Whether the POA is one complex with interest in a		Nec applicable
		Development Agreement cum Porter of Attained In an please		



		is whether the same is a regastered document and hence it		
		creuted an unterest in favour of the builder developer and		
		ch in imerocable es per low		
E	pleu the l Con Rep Age	we the title decorated is executed by the POA holder so clares whether the POA involved is (i) one executed by Dudders viz. Companies Firms Entityichaal or Proprietary sents in favour of their Partners Employees Antisonoral resentatives to sign Flat Allotment Letters, NEX's sement of Sale, Sale Decale etc. in favour of largers of muta (Burkke's POA) or (ii) other type of POA.		Not applicable
		neron 180A)		
d	In ca	we of Bonate's PDA, what are a certified every of PCSA is able and the sourcless less recorded compared with the not PCSA.	:	Not applicable
2		ise of cammon POA tile MAA after their Hulder's POA.		Not applicable
Ш		so closify the following clauses at respect of IXXX		
		Whether the original POA is sampled and the fulle investigation is done on the basis of original POA.		Net approach:
		Whether the PDA is a registerishore: "		Net applicable
	iii	Whether the POA is a special or general one?		Not applicable
	19	Whether the POW contains a specific withouts for execution of field document in constion?		No: applicative
,	ірэн (12ас	then the PCUA was in tonce and not retriked or last become he on the date of execution of the document in question? we also by whether the same last bemasceptained from the mall sub-markets rikes??	1	Non applicance
	Plear	se comment or the genomeness of PCIA."		Not apphealse
1.6	The	unequescesi epizien on the outbreezbiles and validity of		No. applicable
Wil	the limit	OA! swelgage is being estated by a POA helder, check		Not upolicable
Will eu giv sta	the literature the transport of the literature the	(0)	:	
Will ea giv sta exc	the interpretation the interpret	NO. ? profigure: is being created by a PNA helder, checkers of the Power of Astonion and the extent of the powers rein and whether the same as properly executed athenticuted in terms of the Law of the place, where it is only a flat apartizent or residential commercial congress.	:	
Will ea giv sta exc	the line incorrection the coured to coured the people code and	NOA, it provings created by a PNA helder, check is of the Power of Astonion and the expent of the powers rein and whether the same as properly executed attentioned in terms of the Law of the place, where it is often that apartized or residential commercial congress, comment on the following:	:	Not upplicable No
Wall exa giv sta exa [2] I	the line incures ren. The amped is ecured the peup took and	NOA. It is being created by a PNA helder, check is of the Power of Astonion and the expent of the powers rein and whether the same as properly executed athenticuted in terms of the Law of the place, where it is often that apartized or residential commercial congress, comment on the following:	-	Not applicable No Not applicable
Will equal gives state exception (print exception and print except	the interest of the people of	NOA. It is being created by a PNA helder, check is of the Power of Astonion and the expent of the powers rein and whether the same as properly executed attentioned in terms of the Law of the place, where it is often that apartized or residential commercial congress, comment on the following: 1. The property of the law bank business; 1. The property of Amontes Agreement Agrees of Amontes.		Not upplicable No
Wall ear givesta execution to the control of the co	the incliner numerace the amped as ecuned the peup ock and Dev Fan	NOA. It is being created by a PNA helder, check is of the Power of Astoniov and the extent of the powers rein and whether the same as properly executed attentioused in terms of the Law of the place, where it is cot; is a the apartizent or residential commercial consport, comment on the following: Indicate Landrovana's title to the land business, elepation Agreement Fower of Attentes and a milerally of the Developer builder pendeer life resoftention of the Lace Landrov building on		Not applicable No Not applicable
William Park Park Park Park Park Park Park Park	the better numers of the better numers of the secured like people ock and Devi had bede speed	NOA. It is being created by a PNA helder, check is of the Power of Astoniov and the extent of the powers rein and whether the same as properly executed attentioused in terms of the Law of the place, where it is cot; is a the apartizent or residential commercial consport, comment on the following: Indicate Landrovana's title to the land business, elepation Agreement Fower of Attentes and a milerally of the Developer builder pendeer life resoftention of the Lace Landrov building on	2	Not applicable Not applicable Not applicable Not applicable
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Will example of the control of the c	the include records and in	NO. I professed is being created by a POA helder, check as of the Power of Astoniov and the expent of the powers rein and whether the same as properly executed attentioused in terms of the Law of the place, where it is only in a flat apartizent or residential commercial congress, comment on the following: note: I and execute the to the land business, executed the law of Anomey and a subject to the Developer builder pendeer little reinfection of the Lack and and a building and the members of the profession of the Lack and and a building and the proper stamp days. Internet at registration of sale ear content, development ement at registration of sale ear content, development ement. PUA, etc.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
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Willer Burn Burn Burn Burn Burn Burn Burn Bur	the inclination of the inclinati	configure is being created by a POA helder, check is of the Power of Astonion and the extent of the powers rein and whether the same is properly executed athenticuted in terms of the Law of the place, where it is cot; is a the apartment or residential commercial complex, comment on the following: note: I male count's title to the land business, expenses Agreement Aswer of Anomey and it indicates in the Developer builder pendeur little transfection of the Land and is building and the male count of proper stamp days business for sale (only registered; and and is building an anomal in registeration of sale agreement, development enter in PUA exception. Seconds: Combingraphy of building plans, permission of appropriate local only, exceptions in the Seconds: Combingraphy concepted appropriate in the Seconds. Seconds Therefore Lener from the Seconds They are approximate all names for the Second Mingraph Javas adopt the Second Mingraph Javas adopt to watershap of these Apartments Duilding distances. Development Control Regulations, Co-operation.		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 Not applicable



q Wheshin the numbering pottern of the units that fally at all documents such as approved place agreement placete. Ulticombanices: Attachments and in Games whet's real Greening of Coccomment. Central or State or other Legal authoration or Third Party claims.		Nox applicable
The state of the s		
Central or State or other Local authoraties or Third Party cleams. Liens out and details thereof		Not applicable
The period content restor the humanisments Confilingle and the name of the period in whose through the operationage is organically if we satisficating of charge, if any.		01 years 2022 to 19 08 2022
Details regarding property texto: lead sevence in other statuting direst post payable as on date and if not pool, what resembly ?		Natappliedde
3 a Urban land ceiling clearance, whereas required and it or kints to the ever.		Nati applicable
b Whether No Objection Contilions under the Income Tax Act is recovered obtained	:	Nut appéciable
4 (Jesule et RTC estracta mutatum extracts/Katha extracts pertaining.) In the property in question.	i	Nut syglpable
Whether the name of manager is perkered as owner in the resigner. Managed Village manage?	: :	Not applicable
6 a Whether the company inflored as assumity is clearly demonstrated "	Τ	Yes
b. Whether the demonstrate partition of the property is legally said?		Yes
e Whether the property has chorp access as per documents? (The property should be legality accessibile through more as carriers to transport goods to factories I houses, as the case may be:	:	Yes
/ Whether the property can be alteredised from the following desembers, and discorpancy destricts (separated on a contract security 5)	1	Not aveilable
Document insolution to aborticity connection		Nacuralistic
h (Neuman, ta relation to water compensar	: 1	Non available
e Deciment in vitation to Sales Tax departmentage of any applicable	:	Nut coulsi te
al untermited hits, days	. 1	Sint readsHe
8 in respect of the boundaries of the property whether there is a difference theorepsis in any of the ritle documents or any other documents conclude culturation report orbits hitle, six) or the served current boundary? if on please disherated comment on the some	-	Not applicable
reliable comment on the same including the community on the description and houndaries of the property on the said deceased and that in the title decease off the extraoryay coport and an assessment pion are not available at the time of paraparation of TTR, please provide classe comments subsequently, or analyzing the same available to the advisation.		Vexaden repair not sveilsblk
Any formalisation for continued nectains careful any term or special equationals drough of proper registration of sociuments, payment of jumps many ties etc.		No
1 Whether the Parit will be able to enhance \$ \$441 \$1.51 Art. in regulated quarter		Not applicable



, B.P. Dadhich

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

47	In case of absence of original take needs, destile of legal and other organizations for creation of a proper, valid and outbreadle analysis by depose or architical extracts dub contained est, or also are provious to be taken to the Bank to this report.	:	Nin applicable
43	Whether the guarantee has constituted documents of the mortgages trans- than natival personal points creation of mortgage and additional productions, if are to be taken or much cause.	:	Not applicable
**	Additional aspects relevant by investigation of talls as per local fault.	:	No
6.5	Additional seggestions, if are to subjusted the attack of Bank assume the perfection of security	-	N.A.
16	The specific persons who are required to servic usergoneto deposit decrements among prorphiles.	:	Mis Benam Developers Limited, Harough authorized signatury St. Rajosh Kamar Pasil Sto St. Rajosan Pani Rio Dat No. 1273. Suwalka Riddhi Siddin Residency, P.No. 8-4. Rajosa Gandhi Nagar Kata. Rand No. 1, IPIA. Kota Raj.
42	Whether the Resi Estate Propert comes make Real Estate (Regulation and Development) Aut 20167 - Y N		Not sygneotiske
	Whether the project is registered with the Real Patate Regulatory Authority? If so, the details of such registration are to be furnished.		Not applicable
	Whether the registered agreement his sale as presented in the above Act Bules there make a executed?		Not concentre
	Whather the details of the spartment pion in question are verified with the list of number and types of apartments or pluts broked as aphraded by the priminter in the writtens of Real Estate Regulators Authority?		Not applicable

Day - 1918 2022 Phase : Kissi BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagu Nana. KOTA (Raj.) Advocate

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

CERTIFICATE OF TITLE

! NAME estatement the Complete Title Decele intended to be deposited relating to the schedule property/ins) and offered as accords to was of "Equation Merrange" and that the documents of tale referred to in the opinion are valid evidence of right, title and interest and that if the AND Explicitly Martigues is created. It will writely the requirements of creation of Equitable Mortgage and Timber certify that a

- I have examined the Decements in detail taking into account all the guidefiner in the check list eads American R and the other
- I continue basing made a search in the Land-Research research Later confirm lawing confidence acceleration of the relevant Concernment Officer, Sull-Registrant) Office (a), Besterant Mechanic, Applicipal Postchayet Officer, Land Acquisition Officer, Registrant of Companies Office: Walet Found twherever applicable 4 do not land anything according which which present the Title Helders from exacting a mild Attergage: Lorn liable exponsible, it aim, loss is extend to the Bank the to negligence on my part or by my again in nating wash
- Entering scrutney of Land Macocols Barvesine Beautile, relative Title Deptile, capting degree of spek Life deets obtained from the concerned registrate of their next manufactures confidence (EC). I branche contribute granutaments of the Title Decide Steepers and Decide. If (0) A19 Sett olderfied by making reconsists compairing
- thest are no pour like transfer or commencements what severe as could be seen from the Encumbrance Certaficate for the period of 40 years from 1922 to 19.09.2022 pertaining to the transmistle Property (i.e.) covered by above said 10th Deeds. The property is: Doe from all Engandermark
- to use of reconditules years charge in favour of the Rent, there are no other mentages charges after their already stated in the Loss doctioners are agreed to by the Martyagor and the Finile (Delete, miscles, or is not applicable) N.A.
- Minut (a) and his their interest in the property discusion to be extent of $N_{i,k,k}$ (specify the stone of the Minut with Nieuwe. Strike and if
- The Mortgage if created will be available to the Bank for the Liability of the intending Borrower. Mrs. Devictor, Limited, through authorized algoritory St. Rajoch Kumar Paril No St. Rajaram Paril No Plat No. 1273. Newallich Riddlif Sinklik Revislegary, P. Na. 1-4, Rajewy Gonglig Nagur Feste, Royal Na. 1, 191A, Kuta Raj.
- Leastify that 54% Demin Developers Limited, through authorized signatury Sh. Rujech Kapen: Patif Sh. Sh. Rajarum Patil Rio Flat No. 1273, Storulka Riddhi Siddhi Residenty, P.No. 1-4, Rajoer Guadhi Nagar Esta. Mount No. I. IPLA, Korin Raj. has have an absolute, clear and historically fille over the schedule property (see I combine corolly that the above little thanks are generally well a valid morrograph can be presented and the such "Abougusts would be enforceable."
- 10. In case of creation of Martgage by Deposit of title deeds, we can fig that size deposit of Inklaming title deeds documents would cream a varid, and cofracewhile reset gage ;

Note: Photo copy of Discussion No. 1 to 5 to be token for the engistration of project trader MKMA Act.

- Centificate of tacorparation Mis Denim Developers Limited
- Resolution Latter on favour of Sh. Rajech Krawer Patel
- Miniment Letter No. (167 do 25.07.22) £
- Camificata Sin. 1165 dt. 24.67.22
- Regd. Large Direct with Mag. #1 45-00.22.
- 11. There are no 'ega' impediments for occation of the Mortgage on production of above title deeds, the perblied/original copies of which I have exemined under any applicable Law/ Rules in force

12 It is certified that the property is SARHAES/ Compliant.

SUREDULE OF THE PROPERTY (IEE) 5.No. BY-S, Gardenia, Village Kambasi, Kata Raj.

East Road Wast - Other Land North- 5.Na. 60-9 South- Silver 100-7

Dane 19.460.2622

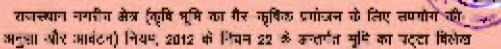
B.P. Dudbeth, Advocate **2UDHI PRAKASH DADHICH** Advocate & R.A. R/o 40, Vikas Nagar Nanta, KOTA (Rai.)





नगर विकास न्यास, कोटा

पट्टा—विलेख (लीज होल्ड) व्यवसायिक



श्रेतन विकास कर विकास के विकास के प्रतास के प्रतास के प्रतास के प्रतास के प्रतास के विकास के वितास के विकास क

THE BIRT I DEED

पद्या सारक के इस्तामर

निष्पादित किया ज्यता है।

P

नोट — शर्त पीछे पृष्ठ पर अकित है।

चंकीकृत / पृथाकन संतरन है।

Registered and Endorsement Attached

प्राप्तिकृत अभिकारी के हस्ताक्षर मय मोहर

न्त्र प्रकाश नाग रुख्य

3

व्यवसायिक



पट्टा विलेख की शर्ते (लीज होल्ड)

(कृषि भूमि का गैर कृषि प्रमोजन के लिए उपयोग की अनुसा और आवटन निवन, 2012)

गहरे की शर्त

तर्दरा अच्छा च जाहरा चरूचा का गरण रेच चेंका स	पनि कार्य अन्तर कर है। है। अस्ट प्रकट देवान्य हैंहे बहाव का	न स भूका हा
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and the same of the same	and the second s	Charles Back Brown

- अनुसु धारक द्वारा भूलपत्र / निर्मित श्रेष्ठ का स्थावीय दक्की किया जाएगा लिए प्रस्तीय हेतु पर्त्य क्रिकेश आरी किया गया है। शुक्रपक पर व्यक्तित पश्च विनिधम के शाविक्षित अनुसूची में उल्लेखित सम्योग अनुक्षेत्र होते, परन्तु प्रस्तेक स्थावीय हेतु नियानित मानवण्डी की पालना सुनिर्धिक्त की आरी।
- पद्या पादक बक्त मुख्यद को विक्रण तकन अलाह से इक्कान्तिम कर सकेंग तथा मुख्य को वय-पद्दे (स्व-शेका का के दे सकेंगा)
- दे तक भूकाम्य के विकार / इस्तान्तरण पर लेता के पत्र में पान पिवर्णन के लिए विकास में निर्माणित गुक्क मावदन के साथ नजीवृत दिकर पर आवि। इस्तुन किये जातेंगे, अभ्यु पद्रशायक के सल्लासिकारी के गणने मानाई करि। देश वर्त होंगी।
- ड. पट्टा विलेख का नरवार, 'जीवन वैना निरन्त्र' कपान की संस्थाओं के पास बंधक (नीपीक) रख्या जा सकेंगा, जिसान किए स्थानीय निकास के अनामित करान पत्र ऐक्ट€ की आवश्यकता नहीं होगी?
- ह । भूतक्य पर भारत निर्माण प्रतनित कान विनिज्ञा के एनदच्यों तहर करना होगा।
- पहल कर्ना (स्थानीय निकास) की जैना स्वीकृति के पृष्ठण्य का उपितकान / प्राप्तिन में प्र उपवीच परिकर्णन नहीं तिया का सहोता।
- इ. पटना विशेश जाने करने की दिलाल से निर्धारित अवधि में निर्माण करना होता। विशिष्टित अवधि में निर्माण भूती होने पर निर्धारित वर से अवधि निरंत्य किया जा सकता उनका उनका उनका उनका किया जा सकता है।
- अनुदा विलेख के निष्यादन के प्रधान निरुत विरुद्ध करा तथा भुषावार पद्धा विलेख प्रथा किया वक्षा है हो तथा पुष्टाव्ह का पहुंच निरुत किया प्राप्ता ।
- m पददा मिलेक की योकना में अन्तरिक विकास का होने वाले काम विकासकतों / पुत्र विर्माण पहकारी प्रापित द्वारा बहुन किया जारेगर :
- पहला दिलंक किन अधिनेदको निवर्त नीति, बेनियम के तहल करी किया गया है। इनले सुनी प्रावधान दे अते लागू होती जिनली जलना नहीं।
 करने का पहला निवक किया पर सकेगा।

बोट :- विशित कृषान्य में तार्त के हा लागू नहीं होगी।

(ताण लयूरी हेतु पहले की धाँने कहा साहि।

पुष्पाद के पक्षेत्र की टीन्टर्ड का विवरण...

हो औरता पश्चिम अग्न भाराजी

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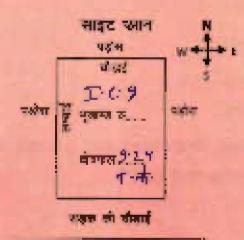
· पट्टा द्वारक के हरतावर

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साक्षी :-

nemer and the state of the second of the sec

- पंजीकृत/पृष्टांकन संतय्न है।
- · Registered and Endorsement Attached



गाइट क्लान करूप से भी एत्सून कर पाकते हैं।

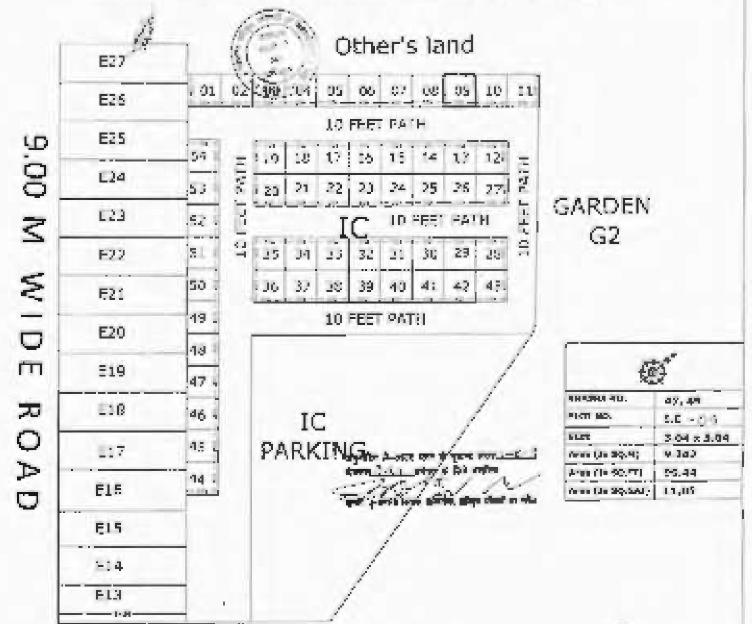
प्राधिकृत अधिकारी के हस्त्रीकर मय मोहर स्थार विकास नाम् संद SITEPLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT

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

Ic-g

7.0

₹ 0

F 50

₹ 50

Government of Rejection . REGISTRATION & STAMPS CEPARTMENT, RAJASTHAM, AJMER SUB-REGISTRAR : KOTA-4

Fee Receipt

Frint Date: 28-08-2022 5:21 PM Appendix I-Forc No. 9 (Ruse 75 & 131) 2022021703020728 Receipt Date: **VKF (1782)** Fee Receipt Mc : B.P. DADHICH Document S. No. 202201123016496 Name ADVOCATE, We Desire Lievelopers Ltd. Address : KOTA Concurrent Type. : Imposition And Search : 811 Face Value : 60 Lyguered Vetue-Ord Registration Fee : ₹₽ Fee for Memorandum Us 54, 57 C81 1 : Ta Certified copying fees Us_67. ₹0 Stemp (Meconomisture) Reg (memoreodors) Stoorp Didy 70 Surphame Just editor lea-F 562 Penalty 8.0 Collimission 4.0 Us 25 34

Ciners

Cash Amount Haralvec

Other tinen Conf.

Total Associate

Mode of Payment (Milade Number Amount #)

n-Gras Challey 65829902 f 60

From Year 2022 To Year 2022

Signature of presenter or applicant for copy or Search cartificate Openeuse of resistent and date of return receipt.

Connier

Costody

Τ.

SUB-REGISTRAR

White your

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

REPORT OF INVESTIGATION OF THEE IN RESPECT OF IMMOVABLE PROPERTY

				JOVABLE PROPER	17			
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	l.		and date of the letter neals tendered for some		1	Nil		
	c	Name of the Ho	Tower		:	noth Patil 1273 P.No	Denim Developers nrixed signatory SI S/o Sh. Rujucum . Suwalka 183ddhi . p-4, Rajory Gaudhi . IPIA, Kota Raj.	t. Rojesh Kumor Putil R/o Flat No Siddhi Residency
2	u	Name of the property/ice as s	undernate company) county	person effer a fle		Paril 1273 P.No No. 1	Denim Developers oriozd ognatory SI Sio Sh. Rajaram I , Suwalka Riddhi , I-4, Rajeev Gondhi , IPIA, Kota Raj.	i. Rajesh Kumu Patil R/o Flot No Siddhi Residency
	. h		the 1/mis/concern /p percy for creation of chas		1	Indiv	idual/Tirm.	
	c	State 99 to mide	r what capacity is seed for barrower of as geen	ity offered (whether	:	Rom	IWet	
3		lete or Juli Coson) unity including the	ption of the norms sat so follow on details	properly has elicied	1			
	8	Survey No.	mare in included		1	S.No.	IC4, Gardenia, Villag	y Kanhadi, Kata Raj
-	h .	Door/House no.	for case of house proper	da)	1	Salvina	R29, Gardenia, Villag	e Konbadi, Kota Bai
	Ċ	Unordisuse no. (in case of house property) Sometimes including plint's built up area in case of house property				Sq. Mt		
	đ	Locations like a sub-district etc.	ame of the piece, villa Doundaries,	ge. city. registration.	:	Vi est North	- Road Other Land - 5.No. IC-ID - S.No. IC-R	
4	9	Particulars of chronesogically.	the datuments sav	tin cod-sec ally land			4. Certificate No. 11	rs Lamifed r is favour of St H No. 1159 dt. 2507.22
	le .	Nature of documents welferd and us to whether they are outgoods or certified copies or registration extracts only certified.				. Lease Deed at 8. 24 S.No. 2023 1.23		
		Note: Conly registering land	originals or contilled Nevertee/other nutrice tin	extracts from the				
	SL NO.	Drue	Name/Nature of the	Decument			Original/ certified copy /certified extract photocopy, etc.	In east of copies whether in original was southeast by the Advectors.
	1	17.08.22	Reyd. Lease Deed				Original	Not applicable
9	roleva avniln edgin dospr	et sou-pogistion of his by the propri al receipts of the englessensitions	of all title comments a lige and compared with even mortgager 7. Plea es paid for obtaining dynamic verolisme along	the decuments made use also enclose all greatified copy of cought to TIS.		No		
6	9	What her the is not	ds of egration office (-	r seve iue authorities		No	DAG	×

		relevant to the property or question for would'de time		
		variousline through any coline portation computer system.		
	h	If such ordine empoter seemls are qualible, whether any venturation or costs classisty we upde and the component findings in this recard.		has available
	ď	Whether the genureness of the stomp paper is possible to be get vended from any unline portal and if no whether such	:	Net sociate
	-	rentar é menusa misée (l	
7		Property officed as severity false within the principlion of which sub-registrar office?	:	Suh Registras Kom Roj.
	ь	Whether it is possible to have registration of discretions in respect of the property in question, at more than one office of sub-registrat district registrat general. If so, please using all such offices?		No
	е	Whether sourch has been made at all the offices named as (b) shore	:	Yes
		Whether the sentates in the officers of registering surfacings or any other records myogé registration of mostiple title discussions in respect of the property in question.		Pres
S	title pres Man mad such line and	in at title macking the rice from the oldest rate dead to the latest dead escaldishing to the is. the property in equation from the latest as the property of equation from the latest as the corpus to the holder. And wherever easy interest on other close on title is involved, assuch should be for a further period, departing on the used for clearance of a clog on the Tible, as of property offered as accurity for loans of Rs. 1.00 cross above, search of title encombrances for a period of nor less a 10 years is mandatory.		0: years 2022 to 36.08.2022 OTT Kata allated a N.N. 10.9 Gazdenia, Village Kanhazi, Kara Ruj. to Mb Denium Developers Limited, therough muthor and signatory Sh. Rajarda Patil Ru. 11at No. 1273. Secretally Righthi Siddhi Residency, P.No. 1-4, Rujeen Gendhi Nagar Kata. Read No. 1, IPLA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Denii in Favour of firm on its. 12.08.22.
9	Infl	me of Infernt the intensived Marriagger over the Property (whether connecsing rights, Lessehold Rights, Occupancy) Possesser is an iron Halder or Good, Orango Allottee etc.:	:	Freehold
11		exchold, whether	т	Not applicable
	71	Leave Dood is didy stamped and registered		Not applicable
)h	Lesson is permitted to morgage the Leasehold right		Not applicable
	E .	diti then et the Lease are spired parts list have		Not applicable
	d	 ii is sub-louse, check the lease deed in forour of Lessee as to whether lesse deed permits sub-lessurg and martysage by Sub- Lessee tists. 	1	
	6	Whisher the braschold rights permits for the creation of any supersumeture (if applicable)	ш	Not applicable
		Right to set cosmol of the loss held rights and return thereof.		No: applicable
11	gil ed volish other corte	Nove, grant allouners I was ease. Sole Agreement whether it agreement etc. parantes his almosthe rights to the mortgager in Wifeetit evolutions. The mortgager is remighted to emake us on such property. Whether any permission from Gove, or my rotheries is required for creation of mortgage and if so whether early permissions are also whether early permissions away to the control of mortgage.	1	Not applied to
12		cupuru y right, whether Such right is lightship and grazsletable	H	less applicable
	10	Minituring over the created		Not appleatible
1,3	guer arch	ore of Minor's increast, if any and if so, whether creation of types could be possible, the modalinest procedure to be full await using overtipesmissible to be obtained and the reasons for coming telephone.		Nill application
14		é property has been transferred by may of Grit Settle—en Daret Hen		No applicable
	n h	The Onte Sentement clead is duly stranged and registered rise Circl Settlement Dend has been altography by two copposity		Not applicable
		the state of the s		Nat applicable

BUOHI PRAKASH DADHICH Advocate & R.A. R/o 10, Vikas Nagat Nanal KOTA (Raj.)



	. 1	The Crift Settlement Goed transfers the property to Dimes:	-	Not amplicable
	J	Whether the Donee has accepted the gift by signing the Gift Settlement. Deed on by a separated writing or by implication or by settings.	:	Nm applicable
ī	e	Whether there is any restriction in the Down is executing the will settlement detail is attestion.	Ŧ	Not applicable
	7	Whether the Dence is in personsion of the galled property		Not applicable
	g	Whether any life interess is reserved for the Donen or any other person and whether there is a used for any other person (a juig the creation of mortgage	:	Not applicable
	h	Any other aspect affecting the value's of the title passed frough the mill settingual description.	:	Nutapplicave
5	a	In case of portion faculty settlerson deeds, whether the original deed is available for deposit. If not the resolution procedure to be followed to ensate a solid and enforceable tookspace.		Neuapplicable
	b	Whether unitation has been effected and whether the mortgague is in pressession and enjoyment of his above.	1	Sutapplicable
	Ċ.	Whether the position made is which in has and the contiguous has assported a mortgagedde title thereion		Niii applicabe
	d-	In respect of particion by a degree of court, whether such degree has become final and all other conditions formations are completed completed with	:	Not applicable
	8	Whether any of the documents in question are executed to counterparts on as some than one see ? If so, additional promissions to be taken for according multiple more much.	i	Nor applicable
D.		ther the tile documents include any restamentary intents wills !		Nat eppheable
	A	In case of wills, whether the will is registered will up a correspond will a		Not applicable
	ls.	Whether will in the matter needs a remalatory probate and if so whether the seese is probated, by a competent court?"		Not applicable
	10	Whether the property is matered on the basis of will?	\pm	Niii app.icable
	d	Whether the original will praviolable		Not applicable
	4	Whether the original death certificate of the testator is assoluble?	1	Nint approachte
	E	What are the carcinostances and or documents to establish the wall in question is the last and final will of the usuasin? (Comments on the circumstances such as the availability of a declaration by all the hereforeness which the germanesses which is of the well, all portion has seted upon the will, etc., which are relevant to rely on the wall, availability of Mother Original title deeds are to be explained:		Not applicable
T.	4	Whether the property is subject to any waith rights?		No
	6	Whether the property belongs to council tempte in any religious other institutions having any restriction in creation of charges in such properties."	:	Not applicable
	e	Promutions permissions, if any in respect of the above cases for creation of energage?	:	And applicable
2	a	Where the property is a HTM joint family property, manage is consted for family bought legal necessity, whether the Major Coparceners have no objection join as excession minutes share if any, rights of temple members etc.	÷	Not applicable
	tis.	Please also comment on any other segret which may adversely affect the validity of security at such cases?	:	Not applicable
9	a	Whether the property belongs to any treat or is subject to the rights of any trust?	i	Na
	H	Whather the trust is a provide or public must and whether trust closed quantically authorizes the mengage of the property?	:	Not applicable
	<	If so additional processions, permissions to be obtained to secution of valid monages	1	Mist applicable





	d	Requirements, in our few creations of mortgage as per the central state laws applicable to the must at the morter.		Not applicable
96	SI.	If the property is Agricultural land, whether the local laws permit mertgage of Agriculture land and whether there are an restrictions for creation, enforcement of mortgage.	i	Nut applicable
	ь	In case of agrandingal property other releasest records documents as per basel lower, if our are to be sortlied to ensure the validity of the title and right to entouce the mortgage?		Not applicable
	e	In the case of conversion of Agmentitus lend for communest purposes or otherwise, whether requisite procedure followed permission obtained.		Not applicable
3.1	rego Ajan	ther the property is affected by any head laws or other dutions having a bearing on the creation security (vix. scultural Laws, weaker sections, minorities, Land Laws, SEZ dutions, Cosmi Zone Regulations, Environmental Clearance.		Not applicable
1	a	Whather the property is subject to any pending or pregnect- land equisitive proceedings."		Ne
	Ь	Whether any south require is pixik with the Land Acquiration. Office and the outcome of such search engary.		Nest applicable
1.8	A	Whether the property is resolved in an adject matter of any literature which is pending or concluded?	:	Nar
	þ	It so, whether such linguistion would adversely affect the countries of a value montgage or have any implication of its future superconnect?	=	Nim applicable
	£	Whether the title documents have any court sent nunking which prints out any higgsins attachment security to expert in respect of the property in question *1 to such case please assentiant on such seed nurking	;	Not applicable
	•	In case of partnership fire: Whether the property Schools to the form and the detail is properly repostered.	1	han applieshie
	5	Property belonging to partiers, whether thereon on helebyonts? Whether formulates for the same base been completed as perapplicable base?		Noti applicable
	ď	Whether the persons contains montgage has large authority to create montgage for end on behalf of the form.		Not applicable
200	Ekon mon with	Visither the property belongs to a Limited Company, check the rewing powers. Hourd resolutions until machine to constant add exception of the constant of the Company Registration (NOC). Articles of Association costs the contempor scale of		Not applicable
	all the same	Whether the property (to be martiaged) is proclaimed by the conquire force one other Computer or Combid Liability wiship LLPs first 9 Yes. No.		Not applicable
	mer m m yang	If yes, whether the search of ulanges of the property (% b); tgaged) has been consedued with Registrar of Comparises (RoC) repeat of such compare exemptions / (L.P (seller) and the vender pury (purchaser).		Nati applicable
	stor Yes	Whether the above search of changes neverth up printings common near no the property (programs) to be quartagued) ted by the vendor company (seller)? / No.		Net applicable
		If the search recognis encounterpasses I charges, whether each year cocumbriages; have been satisfied? No		Not applicable
<u>]</u> 5	bom	ase of Societies. Association, the required authority power to ower and whether the montage can be created, and the required lations, live laws.	İ	Nor applicable
77.	2	Wheeler any POA is involved at the chain of title !		No.
	L.	Whether the KNA is one counted with interest tie a		Net applicable
		Development Agreement cum Proven of Attimptes 18 sin pleises		

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



	host	y whether the same is a registered document and hence it realted an interest in linear in the builder developer and this inveyeeable as per law.		
£	plear fact I Con- Repr Agree three	on the title document is executed by the POA ladder, a stands whether the POA sandhod is (i) one executed by indices via Companies. From Individual or Proportion sens in ferour of their Puruers Employees Authorized escapatives to sign Flat Allocment Letters. NOCs erusion of Sale, Sale Deeds, etc. in forour of buyers of mote (Budder's POA) or (an other type of POA amon POA).		Nes applicable
d	avail	se of Builder's POA, whether a certified copy of POA, is side and the same has been ventual exegenced with the hall POA.	: 1	Not applicable
ė		se of contained POA (i.e. POA other than is other's POA), a claim to the following clauses in respect of POA.	:	Nnt applicable
	1	Weather the suggest POA is verified and the title investigation is done in the basis of ougant. POA	=	Not applicable
	10	Whether the POA is a registered rule ?		Nos applicable
1	100	Whether the POA is a special in general one		Nan applicable
	jæ	Whether the POA coreans a specific authoris for execution of time document in question?	[Not applicable
1	imo il1ec	ther the POA, was in turns and not revolud in had become ind on the date of execution of the discussion in question." se clarify whether the same has been ascertained from the e of sith-registratials.")		Not applicable
2.	7500	se comment on the perminentess of POA.		Not applicable
Ti.	The	megarined againsm on the entimesolutry and validity is		Nat applicable
	2000	QA 1		Yes Constitution of the Co
95.00 95.00 90.00	odlor numerer on the	QA I mortgage is being created by a PDA hatter, election of the Present of Attenues and the extent of the parameter and in between the same is properly executed attenuated to terms of the Law of the place, where it is		Nist applicable
900 900 900 900 901	orthor mineracy on the moved as possible the prosp	envityage is being created by a PCIA holder, obering of the Property Atterney and the extent in the powers are and whether the same is properly executed attenuated in terms of the Law of the place, where it is easy to a flat apparatus of mesosciality to a flat apparatus of mesosciality to a flat apparatus of mesosciality to a flat apparatus.		Nos applicable
griss strat cost art a griss	nether numerous on the moved as souted he peops whould	mortgage is being created by a PDA bother, cherk a of the Power of Alternay and the extent of the powers rein and whether the same is properly executed themseated in terms of the Law of the place, where it is not properly a flat apartment in association transfer as a flat apartment in association transfer as for the place.		Νn
900 900 900 900 901	nether numerous on the seased as souted the peops set and i Provi	mortus je is being created by a PDA battler, identically of the Private of Alternay and the extent of the parameters and whether the same is properly executed absurated as terms of the Law of the place, where it is not properly as the parameter is a flat apartment to associately events with complex companion the following notes a Land corner's title to the land backling.		No.
grand grand	nether numerous on the moved so souted the peop set and i Prove Description	mortus je is being created by a POA bottler, identically of the Power of Alternay and the extent of the powers are mand whether the same is properly executed absentiated as terms of the Law of the place, where it is easy to a flat apartment to resolvential events well complex, company on the following notes: Land corner's title to the land building duponers: Agreement Power of Alternay		Νn
(52) (53) (53) (53) (64) (64) (64)	other numeror on the world as could be prop of and Prov Desc	mostpage is being created by a PDA holder, cherk as of the Prover of Atterney and the extent of the provers rein and whether the same is properly executed attenuated as terms of the Law of the place, where it is easy to a flat apartment to associated eventy was flat apartment to associated eventy was flowing to the Land corner's title to the basi building dopment Agreement Power of Attenney of an authority of the Developer backler pendent title resultations of the Land and or healding to		No.
gran gran star star star star star star star star	notion minerace on the aged accorded to proposit and i Pror Description Face Inde	mostpage is being created by a POA botker, cherk a of the Power of Alternay and the extent of the powers rein and whether the same is properly executed abandonated to terms of the Law of the place, where it is not properly in the place of the Law of the place, where it is not properly in the following stopment on the following stopment Agreement Power of Altorney of authority of the Developer bankler pendent title reinforcing of the Land and or healting to turn our safe (duly registered)		Not applicable Not applicable
gran gran star star star star star star star star	notion minerace on the aged accorded to proposit and i Pror Description Face Inde	mostpage is being created by a PDA bother, identice of the Power of Alternay and the extent of the powers rein and whether the same is properly executed absurated to terms of the Law of the place, where it is entry to a flat apartment to resolvential compression to the following moter's Land corner's title to the land backling disponent Agreement Power of Alternay and another backling to pendent title rentification of the Land and or backling to home	:	Not applicable Not applicable Not applicable
gran grist state of the control of t	nother minerace on the second as second in proper case of the proper c	mostpage is being created by a POA botker, check a of the Property Alternay and the extent of the property ascential relationship and whether the same is property executed athermitated in terms of the Law of the place, where it is not per all property is a flat appartment in resolvential compression where it is consequent on the following softens Land corner's title to the land bothing dopment Agreement Power of Athorney of militarity of the Developer backer pendent title reinfraction of the Land and or healding to from smean for rale (duly registered) mean of registations of sale agreement, development count of registations of sale agreement, development count of registations of sale agreement, development count of registations of sale agreement, development count of registations of sale agreement.	-	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
god griv star star original displayed displaye	orthor numerous on the souled be proposed and i Proposed and i Proposed Indee questing Respondent Respondent Respondent Services and Services and Se	mostpage is being created by a PDA bulker, cleric as of the Privar of Alterius; and the estimation the privars are in and indicators and the estimation the privars are in and indicators of the Sam of the place, where it is only is a flat apprimise in resolutiful congressival complex, congressival on the following most stand corner's title to the bush bushing disponent Agreement Power of Altomey of multiplication of the Land and or healding to from since the title reinforcation of the Land and or healding to from smean for rale (duly registered) mean of registations of sale agreement, development count of registations of sale agreement, development count of registations of sale agreement. Revelopment count of building plan, cornerssion of approprime focularity, etc.	-	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
gran gris star com and and and and and and and and and and	orthor minered or the could be proported and Prov Deso Face Inde Ques Req eges Appr solt Com	mostpage is being created by a PDA bulker, check a of the Pineer of Alternay and the extent of the process are and industrial the same is properly executed athermated to terms of the Law of the place, where it is not properly executed athermated to terms of the Law of the place, where it is not properly on the following someoness since to the busid building dopmon. Agreement Power of Altomey of authority of the Developer bulker pendent title reinfraction of the Land and or healding to from some air rate (duly registered) ment of proper stamp data. By the pendent of registations of sale agreement development areas. PDA ex. The pendent of building plan, corrects in of appropriate focularity, etc. The pendent of properties of the Land and or beautiful areas of the land and or building to from the properties of the land and or beautiful as the form of the pendent of registations of sale agreement. Revelopment areas, PDA ex. The pendent of properties of the pendent of appropriate focularity, etc.	-	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
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position of the control of the contr	orthor minerace on the mode of couled be proposed and i Prov Deso Facts Inde ques Ages Recq serv Acco Com	mostpage is being created by a PDA bulker, check a of the Pineer of Alternay and the extent of the process are and industrial the same is properly executed athermated to terms of the Law of the place, where it is not properly executed athermated to terms of the Law of the place, where it is not properly on the following someoness since to the busid building dopmon. Agreement Power of Altomey of authority of the Developer bulker pendent title reinfraction of the Land and or healding to from some air rate (duly registered) ment of proper stamp data. By the pendent of registations of sale agreement development areas. PDA ex. The pendent of building plan, corrects in of appropriate focularity, etc. The pendent of properties of the Land and or beautiful areas of the land and or building to from the properties of the land and or beautiful as the form of the pendent of registations of sale agreement. Revelopment areas, PDA ex. The pendent of properties of the pendent of appropriate focularity, 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 Not applicable Not applicable Not applicable
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part state of the	orthor minered on the good of couled be proposed and Prov Deso Free Inde ques Ages Ages Ages Com Men Ster	mostpage is being created by a POA botker, check a of the Power of Alternay and the extent of the powers rein and whether the same is properly executed abburustated in terms of the Law of the place, where it is not per a flat apartment in resolvantial compression to the following someon on the following someon. Agreement Power of Alternay and or beaking to be in a militarity of the Developer bankler pendent title reinfraction of the Land and or beaking to from some it is reale (duly registered) ment of registeration of sale agreement development small POA exception. Power of Alternative and POA exception of beaking plant, correction of appropriate bond serior, 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 Not applicable Not applicable Not applicable
year year year year year year year year	nother minered on the souled he properly and in Properly and i	mostpage is being created by a PDA batker, cleric as of the Private of Alternay and the extent of the private as of the Private of Alternay and the extent of the private rein and whether the same is properly executed athemstated to terms of the Law of the place, where it is not people of the place, where it is not people on the following stopment on the following stopment Agreement Power of Altorney and authority of the Developer batker pendent title reinfraction of the Land and or healding to from smean for rale (duly registered) mean of registation of sale agreement, development smeal PDA extension of sale agreement, development smeal PDA extension of booking plan, cornerssion of approprime focularity, etc. Texange of group of Society Con luminium concerned princy Conditions also begins there is the in passession aboration of society etc.		Not applicable Not applicable
year year year year year year year year	nother mineroes on the second as souled the property of the pr	mostpage is being created by a PDA balder, check a of the Pineer of Alternay and the estirat of the pineers are in and voluther the same is properly essecuted athermated in terms of the Law of the place, where it is only is a flat apartment in resolvential compressible complex, compact on the following actors a Land corner's title to the basis backing deponent Agreement Power of Alternay and authority of the Developer backer pendent title reinfraction of the Land and or healding to from smean for rale (duly registered) ment of proper stamp buts. By the ment of registations of sale agreement development amont PDA etc. The proper of Samety Constraining concerned uponly Combinate absorbed to the Secret terms of propensing the Samety Constraining to the configurations. The Secret for the Secret terms of properties as the Secret terms of properties as the Secret terms of properties as the Secret terms of properties as the Secret terms of the Secret terms of the Secretary of Constraining details as the Secretary the Inext Manifespal Laws, dung somewhap of that Appartments Consequenties.		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





B.P. Dadhich Advocate

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

	Whether the numbering patient of the units falls that in all documents such as approved plan, agreement plan etc.		Not applicable
5 ,1	Financial or State or other Local authorities or Third Party claums. Liens on, and desaits thereof.		Not applicable
i l	The period resumed under the Financhemics Certificate and the name of the period in whose faction the consentence is created and if so supportion of charge, if no		fil years 2022 to 26 fit 2022
\$2			Not applicable
s á	Letter land realize charance whether required and it as details thereig. Whether No Objective Confidence under the Income Tay Aut is:	:	Not applicable Not applicable
\$ I	required obtained Details of RTC extracts mutation extracts Ketha exercits permining in the property or question.	:	Nut applicable
3.4	Whether the name of managagor is retherted as owner in the revenue. Municipal Village recents.	:	Nee applicable
16.	a Whether the property official as accurate as clearly demonstrate?	î	Yus
	h Whothen the demonstration of the property is legally valid?	:	Yes
	 Whether the property has clear meess as per documents? (The property should be legally secressible through mornal corriers to transport goods to factories / lumses, as the case may be). 		Yes
\$7	Observe the property can be intermited from the following documents, and discrepents doubtful commitment, if are revealed on each equation ?	:	Nia avalable
7	a Discussion is relative to describe consumer	1	Not aveilable
	b (Nevament) in relation to narrar damps to et	:	Not evallable
	 12xx/ment or relation to Salen Tax Registration, if any applicable 		Nnt symlable
	2 Other action wills, of one	1	Not acaptable
39	In respect of the boundaries of the property, whether there is a difference discrepancy is any of the title documents or any other documents (such as exhauson report, under bills, etc.) or the actual current boundary? If so please obstants comment on the same		Not applicable
10	If the values on report and or approved senctioned plans are made available, plotter comment on the name including the comments on the description and beamfaints of the property on the sold discrement and that in the rate growth of the valuation report and/so approved plan are non-available or 5% rate of proposition of TIR, please provide these comments subsequently, on making the same available to the advocate.)	-	Valuation report not availed be
40.	Any terrestriction are constron of mangage trader and local or special constituents, details of proper registration of documents, payment of proper teamp due to	:	No

PUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Visus Nagar Nama, KOTA (Rui.)



B.P. Dadhich Advocate

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

42	In case of absence of original table deeds, details of least and other requirements for creation of a proper valid and enforced in mortgage by deposit of certified extracts duly certified at an also any precuraint to be taken by the Bank in the regard.		Not applacebly
4.3	Whether the government has constrainted documents of the managers (other than rotated persons) permits common of managers and additional productions if any to be taken in each cases.		Net applicable
15	Additional aspects relevant for investigation of title as per to all laws	. :	No.
4,3	Additional suggestions, if any to subgrown the openess of Book ensures the purificative of examily	1	NA.
de,	The specific persons who are required to opene mortgage to deposit documents excelling mortgage.		Mis Derdin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Sin Sh. Rajaram Patil Rio Flar No. 1273. Sumalke Biddhi Sahihi Residency, P.No. t-4. Rajece Gandhi Nagas Esti. Hond No. L IPLA, Kota Raj.
47	Whether the Real Estate Project review regler Real Estate (Regulation and Development) Act, 20189 - V.N.		Nocapplicable
	Whether the propert is registered with the Real Estate Regulatory. Authority I I so the details of such registration are to be forepalest.		Not applicable
	Whether the registered agreement for sale as prescribed in the above. Act Rules there under is rescuted?		Not applicable
	Whether the details of the apartment plot in spection on vention with the list of number and types of apartments in plots banked as uphrashed in the promoter in the website of Real Estate Regulatory Authority?		Not applicable

Dase : 76 (8 2032) Parse : Kirta

BUDHI PRAKASH DADHICH Advocate & R.A. (Co. 10, Value Nagar Nama, KOTA (Rat.)



CERTIFICATION OF BUILD

I have economic that Criminal Title Details introduced to be deposited relating to the recedule property/sess and affected as accurate by one of "Equivable Meetingse" and that the decreasing of hith referred to in the commenture valid evidence of reals, title and enterest and that of the said Equivable Meetingse is occured, it will satisfy the conjuments of presidence if figurable Meetingse and I further constitute that

- I have examined the Successorts in detail taking into account all the guidelines in the check has side American P and the other relevant factors.
- 3. I confirm having mane a stanch in the Land Keverus reasons. I are confirm having veryind and Acceled the records of the relevant terror means of these Stand acquaitments of the relevant of Companies Office. Nath Acquairments of Companies Office. Well Board (whenever apply able) if do not and employ adverse which would precept the Italians from case as a wild Medgage. For Lable responsible of any, item to consent to the Park they to designment in any post or by the appeal or making resuch.
- 4. Following scritting of Land Records Research relative Title Dords, cartified copies of such 6th death obtained from the concerned registers office and encombrance cartificate (EC), I hereby earlify the germinance of the Table Death. Surpleious Doubt. if any, has been clarified by earling necessary expenses.
- 5 There are no prior Managage's harges consistences when several networks from the Focus branch Certificate for the period of 61 years from 2022 to 26.68.2022 pertaining to the Commonlike Property visco covered by above said Title Taxels. The property is tree from 41 Elementowacco.
- 6 Section of second reduced charge in favour of the Bank, there are no other averages whereas other than elready sected to the Long dominant are agreed to by the Mortgager and the Bank (Debug, Whitcher et is not applicable) S.A.
- Nitron to) and his their national or the property (ion) is to be extend (C.N.A.(Specially the share of the Minor with Name). Strike out if not applicable t
- 9 The Morane Eurestet, will be available to the Bank Sor the Linkdor of the naturalism Banewer. Mrs Dereit Developers Lucaired, through authorized algoratory St. Rajesh Kunner Parti Sto Sh. Rajerano Parti Rio Plat No. 1273, Samalka Riddhi Siddhi Residency, P.No. 1-4, Rajera Ganehi Nagar Fetto, Rosel No. 3, 1914, Kota Raj.
- 3 I cartify that MNs Dentin Developers Limited, through authorizing signatury St. Rajech Korear Patil Ste St. Rajeron Patil Rin Flat No. 1373, Sumulka Riddhi Siddhi Rendency, P.No. 1-4, Rajech Gandhi Nagar Entr. Bood No. 1, IPIA, Kora Raj, anchore to absolute that of Markotalis Observe the module property test 3 further contributed the absolute train death are genues and a valid numbers, on be appeared and the sum of his page would be enhanced.
- In case of crustion of Manager by Deposit of title coods, we comify that the deposit of billowing title coods documents would extend a world end enforceable manager;

Note: Photo copy of Destroard No. 1 to 5 to be taken for the expiriteation of project under RSR 5 Act.

- 1. Certificate of Incorporation M/s Denim Denelopers Limited
- 2. Resobuteun Leterr in Januar of St. Rajosh Kumar Patal
- 3. Allowment Letter No. (1999 dt. 25.67-72)
- 4. 1 entificace No. 1359-du 25/01/22
- 5. Hegd Losso Shood with Map dr. 17 05.22
- 11. There are no legal impediments for crashion of the Mortgage on production of above little deeds, the certified/original copies of which I have examined under any applicable Law Hules in tores.

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

SCHEDITLE OF THE PROPERTY (1985) S. No. 10-9, Gardenia, Village Kopparts, Keen Hoj.

Fapi – Hasel

West - Other Lamb

North S No. 14 (III

South 8 No. 10 R

Thore - 26 48 20120

CUDM PRAILS DADINGS

Nanto, KOTA (Ray.)





नगर विकास न्यास,

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजरबान नगरीय क्षेत्र (कृषि कृषि का पैर कृषिक प्रयोजन के लिए उपयोग की

अनुद्धा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत मृथि का गटटा विलेख **毎月15 / 11 人の** देवलं श्रीच्य क्वलपर्स लिए जाँस्ट्रे धनीकत हस्ताबादक्ती राजन जुन्नर पाटिन पुत्र की चलाराप पाटिस व्हटा सारक का शाम पुत्र / पुत्री पुत्र / पुत्री पत्नी प्रजीकृत कार्यासय केंद्रेट गंट 1273, तुवालका रिद्धी सिद्धी रेजीडंग्सी फॉॉर्ट गंठ 1—4 पीबीय गाडी नवर विसार संब का न आई की आई ए. कोडा पद्या धारक नैसर्स 🚖 शहर ज्याना पर 202 (पदनाम) श्री/श्रीमर्शी/सृश्री पुत्र पुत्री <u>िवारी</u> Shop no. L.C.-19 Asset B.24 वर्गमीटप राजस्य पान पुरुष्या सामरा म ५६,५७,५५ ल्यानीय निकाय (पट्टा कर्ता) द्वारा पट्टा बारक 🕉 पटा में उक्त गुरुपन का पट्टा विमांक______को निष्पादित किया जाता है। पाविकृत अधिकारी के इस्ताहर गय मोहर पटटा मारक के इस्तासर पंचीक्य, क्षांस (क्रमाः a market of the state of the state of

पंजीब्द्रत / पुन्तांकन गंहान्त है।

Registered and Endorsement Attached

नोट - शर्ते पीधे पुन्त पर अकित है।

व्यवसायिक



पट्टा विलेख की शर्तें (लीज डोल्ड)

लुवि भूमि का गैर कृषि प्रशंकन से लिए रण्योग सी जनूता और अनंदर निवम, 2012)

पद्दे की शर्त

। प्रदेश भारत ने निर्देश निवर्ष के एका एक पूजा जीज सबि जना करा में हैं। अस एका भूधण्ड का पर्धिय जीज से कु हैं। अध्या

- 2 पहल भारक द्वारा मुख्यन / निर्मित द्वार का करवान दही केन्द्र जाएक जिस लामोन हेतु पहल विकेश जारी किया पक है। भुक्यम पर प्रमालन पहल दितिया में अभिकात अभुत्वी में अल्लेखित अभीत अमुझन होते, परन्तु प्रलेख अपनेत हेपू निर्माति नामरामों की पालना सुविधिक की जाते।
- पटना भारत कहा पुराष्ट की विवस तकता अन्य प्रवास से इस्तान्त्रिय कर महंगा क्या पुराष्ट्र की उप-पट्टे (साम-लीक) पर भी है सर्वाण
- तका भूगम्य के विक्रय / हात्कलस्य पर कंटा के पथ में नाम परिवर्तन के लिए मिलाय में निर्धारित कुछ आदेदन के तथा पंजीवत विक्रय पर आदे प्रमुख किये लागेने, परन्तु पददामारक के उल्लामिकारी के पासले में कोई रशि देंग नहीं (दोग)।
- पट्टा विलेख का लखना / जीवन बीमा नियम / अस्पदार्थी संस्थाओं के अस बंधक (मंगिक) नहा या नवंशा, विसक्त लिए स्थानीय निकार के अस्पिकी दशम पार 500% की आइस्वादना गुड़ा होती।
- द । भूजारक पर अपने विशोध प्रश्तिन भवन विशिधमाँ के मानदरखें दादा करना होता।
- : पहला करी (स्थानीय निकास) की जिस सर्वाकृति के पुरागत का समर्थिभाजन्/पूर्ण्यकेन व भू ज़ार्वाम मनिकान नहीं किया या सर्वाम
- क पर्या विक्रीय जायी सका की विकास से विवासित अवधि में निर्माण सरका होगा। किसीरेस अवधि में निर्माण गरी आने पर निर्मारित पर में अवधि मिलार किया जा सकेना अन्यया पदारा विक्रेश किया का सकता है।
 - पट्ट विलंध के निभारन के पत्रवात निधार वेसद्ध तथा (धर कुमारद प्रदेश किलेस कार किया गया है जा तका भूतवा का पहला किसा जा सकता।
- पटल विलेख को पोलन में अपनिष्ठ विकास पर होने वाले कर बिकानबेटो (भूत निर्मण सहयकी समिति कर बहुत किंगा जायेगा).
- था. १९८१ विक्त विन विविद्यम, नियम क्षेत्रि विनियम के कहते जारी किया गया है। इनके सभी वाकाण व अर्थे अपनू होगी जिनकी पालना नही

करने पर उत्ता नितम केवा वा सर्वता

m.4	PERSONAL PROPERTY AND ADDRESS OF
चीर ५- निर्मित पुरास्त्र में,	का ने क सम् की कंगे।

रताम अयुरी हेतु पद्दे की प्रति असे राशे

कुलका से प्रकास की सीलीओ का विवस्ता

्वे. श्रामेशा परेक्न उत्तय रहते

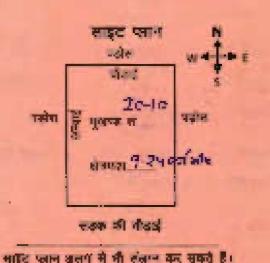
पटटा जनक के बन्ताहर

The state of the s

समर्थे :-

market Makethorned opensor

- पर्वेक्त / पृष्ठाकन एकण है।
- Registered and Endorsement Attached

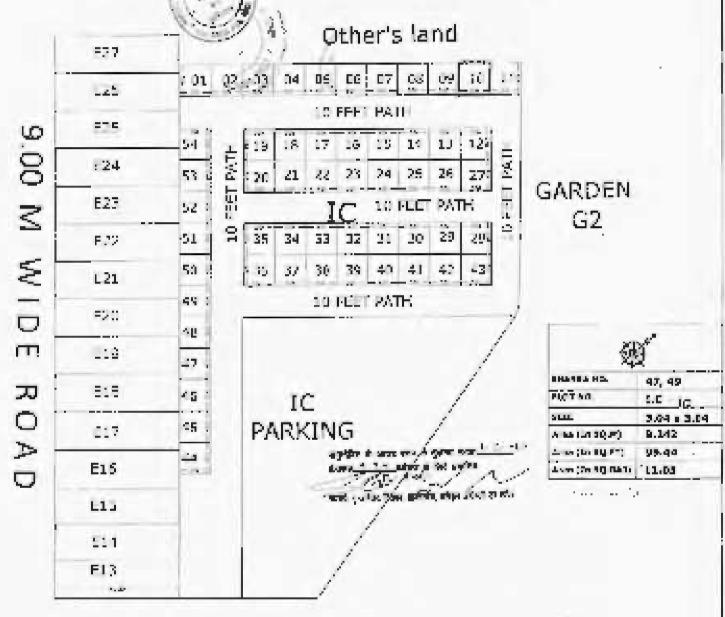


प्राचित्र अभिकार के हिलाकीर स्था भारत जिलाकी

नगर बीलम्स न्यत् होन

SITE FLAN 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, TRIA, KOTA-324005 (RAJASTHAN)



12.00 M WIDE ROAD



SIGNATURE OF OWNER

18/21

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Frint Date . 22-08-2022 17 08 PM

Fee Receipt No		202202123019710	Receipt Date	:	22-08/2022	
Name	=	B.P. DADIJICH ADVOCATE, Mrs Denim Clevelopers Ltd.	Document S. No.	:	20220112301664	
Admess	:	KOTA				
Вариліелі Туро	:	Inspection And Search				
Face Value	=	ž ()	Hvartsrad Value	:	7 B	
Did-Begistrator Fee		¥ 0	Fee for Mamorandum Us_64_67	:	7	
CSI	:	6.0	Certified copying lines Us_57	:	₹ 2	
Samo (Memorandum)	-	3	Reg (memorandum)	-	2	
Surdage		8.0	Sterrys Dutty	:	4.6	
Penalty	:	₹ B	Inspectors lea	;	T 50	
Us 25 34		P (2	Commission	:	€.0	
Costody	7	₹	Others	:	₹ 0	
			Cash Amount Received	:	6.0	
			Other Pray Cesh	2	¥ 50	
From Year 2022 To Year 2022			Total Arreons	:	¥ 20	

Made of Payment (#Mode Number Amuset #)

Pa-Cras Confession 712 T Sc.

Signature of presenter or applicant for copy or Search cartillicate.

Signature of recipient and dose of reluminación.

Cashler

5US-RECISTRAR

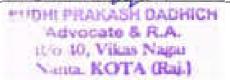
B.P. Dadhich

Advocate

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

			OF IMMOVABLE		100		
L	a	Name of the Brand	a/Business UniVOffice secking	орініся .	Rajas Autho	than Real Est mitty, Jaipur Raj.	tade Regulatory
	Ь) clase of the rector junder the its condened for scruting are for		Nil	NAT	
. 2		Name of the Borro	vor	Nering the	Patil 1273. P.No. No. 1	Denim Developera rized signatory SI SIv Sh. Rajpram I Suwalka Riddhi (-4, Rajpey Gandbi IPIA, Kota Raj. Denim Developera	s. Rujesh Komar Pasil R/o Flut Nu. Siudhi Mesédency, Nagar Exin. Noné
	-	property/ics ar seco	irity.	 i	eutho Petit 1273, P.No.	rized signatory St S/o Sh. Rajarum I Stewalka Riddhi 1-4, Rajgey Gundhi , IPIA, Kota Raj.	o. Rujesh Kumur Padil R/o Flat No. Siddh: Residency.
	. Р	offering the proper	he Enit/concern /pæson/bud y for exemica of charge		Indivi	dual/Fürm	
	e e	as joing applicant o	vhet capacity is accordy office r borrower or as guaramor, ele)	Boro	na er	
3		icte or fall description trity methoding the fo	m of the innuvable property llowing details	Ses ulfored : :	10 W v	IC-10, Cardenia, Val	Dage L'orbest free
	ม	Servey No.		· : :	Pinj.		
]	ь	· ·	case of house property (: 	Rej.	(C-lill, Cardenia, V al la 	gr Kunludii, Kuju
	С	Extendarea includi property	ng plinthy built up area in cu	e of house :	9.74 5	iq. MCL	
	<u>d</u>	sub-district etc. Bo	1	·.	Norsh	Stand - Other Land - S.No. IC-41 - S.No. IC-9	
4		Famoulars of the chromologically	e documents scrucinizedsæ	rialo, and '	3	Denurs Develope L Hesolution Leite Rajesh Komer Pe Alloiment Leiter f Certiffyste No. 114	r Im favour of St. 14 No. 1160 del 25,47,22
	h	originals or confidentials Note: Only or	nts verified and as to which ico copies or registration ex ginals or certified extracts venue/other outhorities be exact	tracts duly :	Repd. P.No. 05.08		No. 1 V.No. 1624 803123112492 d4.
\dashv	S1.	Timle	venue/nther outhoodles be evac Name/Noture of the Documer			Original/ certified	In case of copies,
	NO.	i		.,	 	copy Westified extract/ photocopy, ale	whether the nriginal was summinized by the Advocate
_ !		05.08.22	Rend, Lease Dead		. !	Original	Not applicable
1	polevar evzilac (ci <u>ğ</u> üre	or sub-registery office all rescripts of Res	all tide ducuments are obtaind earst compared with the document dimentagages of Please also a paid for obtaining certifies ance certifies along with the	neuts mode moleys all I copy of	Nu		



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

6	2	Whether the records of registror office or pevenue authorities tolevent: to the property in question are available for	:	No	
	b	Verification through my untime partal or computer system? If such confine/computer records are available, whether any verification or cross checking are made syst the computer(s).	:	Not available	
		findings in this regard.			
	c	Whether the genuineness of the stump paper is possible to be got verified from any notine portal and if so whether such verification was made?	:	Not available	
7	a	Property offered as security fulls within the jurisdiction of which sub-registrar office 7	8	Sub Registrar Kota Raj.	
	h	Whether it is possible to have registration of documents an respect of the property in question, at more than one office of sub-registran/district registran/registran-general. If so, please name of such offices?	:	No	
	0	Whether search has been made at all the offices named at (b) above?	1	Yei	
	đ	Whether the searches in the offices of registering authorities or	:	No	
	100	any other records revent registrotom of multiple title			
		documents in respect of the property in question?			
6	Chain of title tracking the title from the oldest title deed to the high deed establishing title of the property in question from predecessors in title/interest to the correct title holder. And where Minor's interest or other clog im title is involved, search should made for a further period, depending on the need for clearance such edge on the Title. In case of property offered as security for loans of Rs. 1.00 or and above, search of title encumbrances for a period of nor than 30 years is mandatury.			UI years 2022 to 22.08.2022 UTF Ketu alteited a S.No. IC-10. Gardenia Village Kunhadi, Kuta Raj, to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumor Patil S/n Sh Rajaram Putil R/o Flat No. 1273. Sewalka Riddhi Siddhi Hesideory, P.No. 1-4, Rajest Gandhi Nagar Extn. Road No. 1, IPIA Kota Raj, on dt. 25.07.22 and execute a Regd. Lease Dued in Jayone of firm on dt	
y		me of Title of the intended Mortgagor over the Property (whether ownership rights, Lesschald Rights, Occupancy/ Possessor	;	Prechold	
		rts or Inam Holder or Govi. Grantos/Allertes etc.}			
10	If les		1:	Not applicable	
	2	Lease Deed is duly sumped and registered	:	Not applicable	
	b	Lessee is permetted to newtunge the Leasehold right	1	Not applicable	
	0	duration of the Lease/unexpired period of lease	:	Not applicable	
	ф	If, a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mongage by Sun-Lessee also.	i	A	
	ů.	Whether the leasehold rights permits for the creation of any superstatuture (if applicable)?		Not applicable	
	ľ	Right to get renewal of the leasehold rights and nature therenf.	: 1	Not applicable	
31	gran vs: 16 char; othe	Invt. grant/ollotment/Lease-cum-/ Sale Agreement, whether the agreement etc. provides for alienable rights to the mistigagor or without conditions, the mongagor is competent to create go on such property. Whether any permission from Govt, or any randority is required for creation of montgage and it so whather yabid permission is available.	1	Not applicable	
7.0	1-	21/21/0		No. 10	
12	_	supuncy right, whether		Not applies hie	
	B h	Spack right is heritable and transferable		Man constructate	
13	mentgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming		:	Not applicable	
		ich evinepariek			

PUDHI PRAKASH DADHICH Advocate & R.A. Blo 40, Vikas Nagai Nama, KOTA (Rai.)

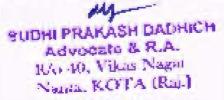
Resident & Office 40, Vikas Nagar, Nanta Road Kota (Raj.) Mob. -- 98295- 87807

	- 8	The Girl Settlyment Dood is dely stamped and registered		Nonappleasin
	, b	The Gift Settlement Deed has been affected by Pan orthosses		Naturalizable
-	0	The Gift Selvienier Deed transfers the purpose to chance		National
	Ĭ,	Whether the Dopen has accounted the call by surroug the	•	Nat and sodie
	"	Gift Self-known Dend or by a superated wiscone or by magainstation or by actions		
	đ	Whether there is any nestriction on the Doeso in executing the gdf sattlegest deed in question.		Nut sprincable
П		Whether the Diorec is in passession of the protof property		Nat upskedde
	P	Whether any late interest is reveryed for the Distor or any other person and refether there is a need for any other person to join the creation of rowingage.	:	Non applicable
	h	Any other espect affecting the valsary of the total passed flament the gall settlement deed		Not sppšjedok
3	9	In case of portificatives/s settlement decay, whether the original detail is conclube for deposit. If not the excelling passession to be followed to create a valid and enforceable martipage.	:	Not applicable
	h	Whether mutation has been effected and whether fire murbaryer is in prospession and autonome of his short.		Kut nggbesise
	c	Whether the paration made is valid in law and the mortgagen has sequented a mortgagethy sittle thereon	:	Not applicable
	d	In respect of partition by a decree of cour, notation such decree has become final cost all rober conditions humalities are completed complication in	:	Nist applicable
	е	Whether are of the documents or question are executed in assumerports on in more than one set ? It so, additional precontions to be taken for available multiple managers?		Non applicable
G.		that the latter disreposits exclude any testamentary		Not applicable
	disco	munts usib *		
	0	In case of with whether the will is ingistoped will or invegistered will?	:	Not applicable
	b	Whether will in the matter needs a readstany excitate and if so whether the same is probated by a competent order?		Kutappiestie
	TE	Whether the croperty is narrared on the basis of will?		National States of the Control of the
	d	Whether the original wild is available 1	-	Kim applicable
	e	Whether the original death certificate of the testam is available?	:	Nationalisation
	1	What are the communicatives one or docessors to establish the well in question is the lost and line! will of the entator! (Comments on the discumstances such as the evoltectiny of a declaration by all the benchmans about the permineness validity of the well, if juntos base noted open the will are, which are relevant to poly on the well, available of Matthe Organal title decide are to be explained.)	:	Na zyętkobie
	×	Whether the property is subject to any wakf rights?		N ₀
		Whether the property belongs to characterapide or any neligibut referrinstitution institute and restriction in a continuous allocates on such properties."		Not applicable
	e	Presentance processions, if any in respect of the occur cases for continuous processions of constants	7	Not applicable
5	1	Where the property is a 1905 people in only property more type in created for the diplome fit logal reversity, whether the Mayor Coperations base no objective join in execution, minor's should see rights of female members etc.		Noi applicable
	Ь	Please also comment on any other aspect which may adversely offset the validity of security is such exact?		Ner applicable
	. U	Whether the property belongs to any trest or is subject to the rights of my trust "	÷	Ne
	Ь	Whether the trust is a private or public trust and whether trust seed specifically authorizes the relationed of the property."	-	Net applicable



8UDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagat Nanta, KOTA (Raj.)

	e	If so additional precommissions to be obtained for evention of value eventuage?		Not applicable
	J	Requerements, it may for creation of mentgage as per the central state times applicable to the trust in the truster.	2	Not applicable
11,	а	8 the property is Agencyllural land, whether the hard laws permit mortgage of Agencylgure land soot whether there are one secretions for constant, unforgreesed of mortgage.	:	Not applicable
	fı:	In case of agricultural property often relevant records documents as per found laws of any are to be verified to ensure the validity of the title and right to ensure the posttyspe.	:	Not applicable
	e	in the case of conversion of Agricultuse land for commercial purposes or otherwise whether requesite procedure inflowed permission other ed.	:	Nat sppisoatie
11	THEIR		:	Not equicable
12	o	Whether the property is subject in any pending or proposed land acquisition proceedings?	:	Nie
	Ь	Office and the extension of such search/enquery	:	Not applicable
1)	3	Whether the property is involved to or subject tracker of are https://www.wisele.com/property-less of are	:	No
	h	If so, whether each infigured would adversely after the creation of a valid open sage in have any organization of its folius entirement?	:	Not applicable
	c	Whether the hits documents have any sourt stall marking which pulsas out any linguistics attachment seed by in court in respect of the property in question ? In such case please asserted on such seed working	:	No applicable
21	2	becase of partnership face, whether the property belongs to the firm and the deed is property registered.	1	Not applicable
	ls-	Property belianging to partners, whether thrown on hotehpola?" Whether torgenities for the same have been completed as per applicable laws?	:	Net applicable
	e	Whether the persons as creating murigage has have authority to create murigage for and an behalf of the firm		Not appleaside
23	Plant ment with pre-	Shether the property belongs on a Lumited Company wheels the resonant powers. Pleased resolution, authorisation to resolutioning powers that the Company Stagoston (ROC), Actualism of Association visited by Company Stagoston (ROC), Actualism of Association visited for company scaletic.	:	Nim applicable
	Short Part	Whether See property (to be environment) as you haved by the re-Company from many other Company or 2 mited Ladulets broading (LG2) from "Yes. No.		Not applicable
	dien diens	If was, whether the search of charges of the property (so be tagged) has been carried out with Registration Companying (RoC) expect of such vention correspond / LLP (selice) and the worker years (parchase)?		Nin epolsonite
	char um Yes	Whether the above search of charges neverts any priminges encumbrances, on the property (proposal to be universely field by the tender company (seller)?		Not applicable
		If the search reveals encounterances I charges, whether such assumbnances have been satisfied? No		Nati application
36)	la e Isor	ease of Sucretics. Assertation, the required authority power is much mad whether the mentgage can be recover, sod the requisite dutions, bye-lows.		Nes applicable
2T		Whether any POA is involved at the chain of title?	т	No



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

٦	6	Dem	ther the POA is one coupled with unterest i.e. of sopment Agreement cum Power of Actomer. If so, please for whether the same is a registered document and itemae it.		Net sppozable
		loss o	treated an interest in largue of the builder developer and ah is menaratide as per loss		
	V .	pleas the 3 Cons Repo Agree thats	and the cide document is executed by the POA holder, as clarify whether the POA is unlived is (i) one executed by suittless viz. Congruess, Testes Individual or Proprietary tents in favour of their Partners. Imployees/Authorized exentations, to again Flat Albahmant Letters. NOCs amost of Soile Section at Letters of units (Builder's POA) or (x) otion type of POA, nown POA).	:	Ned applue ble
	d	neida araq	se of Budder's MOA, retetler a certified copy of POA is able soil the know has large varified congrued with the not POA.		Not applicable
	t		se of common POA (i.e. POA other then Budder's POA), to cloudy the following clauses to respect of POA.		- Non appineddie -
		j	Whether the original POA is varient and the fits investigation is done on the basis of original POA?		National desire
		- fi	Whether the ICVA is a registered one 1		Nictuop icable
		in	Whether the FOA is a special or general one?	1	Not approach:
		İř	Whether the POA contains a specific authority to execution of title document in question?	ļ :	Not oppisable
	T	invio (Plus	Size the PCIA reason three and not rearried in hind became to an the date of content or of the document in question for clarify whether the same has been assent sound from the configuration of public propagator of a	:	Narapylocatile
	e	Plen.	se comment or the genomeress of POA		Not applicable
	5	The	mentarised resigning on the traffic substitute and visibility of NOA.		Not applicable
u .	gene	works i din pedin	consigning on being created by a 1914 holder class, and the Power of Attendey and the restact of the process need with his time were no properly respected discribinated or traps of the Law of the place, where it is		Not numberable
q			edy iz s Gin apsitorauj iu piedantjal eniminarius, empples eniminal jei fre (685)wise		E _{irs}
-	4		recor's Land comes's ritie to the land beilding	_	Not applicable
			Зиревий Адточница Ремак об Айкардо		Not applicable
	c		m of anthony of the Genetroer Indices		
	ā		pendent tale very extres of the Land suites breiding or		Not appikalik
	e		rement surveille (duly registered)		Net applicable
	ť		uent of proper stamp duty		Mocapplicable
	ā	4,415	oranical of registroom of sak, voraziment development mixet, POA, ex-		Not applicable
	is '	anth	iotal of himbony plan, paramount of engineerical hard oray, etc.	Ŀ	New applicable
			evagoe in favour of Society Condominium concerned		Not applicable
			quincy Contributes soluted after listic in processors		Not applicable
	k .		demokin details in the Society ste.		Not applicable
	1		e Carlenatios		Net applicable
	= ,		Dijection Letter from the Society		two applicable
	0.	сија Кар	legal responements ceden the heck/Mexicipal laws, ising invocation of day, Apachineus Conjuiding, distunct Description Control Regulations Conjugative class Laws etc.		Mai apploeddo
				i	And the second s
	9	the L	pirenums, for noting the track changes on the records of fouring Society, if pays a property is a vacant band and ususometrous as and to be	:	Mou applicable

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

		made, approval of leveral and other presenters, it sur-		
	7	Whether the numbering partern of the uniositiats mily in all documents such as approved plan agreement plan etc.		Necapplicable
y I	Cen Lier	umbrances. Attachesents, and or claims whether of Covernment, this are Mate in other Lincol authorities in Third Party claims, is eac, and distants thereis.		Nox applicable
31	nam	period cereinal under the Equantizations Certificate and the re of the person in whose favors the electricitation is created and a satisfaction of charge, if any.		01 years 2012 to 22 fbt 2622
30	Det	alis regarding properly two up land resemble or other distators does dipsysble as on date and if not paid, what remedy: ?	:	Nzs applicable
33	a j	Others and opting chansage, which propaged and it so, details therein. Whether No Objection Configure under the Income Tax Act is		Nut are decade.
		responsational statements		100000
3:		alls of RTC exercises testing consults Katha corrects pertaining he property se question	:	Not applied the
3 5		ethat for name of more segar is reflected as awar in the is consel- mental Yulloge recents?		Nul systemic
41-	л	Whether the property of Japan as sometry as shoots the native of the		Yes
	ě.	Whether the demonstrates posteron of the property is kepally valid?		Yus
	V	Whether the jumparty has close assess as no discontents? (The property should be legally accessible through normal contriers to transport goods to factories I houses, as the case may be).	:	Yes
87		ther the property can be ideal-fact from the following decompage, and exprove doubtful eigenmentances, if any recepted on such conding?		Not contain
		Decument in relation to a contains commenced		Net acadabie
•	h j	Encourant in relation to never summarism		Not symiatike
T	-	Uncomment in relation to Seize Los Registration, a pay applicable.	1	Ng available
	i i	Orker (Unity Scie., if are)	:	Not equilable
la.	6168 (202 811.3	espect of the boundaries of the property, obstice there is a property of the boundaries of the total documents or any other documents has collection report utility hitle at a northeasural current boundary. If these claiments aromans on the same	:	Mer apolicable
2" 1	plea hour (If 6 prop	to valuation report and/or approval carefored plans are made available, so consecut on the successfuling the consecuts on the successfuling sed admits of the property on the said decomes and that in the link deeds as valuation report media approved plan are not evailable at the tipes of successful Tile, deeds provide those consecuts subsequently, on successful available to the advector.	İ	Valuatum repart sult acutable
įr.	ъ.	Isotromistica for accelion of exertgage center any level or special turnets, details of exepts expectation of decommon gayment of proper public etc.	:	No
ei.	9. hz	remarks that the first services of the Bank and the form the Park Services are serviced assembly	:	Nest appelientale
	with a second	occupative obligation as supported ?		



B.P. Dadhich

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

42	in case of absence of original take doods details of togal and other requirements for continue of a proper today and and are accepted another to be departed of continued authors 40th contained etc., as also any precontinue to be taken to the Back in this regard.	Not egylicable
= 3	Whether the governing law constitutional decoration of the motigoper (oracle than natural persons) persons constitution of mortgage and additional procedurous if the to be taken in such cases.	: Not applicable
44	Adamical expects planaes for investmention of talls as an local laws.	: No
45	Additional sequestions, if are to subspace the interest of Back, cracing the perfection of security.	N.5.
3	The specific general who are required to create mechanical deposit decreases areologuests.	: Alls Developers Limited, flamagh- authorared signatury Sh. Rajesh Kumar Paril Sto Sh. Rajarum Patih Ro. Hat No. 1273, Sansalka Riddhi Siddhi Residency, P.No. 14, Rajeer Cambhi Nagar Extr. Road No. 1, 1P1A, 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 Estate Regulatory Authorite's If so, the details of such registration are to be firmished.	Not appinable
	Whether the registered agreement for sale as presented in the above. Aut Koles there make its essential?	Not applicable
	Whether the details of the operation, plot in question are verified with the list of number and types of speciments or plots baseled as uploaded by the promoter to the website of Real I state Regulatory Authority?	Nini appliesties

Date: 22 08 3002 Place: Keta

QUERT TO CASH DADWICH
ACTORNAL TO R.A.
RUM OR VIKES NAGOT
NAMES, KOTTA (K.S.)

B.P. Dadhich

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

CERTIFICATE OF THILE

I have examined the Original Brits Deeds extended to be deposited serving in the valuable property les) and inferred as security by way at "Equitable Morrgage" and that the documents of rithe referred to in the opinion are valid evidence of right, tide and anterest and that if the study Equitable Morrgage is provided, it will satisfy the property regular of Equitable Morrgage and I further conify that:

- I have examined the Documents in detail, taking improcedure all the guidebase in the clieck his vide Anseture H and the other recommittees:
- 3. I conform having mode a worsh in the Land-Revenue records. Falls resulting hwing worlded and objected the records of two relevant Guyerment Offices. Sub-Registratus: Office (s). Revenue Records. Municipal/Practions tettice, Land Acquisition Lettice, Registration of Companies Office. Wald Duard (whitever applicable). I do not find anything adverse which would grevent the Inde Helders from creating a Valid Minitgage. Land additionapposition, if any, loss is exacted to the Bank due to negligence on my part or by my agent in making search.
- 4. Following scruting of Land Resords/Revenue Records, returns Tutic Deeds, certified copies of such rate deats obtained from the concerned registrar uffice and encombrance certificate (EC), I hereby certify the generaters of the Title Deeds, Suspinous/Bouts, if any, has been also iffued by adoling recording empiries.
- 5. There are no prior Managego/Charges/entumbances whosever as equid by seen from the Encountriques Contingue for the period of PII years from 2012 to 2208.2022 penaining to the Immirvable Property Less) covered by above sold finite Deeds. The property is five favor and Encountriances.
- 5. In case of second/subsequent charge or finence of the Book, there are no other mortgages/charges, other than stready stated in the Luan documents are aspeed to be the Mangagar and the Bank (Delete, whichever is not applicable) N w.
- Minority) and his their otterest in the property most is to be exacts of M.A.: Specify the share of the Minor web. Numer. Strike out it not applicable?
- B. The Mongage if created, will be available in the Benk for the Liebiley of the menting Borrower. M/s Denim Developera Limited, through authorized signatory Sh. Rajesh Kumar Partil 5/o Sh. Rajarum Partil R/o Flat No. 1273, Sawatta Riddhi Siddhi Keshlenny, P.No. 1-4, Rajesev Gendhi Nagar Esta. Road No. 1, 1P1A, Kota Raj.
- 9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kusser Patil S/o Sh. Rajeram Patil R/o Plat No. 1273. Sewalka Riddhi Siddhi Residency, P.No. 1-4, Rajery Gandhi Magar Eala. Road No. 1, TP1A, Kata Raj. htt/lieue an absolute, door and Marketable title over our actual of property/(ex). I finisher certify that the above title deeds are genume and a velic managage can be created and the sold Managage would be colorecable.
- In case of writing of Mungager by Detection sate deads, we comply thrustee deposit of detecting use deaderdocuments would create
 yield and entitionable manager.

Note: Photo copy of Document No. 1 to 5 to he takes for the registration of project under REHA Act.

- 1. Certificate of Incorporation M/s Denim Developers Limited
- 2. Resolution Letter in favour of Sh. Rajesh Kamer Patti
- J. Allotment Leiter No. 1169 at. 25,07.22
- 4. Certificate No. 1140 dt. 25.07,32
- 5. Regd. Lease Beed with Map dt. 95.08.22
- 41. There are no legal impadiments for creation of the Mongage on production of above title deeds, the certified/original copies of which I have examined under any applicable tiew! Rules in force.
- 12. It is certified that the property is SARFAESI Compliant.

SCHEDGLE DE THE PROPERTY (1981) 5.No. 10-10, Gardenia, Village Kandorfs, Kula Haj-

First - Road West - Other Land North- 5.No. (C-11 Seath- 5.No. H7-9

Date: 23,08,3021

BP. Dobics, Adversorbillich Advocate & R.A. (Uo 40, Vikas Nagas Nanta, KOTA (Rai.)





📺 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नगरीय क्षेत्र (सुबि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग को अनुआ और आवंदन) नियम 2012 के नियम 22 के अन्तर्गत भूमि का गट्टा विलेख

कमाक / 1137 किनाक .20-67-2022

पस्त होता इक्यरने कि जरे पट्टा धारक का लाम	रेब अधीबात हम्स्यक्ररकर्ता साजेश कृमार पारित पुत्र की पानासम् पारित सूच / पुत्री
पंजीकिती कार्यातम् अवदः गणाश्यः, सुरक (नेवार) - विस्तार शेव भंग १ आई पीआई.ए. कोटा	लका सिंही सिम्बी रुजीहेन्सी फोट नंग १-४ शजीव सर्थी उत्तर
पददा धारक नैसर्ग 📥 शहर	
(पदनाप) श्री / श्रीमती / भुश्री निवासी Shop no. L.C1	पुष्प/पुष्पी
स्थानीय निकाय (पददा कर्ता) क्षारा पददा शास्त्र के निष्यदित किया जाता है।	यस में तकत मूलगढ़ का पट्टा दिनांकको
पर्दा आएक के हस्तासर वस स्थीयक. 1	भाषिकृत अविकाश के प्रश्नाहर देश पोहर काटा (प्रथम) भार विकास स्मृत, कोटा

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

भीट - वर्ज भीक कुछ पर अंकित है।

व्यवसायिक



पट्टा विलेख की शर्ते (लीज होल्ड)

110	The state of the s
	गदर्द की शर्त
1	प्रदेश प्राप्तक ने मिहेत मिणने के कहा हुन नुकट लोग रहते जमा करा ही है। जह उनते भूषण का गर्धन की जी में पूका है।
	SIA III
	प्टला शहर को प्रलेक वर्ष तील वर्षि
	से पहलूद और पुलान्ह के उन्होंक विक्रय / हस्तान्तरण पर १५ प्रतिकात की हुन्दि होगी।
2	मुख्य बारक आया मुख्यम / निर्मित होत का सम्योग की किया जाएगा किया उपयोग हेतु ५८८। मिलेख कारी विचा गया है। मुख्यह पर प्रयासित भ
ī	विनिवय में नामनिया बनानुमी ने उल्लेखिए बनायन अनुसेव होंगे. परना उत्पेक उपयोग हुद विवादित नामदण्डी देन गालना गुनिनियन के जाते।
a	गुप्तर आरक एक मुक्तर को दिक्य अथवा अन्य प्रकार में मुप्तानारिक कर गर्कमा क्या पाष्ट्रम को एम-गर्दर (सब जीव) पर भी है शक्ते म
4	्यत पुरावद के विकास हरून जान कर होता के पत में नाम प्रतिश्ति के लिए निकास में निमालित पुरुष आर्थनन के सहस मेंतीकृत किया पत अ
	प्रतास किये जायेंगे, गुरुष, जारहाबारक के अध्याधिकारी के शासने में बहुई शांत्र देव गृहीं होगी।
5	पटना निर्मेश का परकार / जीनन क्षेत्रा निरम / जागदात्री राजाको के पास काक (क्षेत्रेज) तथा जा सकेग, निरमक विए स्वानीय निकाय क अनुस्र
	प्रमाण नव (SOC) की आक्ष्यकरण नहीं होती।
6	पुरुष्य पर भवन विर्माण प्रदर्शित भवन विर्मेश्यम् के प्रत्यक्षण्य तहत् करना होगा।
7	प्यता कर्ता (स्थानीम विकास) की विना स्वीकृति के पुरवण्ड का वर्षाविधालया/पूनर्यतय व व स्वार्याम परिवर्तन नहीं किया यह सर्वेगा ;
0	पर्या करना जाती करने की दिनाक से निर्मित अवधि में निर्माण करना होगा। निर्माण काली में निर्माण नहीं और का निर्माण हर प्र अव
	विकार किया का प्रकेश अध्यक्ष पुरस्त क्रिकेट हैक्सर किया जा स्वया है।
9	म्दरा विसेश के निमारन के परवाल किएक विकास क्या क्या भूभाकर गहरा विसेश पाना केरत गया है हो उस्त असूब्य का गूनल निरूप कि
	वा सर्वण।
ы	पर्दा किल्ला की गोजना में अन्तरिक किलात पर बांगे करने कार्य दिवस्तकरों / यह निर्माश सहयानी सनिति हाना बहन किया आगेगा।
27	प्यार दिल्या क्षेत्र अधिकारी किर्योग कि विकित्य के ताल करी किया पता है। इनके तभी जरवान व वर्ग लागू होगी किनकी जलना नहीं
	करने पर कट्टा निस्त्य किया था स्थापा। अध्याप्त । अस्त्र होत
12	2- KR
	चीट ⊢ निर्मित कृतका में कर्त मुं क लागू मही कोगी।
	and the property of the state o
	रहाण अयुर्वी हेतु पहुडे की प्रति जल संसि। साइट स्लान अ
	गर्जना _{भाव} ी क
	र्गांक्य ।
	गुष्टान्द्र के पहोरा ही तीभागे हा विवरण:-
	पूर्व <u>र हिन्छ पहिल्ल हिन्द</u> आहेत
	16
	वला प्रका विका <u>मि. ८: १०</u> साम्बर्ग में
	manat.
	. पट्टा शानक के हक्ताधन
	करूव शक्त सन्दर्भ की विश्व विश्व विश्व विश्व विश्व विश्व विश्व विश्व विश्व विश्व विश्व विश्व विश्व विश्व विश्व
	1
	याहर प्यान असग से भी संस्थान कर सकते हैं।
	The same of the sa

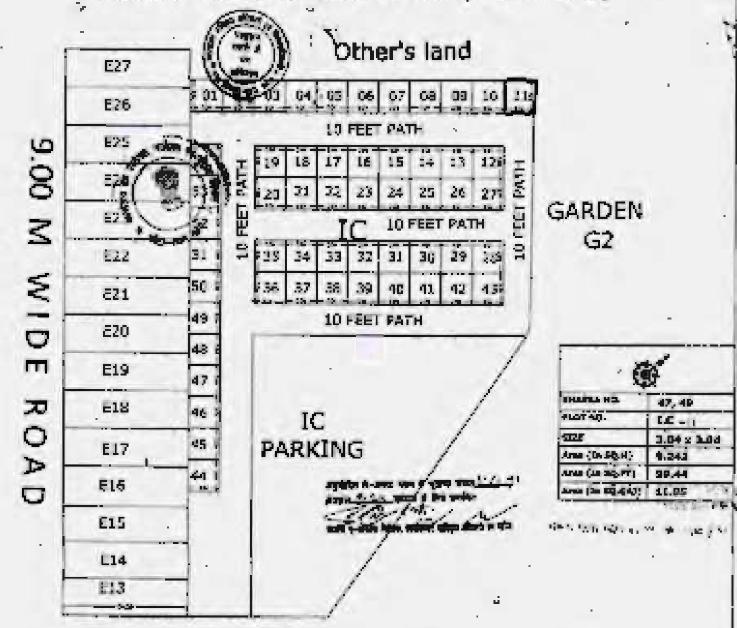
प्राचिवता अधिकारी के हस्तासर

लको :-

र्गजीकृत / गृजाकन सलग्न 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

Government of Religions REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, ALMER SUB-REGISTRAR : KCTA4

			e Receipt in No. 9 (Rule 75 & 191) — Prins	Almba 1.	8-08-0002 (E.14 PM
Fee Racelgi No Name	i	202202123016916 B P DAUDHICH ADVITICATE, Mile Davin Davelopera Ltd.	Receipt Date Upgament S. No.		* ()756-2023 2023U: 123U15/70
Authors -	- 1	40TA			
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Made of Payment (Made Mimber Amount 4)

Similar Capabilitian Supplied to

Signature of presenter or apprount for recey of Search certificate

Signature of regional and diese of regions receipt

Century

SUB-REGISTRAR

B.P. Dadhich Advocate

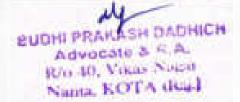
Resident & Office – 40, Vikus Nagar, Nanta Road Kota (Raj.) Mob. – 98295- 87807

REPORT OF INVESTIGATION OF LITTLE IN RESPECT

		1.	
			Rejection Real Fetate Regulatory Authority, Jaiper Raj.
		i	Mil
Name of the Bosonia			Mix Denim Developers Limited, through authorized signatury Sh. Bajosh Kumar Patil Vo Sh. Bajoram Patil Ro Flat No. 1275, Survalka Raddin Niddha Residony. P.No. 1-4, Rajeav Gandin Nagar Estin. Road No. 1, 4PbA, Kota Raj.
Name of the nectiveneum versionsy person of property ses as security.	Ferring the		M's Denim Developers Limited, through authorized signatory Sh. Rajesh Kuthan Putil Svi St. Rajavan Patil Rin Flat No. 1213, Sumalka Hiddhi Niddlei Rusidmay, P.No. 1-4, Rajew Gundhi Nagar Fata Rusid No. 1, IPIA, Kota Raj.
	: anthoriti		Industrial tene
Stare as to under when capacity is security colored		7	Barrawer
unity including the following details			
Survey No.			R.Vi. 18-11. Gardenia: Village Kunhadi. Kren Ruj.
Done Homeron (in case of toruse progenity)			K.Nr. 10-11. Gumleniu, Yillany Kuuhadi. Kota Ray.
Extend new metadog plants built up area a cas property	e of Souse	:	9. 24 Sep. Mr.
Locations like name of the place, válago, city, n suredistrict etc. Boundaries.	ege a ulinn		Hand Road West - Other Land North-Park South S No. IC 10
Permendans of the documents suntimized son chronologically:	ne'lly end		1 Commons of Incorporation Affa Drawn Developers Limited 2 Resolution Letter in favour of the Rajesh Kauma Patil A Milaterest Letter No. 1137 to 2007 22 4 Commons No. 1131 to 2007 22 5. Regd. Leave Food with http://dx. 2007 22
originals or contained request or regardistant est restricted	iracis duly		Rogd, Lease Deed at B.No. 1 V.No. 1622 P.No. 126 S.No. 2022/0125512195 dc. 29.67.22
			Original certified in that of capies capty certified whether the extract was placement of a continued by the Administration
29.41.22 Head, Leave Reed			i Crosmol - Mini opphrubb
on sub-registra office and compared with the Asem role by the proposed nonvergo. ? Please also s at recepts of fees pard for obtaining continu- netts senich et uniform e considerte also with the	nents made as hose off Lengts of TIR.		No
	Independent No and date of the letter under the related the decorated topic and for septems are for Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer Name of the Reviewer of the property cellerous perturbations of the transconsist property as a guaranto of the monoconsist property and actualized the following details Survey No. Dose Survey no. Dose Survey no. Dose Survey no (in case of terms property) Extending a metasting plottly built by area in the purpose of the place, value, only, in sub-district exc. Boundaries. Percentage of the decorated and as to whether controlled controlled respect or registration extends the mathematical extends register up built resonance other authorities be using Date. Name Name of the Saccated and as to whether controlled copy of all title size ments are obtained and by the graph of the mathematical and the Saccated and receipts of lives pand for a sixtuance or of the size of the place and receipts of lives pand for sixtuance or of the place and receipts of lives pand for sixtuance or of the place and receipts of lives pand for sixtuance or of the place of	Name of the branch Success Unit Calibre scaling apprior Indecly the decreases for the large under the cover of which the decreases in which the decreases Name of the pretinger was pury person offering the property ses as security. Constitution of the Unit concern person-bady authority of any the respective execution at charge. State as to under white capacity is security offered exhibiter as joint applicant or best concern at charge. State as to under white capacity is security offered exhibiter as joint applicant or best concern at charge. Survey No. Done Homes on the case of tensor property. Extendings in the following decails. Survey No. Done Homes on the case of tensor property. Extendings into access of the place, vallage, city, responsition, subdiscreet ext. Boundaries. Famoulars of the decreases scattenized sensity and chronologycold? Note: Cody magnetic in sensition extensis from the register of back concerns and horders be assumed that the control of the back of the language of language of the languag	Independent No local date of the letter under the curse of related the documents tendental for scripture are torwarded. Name of the freetrocen. Name of the restrictment verepure person offering the property lets as security. Constitution of the Unit concern person-bady authority of letting the impacty by creation at charge. State as to under what capacity is security offered (whether as joint applicant or become or as guarantee etc.) and or full description of the concernities property has affected and make the following desails. Survey No. Done Homes on the case of tende property. Extendings into necessary plants bould up area in case of immediately. Extendings into necessary plants bould up area in case of immediately. Locations labe neces of the place, vallage, etc, responding sundistractive. Boundaries. Personalizes of the decreasors scrittmized sensity and chronologically. Note: A districtive and compared and as to whether they are capitally as certified. Note: Cody originals in sensitive extends from the registering band reviews of the Document. Date: Name Homes of the Document. 23:47-22 March Lettin Books be assurpted. Date: Name Homes of the Document. 24:47-22 March Lettin Books by the proposed managing in the description of the proposed in original in procepts of less pead for advance original and as position of the proposed managing in the propose also exclude all at recepts of less pead for advance original and as procepts of less pead for advance or protein all at recepts of less pead for advance or protein all and recepts of less pead for advance or protein all and recepts of less pead for advance or protein all and peaps of the proposed managing in the protein all and recepts of less pead for advance or protein all and peaps of the proposed managing in the protein and peace of the proposed managing in the peace of the protein and peace of the proposed managing in the peace of the peace of the peace of the peace of the peace of the peace of the peace of the peace of the peace of

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

	٠	Whether the records of registers infline or revenue authorities orlevant to the property in question are socialistic for verification (figures any catalic parts) or company system.	Ī	No
	h	If such connectingates recently one standards whether any verification or errors dayking are made and the remainable findings or this regard.	ř	Nucuus able
	ě	Whether the gentineness of the state paper is possible to be got weithed from any order people and it as whether such verification was made."	Ŧ	Not ovaliable
7	а	Property officed as security falls within the surrediction of which sub-registrar office?	:	Sub Registrar Kota Raj.
	'n	Whether it is possible to have registration of decorpores in respect of the property in question, at more than one office of sub-registrar district registrar registrar-general. If so, please name all such effices ?		No
	ę	Weather search has been made at all the offices named at (b) above?	1	Yes
	ď	Whather the searches in the efficies of registering authorities or sea, other mean's reveal registration of multiple title decompress in respect of the properts in question?		Net
R	tide pred Min next such lin n and than	in of title macking the rate from the olesses total test in the latest deed establishing side of the property in question from the accessors in tubility tests to the current title holder. And wherever now interest or other clog on title is envolved, search should be in for a further partial, depending on the need for elegannee of story on the Title area of property offered as sensetly for bone of the Lift ensew above, search of title encountereness for a period of not less 130 years is monutatory.		61 years 2022 to 12 00 2023 17T Kata allieted a S.No. 1C-11, Gardenia. Voltage Kunhadi, Kraa Raj in Min Denien Developers Limited, through authorized signatory Nh. Rajesh Kunnar Parti Sva Nh. Rajavem Parti Etla Flat No. 1273, Navvalka Richild Siddhi Residency, P.No. 1-4, Rajava Gandhi Nagar Fann, Bond No. 1, 1743, Kota Raj, on 04, 26,01,22 and execute a Regd Lease Deed in favour of firm on dt. 29,07,22.
	full	tre of Title of the intended Mantagum over the Surporty (whether ownership hights, I caseled Rights, Occupancy Possession to in hom Hubbane Circl. Chantar Albutan etc.)	:	Freehold
Jü		osebolić, whether	m	Not applicable
		Lense David is this stamped and registered		Not applicable
	2	Lessee is permitted to risintoney the Leoschold right	П	Not applicable
	10	Juculium of the Lease meanured period of icase		Nett uppfürzelde
	a	If a sub-lease check the have dead in favour or Lesses as to whether have dead purrouts sub-leasing and martiage by Sub-Exessing also.	-	
	e	Whether the leasebook rights parants for the curation of any superstructure of employeday i	:	Set applicable
		Right to set renews of the lease role matrix and nature themsel		Nist applicable
			_	
11	li d gran with char next	inst pour allument Lescoums Sule Agreement, whether I agreement etc. provides for obsentile rights to the mortgager or without conditions, the mortgager is competent to recate se on such property. Whether any permission from third or any authority is required on encountries the property of the constraint of energy and if as whether each permission is a consistent.		Not applicable
	ir û gran with char nese snel	knot posed allutiment Lesses-sum. Sole Agreement, whether I agreement etc. provides for absoluble rights to the montainer or without conditions, the mortainer is competent to recate go on such property. Whether any permission from these third are any authority is required on encountries of energy and it as subjected.	*	Not applicable Not applicable
	If it gran with charmon which which which which the whic	ind posed billiotrical Lesses-sum. Sole Agreement, whether I agreement etc. provides for abentable rights to the montaign or without conditions, the mortaign is competent to recate go on such property. Whether any permission from third an any authority is required on encountries therefore without a support without a support of the second of energy and it as whether each permission is available.		Not applicable
II IS	If C gran with charmate small the same including to same including to same including to same including the s	incomposed inflational Lesses-com-Sole Agreement, whether I agreement etc. provides for absoluble rights to the montainer or without conditions, the mortainer is composed to recate so on such property. Whether any permission from third an any authority is required on encountries of energy end if as whether each permission is according to enable or engineers right, whaten		



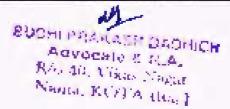
	3	The Kill's Settle near Deed in duty statemed and registered		Notabelicekin
	ls:	The Cot Set designs Dend brokheen attested by two witnesses.		Nutt, • f case
		The CER Seldement Deed tonsfers the property to Drawe		Not applicable
	3	Whether the Donee has pacepted the gift by signing that		Not approximate
		Gitt Sottlement. Deed on by a separated writing or by impropriation or windows.	Ų	
	v :	Whether there is one restriction on the Discordar exception the with settlement deed in question.	ľ	Katapphed le
	2	Whether the Directors in processors of the gelied property		Not applicance
	3	Whether any life orderest is researed for the Donor or now other person and whether there is a need live say other person to join the environment of manticese.	i	Not applicable
	4	Any other espect officering the validate of the fitte passot shough the sift returnent deed		Not medicable
•	a	In case of portion there's settlement deeds, who her the original deed is available for deposit. If us I de modality procedure to be followed to create a valid and enforceable mortage:	:	National season
		Whether metation has been effected and whether the morngonum is in personation and enjoyment of his shore		Vot applicable
	c	Whether the paration code is used a law and also multipage. But suggested a mortgagable title diction.	:	Not explicable
	2	In respect of paretime by a decree of court whether such decree has been seeing, and all other conditions to molitics are completed exerging. We	:	Nor apa kahie
	*	ovardorparts of in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	1	Not applicable
÷		ther the title documents include any testamentary		Nat applicante
		merc, wills !		
	1	to rese of with relating the will be registered will or men stand will.	Ė	Not explicable
		Waterhal will in the mortes needs a manufactory probational if an what for the same is probatically a competent court."		Not applicable
		Whether the property is nutroted on the basis of will?		Not applicable
	.1	Water the around will a realistic 4		Sai emileable
	t	avelable :	•	Mer sep icable
		When on the circumstances and or documents to enablish the will in question is the last and sinal will of the testeron? (Comments on the circumstances such as the evaluability of a declaration. By all the benchmans should the generations which are relevant to generations which are relevant to refer on the will also which are relevant to refer on the will also which are relevant to refer on the will associated.)		Net applicable
Ţ.	2	Whether the property is subject to any most rights?		직수
	N.	Whether the property belongs to church temple or any religious other institutions having any resolution in creation of observes on such properties?		Not applicable
	В	Process, was permissioned if one or respect of the above coses for the owner of mortage.	:	Not applicable
8	۷.	Where the property is a 1/1 % point toronly property montpages is executed for less by learnful loyal memority, what we the Mapor Capanization bases are infections point or insecution, minutes share if sew, rights of female members are		Not applicable
	5	Report tion comment on any other expent which tony subreasing utfact the validity of security in such coves?	:	Per applicable
9	9	Whether the property lesbages to any unset or as subject to the rights or any treat?	÷	No
	L	What has the trust is a private or public trust and whether trust		Nier appäiculde

BUDHI PRAKASH DADRICH Advocate 3 R.A. Roy 10, Visas Nagar Nanca, KOTA (ka).)

	Ľ	It as additional presentions permissees to be obtained for erestion of valid mortgage?	Ţ	Nat a phonore
	d	Requirements of any for electric of mortgage us per the central state axis applicable to the first or the matter.		Not app stable
)P	0	If the property is Agricultanal land, whether the local laws permit alexagues of Agriculture hash and Whether there are any restrictions for exemption inforcement of managing.	:	Not applicable
	8	In case of agricultural property other relevant records documents as per local lows, if any are to be verified to ensure the vehicley of the title and right to enforce the meetingse.		Not applicable
	c	In the case of conversor of Assistature land for commercial purposes or otherwise, whesher requisite procedure fullnised permission ultraned.	1	Net applicable
	Nga Agr	other iso property is affected by any local laws, or other delitions having a bearing on the creation security (viz.) scultural Cates weaker sections immunities Land Laws SFZ dations. Custal Zinc Regulations, Environmental Clearance of		Not applicable
2	a	Whether the property is subject to only pending or proposed and requisitors proceedings?"	:	Ne
	ь	Whether any search enquiry is made with the Land Adquisition Office and the outcome of such search enquiry	1	Not applicable
3	a	Whether the property is involved in or everyord institut of any litigation which is pending or concluded?	·	Res
	b	if an relation such integrates would successful affect the creatum of a calcil meeting on frace and resplication of its holine enforcement?		Not sppleable
	c	Whether the first discussions have any crimit send contains which prints are cry highligh attachment scorply to court in respect of the property in specimen. I be such case please consumer on such seal marking.	:	Not applicable
4	4	In case of protocology from whether the property schools to the form and the dead is properly registered.		Swi applicable
	Ь	Property belonging to partners, whether thrown on horohpers? Whether formalines for the same here been emupleted as per applicable less.?		Neu applicable
	¢	Who has the person's; creating morngage has have sushed to another morngage for and on behalf of the sum.	1	Not applicable
•	Hose near rough	Prother the property belongs to a Limited Company, sinck the assume powers. Found resolutions inches of an incident to assume typic execution of an incidence of the Company Register (ROC). Articles of Association research for common scallets.	:	Nos applicable
	alse	Whether the property (to be merchaged) is curclassed by the confidence from each other Company or Limited Limitim conduct LLP; fam. 2 Yes 15to.		Nex applicable
	m re emp	By yes, whether the periods introduced with the preparity (to be against but here commend out with Response of Communities (ReC.), report of such woulder company / LLD (seller) and the vanion page (perceloser)?		Not applied ble
	ebar erea	Whether the observe search of observes rewalk any prest post-reconstructes, on the property (proposed to be murigaged) ted by the vendor company (seller)?		Not oppliedble
		II the resuch coverts encomforance I charges rejether such yes encombonace have been extedied? No		Set applicable
٨	born	ost of Someties. Association. The required authority power to ower and whether the mortgage can be created, and the required futures, the less.	:	Morappicable

BUDHI PRAKASH DADRICH Advocate & R.A. R/o 40, Visus Nagai Nanta, KOYFA (Rai.)

		ries the POA is one coupled with interest i.e. a. Juganost Agranuas-curs-You et al Albanes, if su, please		Nut application
		by whether the same goaler refer of decimal and hence if		
		realed an appears) in favour of the bulkky developed so:		
		ch is irrevocate as per law.		
		on the tifle document is executed by the POA linkles		Nes applicable
		or clarity whomer the INA involved as (i) one restrated by		Sies apparents
		Subders viz. Companies Firms Individual or Proportian		
		cons in through eligibility Partners Employees Authorizad		
		esentatives to sian Flat Alicument Letters, NOCs.		
		ement of Sale. Sale Deeds, etc. in favour of buyers of		
		mate (Buildes's PCA) in (ii) other type of PCA		
		omos PUA)		
1	In or	se of Stailder's IVDA, whether a cerufied copy of IVDA is		Not applied the
	uvail	able and the same has been verified compared with the		
		red POA		
- 0	fitt co	se of common POA file. POA other tism Builder's POA).		Not applicable
	plen	re clasify the following closses is respect of POA.		
	1 1	Whether the continual FOA is verified and the little		Not applied the
		investigation is done on the basis of original POA?		
		Wisether the PCIA is a repostered one a		Nim applicable
	100	Whether the POA is a special or general ozo *		Not application
	10	whether the PDA existence in specific anthony for	:	Nint applicable
		execution of eithe document in genetica ?		
- 1	Whe	the the PCO runs in lance and not revoked or had become	: '	Not applicable
	myal	nt on the date at execution of the assumment in question?		
	(19kg	est riam@vallegher the same loss been ascertance Hingg the		
	ottle	o oži suberoggivaran also 🤥 i		
u		se comme 2 on the periodic est of PLAC.	1.	Net applicable
h	The	unaquivoval opinion on the antisocrability and validity of	1 :	Not soph able
	the I	OA I	1	Not sprik ahk
	the I		: 	Not sprje ahle Not sprje ahle
30% pure	the I къбат wщите:	OA I mortgage is being creased by a POA belder, check is of the Power of Allomov and the execution the powers.		
30% pura 320%	the l reciter will one will dis-	OA I mortgage is being excessi by a POA belder, check, is of the Power of Attorney and the extent of the powers ron and whether the some is properly executed.	 	
10h pun pun pun	the linesher with the control of the	OA I mortgage is being creased by a POA belder, check is of the Power of Allomov and the execution the powers.		
90 h pura 20 m cras	the line should be the control of th	OA Interpret is being crossed by a POA belder, check is of the Power of Attorney and the extent of the powers not and whether the some as properly executed athereticated in terms of the Law of the place, where it is		Not synék ahk
Wh pure gare executed and	the I rection with one of the original ar- surfed. he peop	OA Interface is being creased by a POA belder, check is of the Power of Attorney and the extent of the powers not and whether the some as properly executed athereticated in terms of the Law of the place, where it is early to a flar apartment or residential commercial complex.		
When pure star ette lift diche	the I recher with the engled at surfed, he prop- sold and	OA Interface is being crossed by a POA belder, check is of the Power of Attorney and the extent of the powers not and whether the some as properly executed athenticated in terms of the Lawrof the place, where it is entry to face apartment or residential commercial complex comment on the following:		Not synésiski No
When pure star star star star star star star star	the I recher somene en the orged are surfed. he peop sok and Pros	OA Intertuned is being creased by a POA belder, check is of the Power of Attorney and the extent of the powers are seal whether the some as properly executed athereticated in terms of the Lawrof the place, where it is easy to a Par apartment or residential commercial complex comment on the following:		Not synésiski No No Not synésiske
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White pure state of the che of th	the I recket waterne ear the eaged at surfed. Post Deco	OA Intertuner is being creased by a POA belder, check is of the Power of Attorney and the extent of the powers are and whether the some is properly executed athereticated in terms of the Lawrof the place, where it is entry to a Par apartment or residential commercial complex comment on the following: seven is and extensive title to the boat leveling. Beginners Agreement Property of Attorney.		Not sppis ahk No No Not applicable Not applicable
When pure star star star star star star star star	the I recket without the recket and be proped an example and Prove Devo I form Inde	OA Interference is being excessed by a POA belder, effects, so of the Power of Attorney and the extent of the powers not and whether the some as properly executed athenticated in terms of the Lawrof the place, where it is easy to a flat apartment or residential commercial complex comment on the following: sevents it said extents to the boat be blug; depotent the comment from and Attorney at or authority of the Developer builder penders able verifications of the Land and so building in		Not synésiski No No Not synésiske
When pure star ette and the an	the I solver with the solver sourced an sourced. The people and Provi Deter Inde	OA Intertuner is being creased by a POA belder, check is of the Power of Attorney and the extent of the powers are and whether the some as properly executed the extent of the place, where it is entry to a Par apartment or residential commercial complex comment on the following: Seems I and experiment better to the boat has being deposed by account Power of Autometical control of the Developer building pendern of the verification of the Lane and so building in them.		Not applicable Not applicable Not applicable Not applicable
When pure star ette and the an	the I restor with the respect are content. Provided a restor United the restor Agent	OA Intertuner is being creased by a POA belder, checks of the Power of Attorney and the extent of the powers not and whether the some as properly executed of the related in terms of the Law of the place, where it is easy to a Par apartment or residential commercial complex comment on the following: Secretary is said executed broken to the boat less ling. Appears has come a Power of Attorney of the following in the or allowing of the Developer building and the verifications of the Lane and so building in the ment for sale (duty registered):		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
When pure state of the chemical of the chemica	the I rectair varieties the property of the pr	OA Intertuner is being creased by a POA belder, check is of the Power of Attorney and the extent of the powers not and whether the some as properly executed the entirated in terms of the Law of the place, where it is ent to a Par apartment or residential commercial complex comment on the following: Some of each extent between the build to blue; Supposed Ag. comment Property of Attorney, to a null to the Developer building pendent of the October building in the comment of the Verification of the Lane and so building in the comment for sole (duly registered); control of pengen stateparks of		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
When pure star ette and the an	the I rectair varieties the property of the pr	OA Intertunes is being excessed by a POA belier, checks of the Power of Attorney and the extent of the powers not and whether the same as properly executed athenticated in terms of the Law of the place, where it is easy to a flat apartment or residential commercial complex comment on the following: Some of the decrease's table to the head be blue; Supposed Ag. comment from a of Austrian and Austrian and Austrian and Austrian and Austrian and the following in the month of the verifications of the Lane and so training in the month of proper stangarders. Supposed Agree stangarders are agreement, development interested of registration of sale agreement, development		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
With purpose star star star star star star star star	the I rectair varieties the property of the pr	OA Intertuner is being creased by a POA belder, check as of the Power of Attorney and the extent of the powers run and whether the some as properly executed the extent of the place, where it is entried at Paraparmiers or residential commercial complex comment on the following: Some of each extent between the building deposite Agreement Francia of Attorney and Attorney of the Developer building pendent attentions of the Developer building in the pendent attention of the Lane and to training in the ment of pendent state (duty registered); count of penger statepalers are agreement, development entries of registeration of sole agreement, development entries of registeration of sole agreement, development entries of registeration of sole agreement, development	2	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
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		enable approval of lay-and and other presentation of any		
	q	Whether the peripering patient of the materials tally in all documents such as appeared plan agreement plan atc.	:	Not approprie
10	Cer Lie	uzaberracus, Attachmuzus, and oc classes whether of Coverzacust eral or State or other Local authorities on Third Party cisious. Its etc. and details thereof.	:	Nint speå seanke
:1	200	pernet covered under the Fusionhouses Certificate and the rest the person in whose foreur the encombrance is created and a solistication of cluster, if my		04 years, 2822 to 12.04.2922
42	Den	ar's regarding peopsety tax or knel resented or infoer statistics. It pacable as on dose and of not paid, what removes ?		Not a countries
11		Grown hast ending vicensus whether repend such it or details. Therefore		Siz applicable
		Whether No Objection Certificate under the Encome Tax Act is required bilinear.	i	Not applicable
31		sile of RTC extracts moration examets Kadle, extracts percenting the property impression.	:	Not apple also
35		eller the usune of mostpager is reflected as assert in the resemble nicipal Village records?		Not applicable
а.	II.	Whether the property offered as ensures as over a demonstrate.		Yes
	b	Whether the demarkation partition of the parasety is topolly valid $\boldsymbol{\hat{r}}$		Yes
	e	Whether the protects has even access as particularities? The property should be legally accessible should normal receivers to transport goods to factories? houses, us the case may help.		Yis
43		shar the property can be identified from the formular decomments and		Net ovadalik
		nquae, disabilial estamotanese, if my normalist on each sections !		
	E	Decement or relation to electricity connection		Not account the
	l _i	Discussion in relation to mater presention		Nedario lable
	2	Decement in relation to Saler Tay Registration, if any approaches	:	Natawaiible
	ä	Other saility hills, if any	:	No available
1,5	46.T (\$00) (\$1)	respond of the hometopes of the property, whether there as a securior discretion of the hometopes of any other declarates the small report about bills, etc. to the second current boundary? If there whethere is concerned on the same.		Notappiisable
30	part (III) (Harris (Ha	a. valuation period and of approved continued plans are made acadeable, or comment on the same uncoding the contacts to the description and plant of the property on the said document and that in the fille deads he reliable in repeat and or approved plan are not ambitible at the time of survivious of TIR, plants provide these assessments astrospherity, no making name available to the according.		's Euclien report, or as easide
1)	202	but restriction for creation of meetings, under one local or special structure, details of proper registration of documents, passered of proper up dely etc.		No
41		edus the Back will be also as enforce SARPARS' Aut, if required against mounts of feed as executive in	:	Noe applicable

20DHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagai Nanta, KOTA (Rui.)

B.P. Dadhich

Advocate

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

43	In one of aborder of original title decide datable of legal and when inquirements for creation of a proper, valid and exformable mertgage by deposit of comfort content diply conduct story as also any precaution to be taken by the Hand on this report.		Not applicable
43	Whatles the paramage are consistent decreases of the managers when ' then natural parama's pounds invotion of nectous and additional previously, if up to be taken as such cases.		Net applicable
70	holdmand upon to relevant by unvestigation of hitle as per bour laws	Ξ	No
43	Add and regardions of any to sufered the accret of Book resount the I perfection of sections	:	N.A.
85	The specific persons who are required to consic moragings to deposit dominants crowing configure.		Mis Denim Developers Limited, Gusonsh anthorized signatory Sh. Najesh Komon Patil No Sh. Rajarom Patil Rio Flat No. 1273, Nameška Suddhi Nadah Residency. P.No. JI, Rajesa Gambii Nagar Fata. Ruad No. 3, IPIA, Kora Raj.
47	Weather the Real Fatate Zonjas rances nater Real Estate (Regulation and Deselopment) Act, 20187 — Y.N.		Not applied to
	Whether the project is registered with the Real Issaile Sepulating Authority? It'sn, the deaths of such registration are to be familished.	Ī	Not applicable
	Witerfier the registered agreement for sale as present ext in the aware. Ast finites there under is resonated?		Naturalitie
	Whether the details of the apartment plot in question are verified with the list of municipated types of appraisants or piots becaute us uploaded by the promises in the website of Resile stude Regulatory Authorize?		Nim applicable

Date : 12 09028022 Place : Kosa B.P. Dadkick, Advances

800HI PRAKASH DADHICH Advocate & R.A. R/o 10, Vikas Nagar Nama, KOTA (Kig.)

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

CENTURY ATTLOY TITLE

I have excessed the Unglish Like Deeds injuryled to be dop used citating to the technic perpendicular and enforce se security by may of "I quotable Manigage" and that the dominants when a related by a the openior are valid evidence or right title and interest and has if the said quotable Manigage is present, it will interfy the respective of covering this quotable Manigage is presented in will interfy the respective of the covering the quotable Manigage and it interests calling that

- 2 I have communed the Decreopers of decay, today, one acrossin of the productions in the check one mide Answers II and the owner resource become.
- I cost to having mode a sensition the Land Revenue records. I also continue having sourced and theoretical the models of the previous Government (Clices) Sub-Remains (Olice, Sub-Remains) (Olice, Reports of Companies Office, Wald Therefore prophilables I do not find unaffing access which would prevent the Late Holders from creating a valid Northwest Familiable responsibile. If any low is caused to the Real due to regularance in the part of hy my spent in making words.
- 4. Estimates permitty of Land Records Records Records resided Tale Deads certified copies of each title death obtained river the overcool register office and enumerous certificate (EC). Hereby certify the generous of the Title Death Ampricina stands of any, has been clarified by making accommy copyright.
- 5 There are no prior Mortgage Durges constitutioned whatevers as word &coper from the Learning to the pariet of 01 years from 2022 to 12.09.2022 partitions to the Immovable Property (see) concress by above and Title Reeds. The property is free thing all (grouph speed).
- In case of service subsequent charge in factors of the Back, there are an other existing an charges offer than strong served in the Linear reconstructes are agreed to be the Mongager and the Back (Debre, whichever is not applicable); **. **
- 7. Mixtor 10 and has been interest in the property/(irs) is to be extent of N.A.(Specify the above of the Minor with Name). Soldie out of not not involve their.
- 6 the Manager of created with the available to the Bank for the Landers of the intending Berrows. All's Dentire Developers Limited, through antihorized signatory Nh. Rujech Elumar Paril No. 5h. Rujechan Paril Riv 148 Roy 1273, Survaika Riddin Siddin Residency, P.No. 1-4, Rajech Candillo Nagor Extr. Road No. 1, IPIA, Kase Raj.
- 9 I cental that M's Decam Developers Haminot, thereigh authoritival algoritory Sh. Rejects Russian Pahli No Sh. Rejector Pahli No. 1273. Novembre Historia Shiellini Residency, P. No. 1-4. Rejects Garathi Nague Extra. Rined No. 1. 191A. Keile Rej. hashare an absolute clear and Marketshie safe over the administ property rise) I further certify that the above talk decals are sensine said a valid mentione can be cruated and the resid Marketon would be endougnite.
- In tase of creation of Medgage by Deposit of true decade we entire that the deposit of following title decis documents would make
 a valid and entire coalsts medicate:

Non-Phono copy of Document No. 2 to 5 to be taken for the registration of project under RERA Let

- 1. Conflicute of homoporation Mrs Dealer Developers Landred
- Resolution Letter in James of Sh. Rayesh Jongar Path
- 3 Alfarment Letter No. 1357 dr. 38 97.22
- Confficme No. 1133 (b) 20107.03.
- 5 Regd Leave Bood with Map & 20 47.22
- 11. There are no legal impediments for creation of the Microgage on production of above the deads, the confidency real copies of which i have examined upday any applicable if any Autes in force.
- 12. 6 is pertified that the property is SARFAES! Compount.

SCREEKULE OF THE PROPERTY (1908) & South 11 Gardenia, Visiago Kumbaro, Keladiaj.

Fast — Buart

West Third Land Name Park

South 8 No IC III

Date + 15 09:0003

B.P. Stellbach, Advancedy

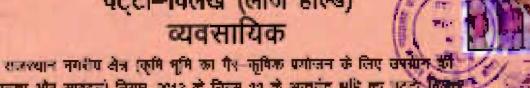
SUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikus Nagai Nanta, KOTA (Rai.)





🚅 नगर विकास न्यास, को

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



अमुजा और आवटन) नियम, 2012 के नियम 22 के अन्तर्गत भूभि का पट्टे विस्तर anie/ 1104 पैसर्स देनिय मुक्तपर्य सिर्ध वरिवे अधीरात हरस्यस्काती राजेश कुमार पाटिस पुत्र की राजीशय धीटेस

पट्टा धारक का नाव	3/6/1 1/20/19	193
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निवासी		
पुरुष्ट स. Sho	р по. 2.С12	8.24 वर्गमीटर [®] ।
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योजना मार्गेनिका		में स्थित है।
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निनादित किया जाटा है।		
		a reference description
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	वर सम्बोध में, कीय द्वापूर्ण	.1.
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पंजीक्त / पृष्टांकन संलग्न है।

नोट - शर्न चीछे पुष्त पर अकित है।

Registered and Endorsement Attached

व्यवसायिक

पटटा विलेख की शर्ते (लीज होल्ड)

(कृषि भूमें) का गैए-कृषि प्रयोजन के लिए स्थायां की अनुका और लावटन नियम, 2012)

परदे की शर्त

पराया भारक में निहित नियमें से तहत एक पूरत साम साथ जमा करा दी है। उस उसल पुरायर २५ वर्षीय साम से पूछा है।

के मन्त्राई और मुख्याद के प्रायंक विकास हरू। स्टब्स पर 25 प्रतिशास की बहिट होती :

- न्दरा एक्ट हार नुसन्द्र / निर्मेत क्षेत्र का उपयोग वही दिया आएना हिन्स उपयोग हर प्रदेश दिलेख जारी होता क्या है। एखपद का प्रवित्त काना ीनियम में अम्बनिक कनुमुखी में बब्बेकिन दारवाम अनुक्षेत्र होगे, परण्ड प्रत्येक रूपयाम हेन निर्धारिक यान्यममें की मालना होने[प्रेया] को जाये।
- ਪੋਰਟਾ ਪੀਨਾ ਕਰਮ ਸਦਕਰ ਨੂੰ ਪਿੰਡਰ ਸ਼ੁਕਰ ਬਣਾ ਪ੍ਰਤਾਵ ਦੇ ਭਗਰਾਉਣ ਹਨ ਜਨੰਦਾ ਹਨ। ਸਦਕਰ ਦੀ ਕਰ ਪ੍ਰਤੂਤੇ ਗਿਰ ਜੀਵਾਂ ਨੂੰ ਨੀ ਫ ਲਜਗਰ
- एक्ट मुख्यक के दिक्क / हमतान्तरण पर क्षता के पहा में नाम प्रतिकति के दिए विकाद में विभीति। सुन्क आवेदन के साथ प्रतिकृत विकाद पाप आदि उत्पुत्त किये जानेंगे, परम्यु परस्कान्य के उत्प्रस्थिकारों के भागत में कोई साँगे देन की होगी।
- प्रदेश विशेष का सम्बाद / जीवन बीचा निकम / ऋषपानी संस्थाओं के पहल केवल विशेषा है खा का सकेवा, जिसको किए स्वामीय निकाय के सन्वपूरित प्रभाग पा (NOC) हो जानस्थाना रही होगी।
- भारत्यः पर भवत निर्मात प्रवृतित भाग विभिन्नमें के पानवर्ष्य ताल करना होंगा।
- परका कर्ता (क्यानीय किसान) की बिना स्वीकृति के मुख्युद्ध का खनविभाजन / प्रमान्ति में भ अपयोग परिवर्धन नहीं किया का सहिता।
- परका विशेष लाही करने भी दिनाय स किसीया अवधि में निर्माण करना होता। निर्माण अवधि में निर्माण नहीं होने पर निर्धारित कर से अवधि विश्वार किथा जा महेला अच्छा नदम दिनक निरस्त दिया जा तकना है।
- महत्त्व विशेषा के जिलाहर के दरवार किएर विश्वह कोट काले हुए कर पहुंदा विशेषा प्राप्त किया कुछ है हो हुआ भूतक का पहुंदा विस्ता किया
- जुटा किन्छ को प्रोजक में अक्टिक विकास पर होने कही एक दिक्ताकारों है पर निर्माण स्थलारी कमिने हारा २०५ किया कहीना र
- भ्दरप शिल्ला किन अधिशियमी निवर्ण सीदि, विनिधम के पहर्म जानी विचार एवं हैं। इनके सभी प्राच्यान व वर्ण लाग हमी जिन्हों जलना नहीं करने पर पटला नियम जीना जा सकेगा।

ह :- विशित सुक्रम्य में हर्त न, व त्यन नहीं होती

स्टाम्य हद्दी हेत पटटे की मति कार चरित्र।

भुतापट के पड़ोस की मीमाओं का विवरण -

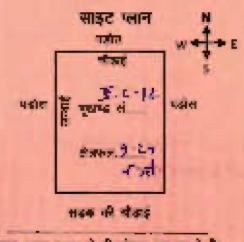
T 6 - 17 जातर ००/३/- वर्ष

पहला चारक के हरकार

साधी -

इलाइए. व्यक्तिक मा on Hall Hebstered on Chikhoda doores

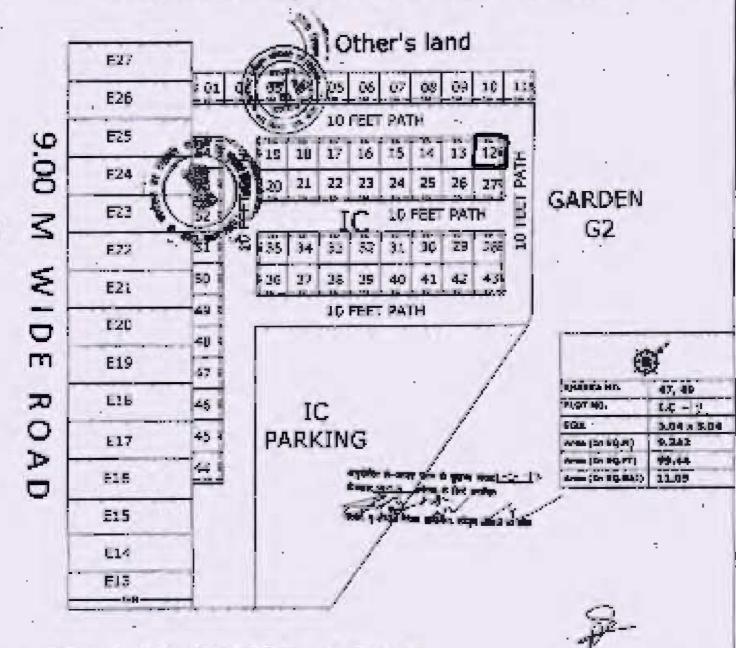
- पर्वोक्त / पृष्टाकन संज्ञान है।
- Registered and Embysement Attached



ਸ਼ਵਟ ਅਸਮ ਲੜਾ ਦੇ ਸੀ ਜੰਭਾਸ਼ ਵਾਰ ਹਵਾਲੇ ਹੈ।

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 Rejection REGISTRATION & STAMPS DEPARTMENT, RAIASTMAN, AIMER SUB-REGISTRAR: KOTA-1

		ne Magelyt em Ha. 9 (Rule 75 & 151) - Pent Cala	19-08-2035 8.13 FA
For Recept he Number	. 2022/21/20Ureniñ : B.P. DADHOH ADVOCATE, MA Destr Developare Ltd.	Hamily: Detail Discussion! S. No.	: 120m0ts/7 : 202201:230157
Aprilyma	2 KLITIA		
Boouverr Type	: Inspection And Bearth		
Pagg, Nghya	: 40	Braitinhed Velue	: 40
Ord-Registration Fee	5 90	Fee for Memorandum Us_64_67	
CSI	: 7 U	Commed copying here the 57	: 10
State (Memorandum)	1.4	Rug (momorphism)	7 8
Surcherge	: 40	Stamp Duny	: 00
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Qt 26 34	2 40	Commune	
Cuevody		Others	r , •••
		Cook Amusal Received	i to
		Openinge Coph	r 6 50
From Year 2022 To 1	Tear 2022	Tatal Amount	. F 50

Made all Payment (#Made Number Amount #)

2 william Challer, 05480305 4 53

Signature of Percenter or applicant twi-ctory or Secret controls

Signature of respiece and date of return reside!

Cas Her

SUB-TERMINAR

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

REPORT OF INVESTIGATION OF HITLE IN RESPECT

		OF EVINOVABLE PROPER	14	
	4	Mone of the Feareh Rusiness Leat Office seeking apmion		Rajantan Real Fetate Regulatory Authority, Jajour Raj
	b	Reference No and date of the fetter make the resent of which the skeaments tendenced his separate are possessful.		Nil
	c	Number of the Ben naves	:	Atts Ormini Clevelopers Limited, through authorized signatory St. Enjash Kannar Paril Sh. Sh. Rajarum Patil Rio Flat No. 1273. Suwalka Riddhi Siddiu Residence P.No. 1-4, Rajaru Gandhi Nagar Extr. Boso No. 1, IPIA, Kota Raj.
2	я	Name of the unitympore company prison offering the property ios as security.		M.s Depim Developers Limited, through outheristed signatury St. Reject Kumat Paril No St. Rejerem Parit Rio Flas No 1273, Suwalka Riddini Stadili Residency P.No. 1-4, Reject Canalla Nagar Ecte. Rese No. 1, 1245, Kota Raj.
	Ь	Constitution of the Unit existent person hisly necknoty	:	astvidust Firm
	Ľ	State as is under what capacity is security officed (whether as joint applicant or hormwer or as guaranter, etc.)		Degrees
7		kte on full description of the numerable property jet official . The malphing the following details	i :	
	a	Survey Nu.		S.No. 10-12, Gardenia, Village Kanhadi, Kata Raj
	-	Door Brosse us not easy of house groupsgts)		S.Nis, IC-12, Gardenia, Village Cambadi, Kata
ī	C	Extensioned including plinth work up over in case of loose property	:	Rag. 9.24 Sep. Mil.
	d	Locations like name of the place, village, city, region case, sub-district etc. Doundaries		Fact S No III 27 West - Hond North-Road South-S No. IC-13
4.6	U	Particulars of the discountries scorenized-sector's and electronishing-saily		Certificate of Incorporation Alls Denim Developers Limited RestAuton Letter in factor of St. Rajesh Kuma Patil Allowment Letter No. (2024 d. 2047 2) Certificate No. 1004 dt 2000 22 Regd. Lesse Dead with Map dt 2001 23
	h	Nature of documents verified and us to whether rises are originals or vertified copies or registeration extracts duly certified. Note: Only originals or certified extracts from the	:	Regd Lease Beed of E.No. 1 V.Nn. 1822 P.No. 124 S.No. 302205125112193 dt. 29.07.22
-	st.	Date Name Name of the Desament	i	Oregonal countried In case of corrier.
	40			core tertified whether the colrect ungited was photocopy, etc. Sententiand by the Advocate
5	1 10/16-24	i 29.07.22 Rogel Loane Deed on combined room of all locks documents are obligated from the	1 .	Commat Non-argulacity
	releva av et d ungræ	of soft-registrar office and compared with the documents made the for the proposed mortgager. Please also enclose all of records of lives poid for obtaining certified copy of code searcheneously ever certificate along with the ER.		



6	a	Whether the records of registral office in revenue automatics beforear to the property in question are available for technication through any industry and in computer system."	:	Ne
	t			Not attailable
	7	Whether the gennineness of the stand paper is possible to be got verified from any online partial and it so whether such verifications was made?	:	Not available
y	8	Property officeral as accounty falls without the jurisdiction of which sub-registers of fact.	:	Sub Registrar Kota Baj.
	ħ.	Whether it is possible to have registerium of documents or respect of the property in question, at more than one utilize of anti-registron distinct registron against sygnetic if so, phase reune all such utilizes?	-	No
	Ľ	Whether secure, has been made at all the offices upmed ϕ (b) above f		Yas
	d	Whether the searches in the offices of registering authorities in any other records reveal registration of multiple letter documents arrespect of the property proposition?	:	No
8	title justi Man and sods In a and ther	an of title tracking the trile from the oldest take dood in the latest dood establishing title of the property in question from the latest and title juterest to fire correct table holder. And whenever of a testinest relative cong on title is involved, source should be the a feetber proped depending on the need for elegrance of edge on the Title are of property offered as security for losins of Rs. 1.40 are no above, securely offered as security for losins of Rs. 1.40 are no above, securely of title encuentraneous for a period of not less of 80 years to minimise or.	: !	el years 1982 to 12 18 1822 117 Kata albotted a S.No RC-12. Gardenin village Kontach. Kata Ray to Mia Denim Developers Limited, through authorized signators No. Rujesh Komar Putil No Sh Rujaram Putil Rio Flat No. £273, Suwalke Riddin Nadelin Residency. P.No. 1-4. Hajeey Gandlei Nagar Fisto. Road No. 1. 1914. Kuta Haji on dt. 26.01.22 and exempte : Regd. Laure Deed in formag of firms on de 26.07.22
	full	re of Trice of the intended Mortgager over the Property (whether ownership region. Lossehold Rights, Occupancy Prosessor in or Inani Helder of Cook Signific Afforded etc.)	1:	Firechold
10	If le	uschekt whether:		Not applicable
	9	Lesse (Red is that stringed sed subserval		Not applicable
_	ŧ	Lessee is permaned to mortange the Loosehald and a	177	Not applies the
	·	dention of the Lease upgazzed period of Serve	Н	Not applicable
	Ť	for a sub-lease, check the lease dead or turning of Leaves as in		- or apparatus
		whether reuse dead permits sub-leaving and mortgage by Sub- Leaver also		
	U .	Whether the Jeasehold rights permits for the atention or assistance (if approache) "	1	Sut suplicable
		, litight to get cones at of the leasth individuals and nature thereof.		Not applicable
.1	gran widh other other	nover grow advancent lease-come. Sole: Agreement in his her it systemates the provides for advanced rights to the managegor of without conditions, the stortly got is competent to create go ou such property. Whether any permission from Ores, or any risubactive is required for creation of manage and it so what are realid permission is available.		Net applicable
.2	B.	Copens Versit Wheten	Н	Not applicable
-4		Such mulit is hereafile and transferable		мія айінкешк.
		Mantional can be constal		Not applicable
33	Nan- avore anche	tro no Misser's unterest, of any and is so, whether common of gape could be possible, the modalities procedure to be fullewed adding four permansion to be obtained and the reasons for coming	Ē	Net applicable Set applicable
	10 St	ish sepelasion		
14	10 St	compare has been tensional by way of Chit Southonest Deed.		- bint applicable

ROOM PRAKASH DADINGH Advocate & R.7 R/o 40, Vikas Nau Nama, KOTA (Rail)

B.P. Dadhich Advocate

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

	2	The Call Settlement Deed is duly stamped and resistered		Ner applicable
	Ь	The Care Section of Dead has been extended by two wanesses		Not applicable
-		The Cat Smillement Deed transfers the property to Deeps	- 1	Net applicable
-	e d	Whether the Donce has accoved the unit to summe the	- 1	Not annitiable
	e	Caft Settlement Deat or by a vegocated writing is by		
	0	Whether there is any restriction on the Domor in expounting the gift semiconout deed in question.		Not applicable
	T i	Whether the Dozec is in possession of the sefted property		Not applicable
	2	Whether one life interest is reserved for the Doos or an outbor- person, and whether there is a need for any other person to pure the crosson of moreage.		Not applicable
	h	Any other aspect affecting the calculity of the title passed through the gift settlement deed.	:	N m applicable
13	D	mirenal deed a available for deposit 12 out the modulity procedure to be followed to create a callid and or insceading mentioner.	1	Port applicable
	ь	Whether statution has been effected and whether the montgagen is in present and enjoyment of his stone.		Nox applicable
	t.	Whether the pertison made is soled in less and the mortgager has acquired a mortgage the talls therein.		Najapphraide
	1	to respect of partition by a degree of easier whether such degree has become final end all other conditions formalities are completed complied with		Next application
	b	Whether are of the disconnects or question are executed or connected to be made then one set Y II are arbitrared presentations to be along for avoiding multiple mortgages?		Nati spylitedale
la.	West	ther the little theorems melick and tratagentory		Point agriph score too
	there.	prents office.		
	D	In case of wells, whether the will is registered will or nangarated will?		Nat applicance
Ī	5	Whether will in the master needs a standardy probate and it so whether the stand is probated by a competent court.?	·	No. applicable
		Whether the property is mutated on the boos of will "		Not applied to
		Whether the original will is available?		Nim applicable
	· e	Whether the original death certificers of the testiour is available?		Not applicable
		What are the communication and in the among to establish the wall in question as the best and final will of the testator ? (Comments on the encounteress such as the availability of a doctaration to all the beneficiaries about the pennineness validity of the wall, all parties have acted upon the will, etc., which are relevant to rely on the will, every limit availability of Modier Original title deads are to be explained.)	:	Sent applicable
17	0	Windhor the property as subject to any wake rights?		No
	b	Whether the property belongs to abmeditionale or sex- religious offer optionages having any restriction in erection of charges on such properties?		Mai requisible
	e	Preciations permissions of any is respect of the above cases. For examining mentioner 1		Scat applicable
18	ð	Where the property is a ISLE joint family property, mostgage is created for family benefit togo: necessary, whether the Major Coparteners have no objection join in execution, minor's should any rights of knowledges are		Not applicable
	4	Please also comment on use other aspect which may adversely after the calodity of security in such cases?	=	Not applicable
	D :	Whether the conjects belongs to any total or is subject to the		Not
19		rights of any frust." Whether the trest is a provide or guiding tenst and admiller thinst.		Numbered worker

AGVOTELE & R.A.
R/o 40, Villas Napar
Napa, E (FIN 18a) 1

	· C	If so additional procuptions permissions to be obtained for creation of valid moragoge?		No applicable
	d	Respondents of one for creation of neotypes as per the central state laws applicable to the trist or the matter.		Non applicable
20	a	If the property is Approximate land, whether the head have necrosimum people of Approximate basel whether there are say next values for constant, inforcement as need age.		Not applicable
	b	In case of agricultural property other referent records incuments as per local laws. If any are to be verified to ensure the colubit of the falle and right to entance the professor.		Not sprčicuble
	Ĺ	In the case of conversion of Agriculture said for commercial purposes in otherwise, whether requeste procedure followed reconstants colonies.	:	Not epoScribin
21	regii Agin	ther the property is attented by any loved laws or other ductions having a bearing on the creation accuracy (viz. common Laws weaks sections, minoraties, Land Jown SF2 authors, Costal Zone Regulations, Environmental Clearance.		Not apple able
22	u	Whether the purpose is subject to new postding or proposed and acquestion proceedings?	:	No
	ŀ	Whether any search enguins is made with the Land Acquisition. Office and the concome of such search enguary	Ξ	Net applicable
72	a	Whether the princip is involved in on adject moster of any litigation which is pending or oxiderated?	=	No
	h	It was ministen such brigation would adversely affect the encountries of the transfer of the large and expectation of the future entirescape of ⁹	:	Necapplicable
	0	Whether she file documents have any court seal crarking which points and any hogotost attachment receipts to each in respect of the property in specimen 4 to such case please constraint on such and marking:		No applicable
24	2	to case of paramership from whether the property belongs to the firm and the deed is property results ed.	:	Not applicable
	F	Property belieging to pertieve, whether thream on invelopers? Whether formalises for the same have been coexpicted as per- applicable less?		Not applicable
		Whether the personics creating mortgage has been at been yith excels mortgage for and on behalf of the firm.		Non apphositie
25	e) Whether the property belongs to a functed Company wheat the Sensound names. Sound consistent authorization in timele- menting processation of documents. Repotentian of sey pine. Serges with the Company Registers (RCR). Articles of Assaurance processe for company seafely.			N m tpylositive
	for Whether the property to be mortgaged as particles by the above Company from any other tempony in Laurea' Ladicity Poteer-line (Li Priterii 1 Yest No.			Net applicable
	ic) If yes, whether the search of danges of the property (w) be thertgoged) has been exerted out with Registration Companies (ReC) in respect of stact ventor transpany / T.I.P (selfer) and the model common quantities.)			Not applicable
	iii) Whether the above search of charges reveals may prime charges encumbrances, on the property (proposed to be exertingual) ereated by the center company (seller)? Yes, No.			Not applicable
		if the neurch reverse states/remotes a charges, whether such that assumbtance have been satisfied?		Not applicable
25.	lane	asse of Societies. Association. The isociation outlinedly proved to ower and whethin the mortpapierson be mested, such the sequisite hitsens, typ-lows.		Set applicable
27	. 8	Whether are PNA, is mealwed in the character falls ?		Ne

2000 PRAKASH DADRICH Advocate & R.A. RVo 46, Vikis Naga Nama, ROTA (Raj.)

R.P. Dadhich Advocate

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

i	31	Whether the POA is one complet with interest i.e. a Development Agracoscal-com-Power of Attanes, If so please charify whether the segre is a registered theorems and because it	2	Not upplicable
		has invaded an interest in favour of the builder developer and as such as intermedile as per law.		
	e	in case the (tile document is encastal by the POA holder please clarity whether the POA morewed is (i) are encounted to the Builders viz. Companies Firms Individual or Proprietary Concerns in favour of their Partners Implements Authorized Representatives to sign Flat Albament Letters. NGCs. Against at it Stie, Seie Deeds, etc. in favour of heyers of that south (Builder's POA) as (an other type of POA) is improve POA).		Pent applicable
	d	In case of Huilder's PNA, whether a certified copy of POA is available and the same has been vended conquired with the ranging POA.	:	Nut epobeable
	e	In case of common POA (i.e. POA other than Builder's POA), please clands the following clauses in respect of POA.	7	Nor applicable
		Whether the argued PUA is required and the title revestigation is done on the basis of original PUA?	: :	lisat applicable
		n Whether the 2OA is a registered rate."		Not applicable
		m. Whether the POA is a special or general one?		Nut applicable
		A Whether the POA orntains a specific anthomy his assembles of life document in greatest?	:	Not applicable
i	ſ	Whether the SCA was an linee and not remaked or and herence invested in the date of execution of the document in question? (Please clarify whether the same has been assortioned lines; the utilities of sub-registrar also?)		han applicable
	ĥ	Plane comment on the genuineass of POA? The moreovers' openin in the entire calabits and salidity of the PASA?	:	Not applicable Not applicable
2	ğınıa ğınıa	then constance is being energial by a PCIA backer chark manages of the Power of Attorney and the extent of the powers of therein and whether the same in properly executed post authoritiented post authoritiented post authoritiented post authoritiented post authoritiented post authoritiented post authoritiented post authoritiented post authoritiented post authoritiented post authoritiented post authoritiented		Not apprinciable
2		r property is a flat apartment or residential commercial complex. Land exercises on the following:	:	Ma
	- 3	Promover's Long owner's title to the food healthing		Nor applicable
	k c	Disseligence Agreement Power of Altomey Extent of outbody of the Developer Hidden		Not opplieable
I	d	Independent tyle verolgation of the Land and or building in question	:	Nut applicable
Ш	V.	Appenient for sale (duly registered)		Not appropriate
		Payment of purpos stomp daty		Not applicable
	2	Requirement of registration of side agreement, development agreement, R.A. etc.	1 =	Net applicable
	-,	Approval of building plan permesons of eggopting local authority etc.	:	Mail applicable:
	-	Conveyance in Livina of Society Conduction in an assertion Company v Carteficate also must be an Invest of personal in		Natapphease Natapphease
Н	k.	Membership details in the Section on.		Not applicand
-	K.	Share Certainates		Not applicable
	- 1	No Objection Letter from the Society	-	Not applicable
	7	All logal requirements maker the local Municipal laws.	:	Not applicable
	9	regarding ownership of flats Apartments Duilding Regulations, Development Control Regulations, Co-operative Secretori Laws etc.		
	0	Regulations, Development Control Regulations, Co-operacse	;	Not applicable



-	made, approval of horsest and other precentives, if so-	i	
	q Whether the numbering pattern of the union thats tolly in all themnests such as approved plot agreement plat etc.	į	Not applicable
ΨĪ	functionlyances, Amacrosens, and or claims whether of Government. Control on Nute or other Lucal authorities or Third Party claims. Lucan site was distants thereis.		No. applicable
31	1 10 2 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		01 years 2022 to 12.0K 2022
25	Details regarding properly lawes lend resonate as a line statutory does paid payable as so date and if not paid, what remedy ?		New application
33	a Ottom lend exiting cleanance, whether required and if we details discreve		. Slut egmandike
	Whether No Chrechine Certificate under the Income Tex Act is required to September 1.		Not applicable
) L	Details of RTC extracts transition extracts Kotha councils potanting to the property of question		National and a second
3.5	Whether the nation of murizogur is reflected as owner as the recentle. We compaid Village rescale.		Nation/Genok
3e	e : Whether the property reserved as secures as despite demandment ?		Yus
	5 Whether the dissupervised parentom of the property is legally solid?		Yes
	Whether the present has store coses as per descripted in [The property should be legally accessible through normal varieties to transport goods to factories i houses, as the case may be).		Yes
j.	Whether the property can be obtained does the following the ments, and discrepancy doubtful engagement it are revealed an architecture.		Net evailable
	A Section to a selection to electrically obtained to		Not available
	6 December on relation to water counsection	:	Not aveilable
	e Document in mixton to Sales Tax Resistanton. Stary applicable	:	Not an eliable
	4 Other seists bills, it's m-		Nos availance
44.	The respect of the bosoniance of the property of other there is a dufference discorpancy in any of the title discorpancy in any of the title discorpancy in any of the title discorpancy in any of the same (such as valuation report, rising hilly, explice the same) concerns boundary. If it is pieces dishered comment on the same		Mid applicable
s.)	It the calculation expect and an approved variational plans are more verifible, please comment on the same including the comments on the description and boundaries of the property on the said decreases and that at the little decide. If the valuation report and or approved post see not available at the time of proposition of TEE, please provide these comments subsequently, on making the same available to the advector;		Vyšijatimų rejem tajs, avariable
10	Any that mentures the architect of modespect under any local or special crass-master details of proper regionalise of discussions, payment of proper using data as:		No.
41	Whether the bent will be able to enforce \$ASEAFSI Acc, all coquined assists the property official assesses ?		Not applicable



B.P. Dadhich Advocate

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

42	In some of absence of occupied table doods, details of local and other requirements for areation of a proper valid and enforceable anomagage by deposit of cartifical extrace duly certained are invalve my presention to be taken by the Houte of the mount.	:	Not applicable
4,3	Whether the coverage his constitutional discussions of the mentioner better their nations, personal permises operation of mongage and problematic processions if any to be rated in such opera.	:	Non applicable
44	Auditional to per to refer and for imperigation of title as per local taxes	·	. No
45	Advanced engagement, if any to unlegated the offered of fluid exclusing the partition of country	:	N.A.
46	The specific persons who are impaired to could moregogette deposit - decuments availing mentigage		M/s Denim Developers Limited, through anthorized vignatury St. Rajiesh Kumar Patil Sin St. Rajiesma Patil Rio Has No. 1273, Suwalka Riodhi Siddhi Residency, P No. 1-4, Rajies Gandhi Nagar Estin Road No. 1, IPIA, Kota Raji
47	Witcher the Real Islante Project comes make Brisi Faiste (Regulation and Development) Act.2016 - V.N.		Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If sn. the details of such registration are to be furnished.	Ì	Niel applicable
	Whether the registered agreement lim sale as presented in the above. And tokes there under is executed?	Ī	Not applied to
	Whether the details of the spartment plot in question are verified with the list of number and types of apartments or plots booked as apleaded by the promoter in the website of Real Estate Reputatory Authorse?		Nm spyčicame

Date : 12 08 2922 Place : Keta

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

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

CERTIFICATE OF THEFT

I have considered the Congrest. Into Deeds intended to be deposited relating to the schedule property, see an although its occurs by way of "Equipment which was a subject of agent and that the sense of agent with and interest and that if the sense of the Congress is accorded to all the sense of agent which the sense of agent and it for the sense of agent and it for the sense of agent and it for the sense of agent and it for the sense of agent and it for the sense of agent and it for the sense of agent agent and it for the sense of agent agent agent agent agent agent and it for the sense of agent age

- 7 I have examined the Documents as Setail, taking into account all the predefines to the classic last order American B and the other relations.
- 3 I continue having made a search of the Land Revenue records. I also continue having vention and checked the records of the relevant Government (Blices Sub-Registrary)) (office (a). Revenue havingly bindings) Panchaget (Office Land Augmoinian Elice Registrar of Companies Office. Walt Though private applicability. I do not find anything arbitrary which would prevent the Table Bullions from creating a valid Nicropage. I am liable regionable, if any, loss is consect to the Bask time to nephysics on my part or by my agent an making assect.

4 Following sension of Land Methods Revenue Methods, relayers Title Deeds, cartains expect of such total stacks obtained from the amounted registers office and automorphisms (EC). Thereby ceredy the gestimeness of the Title Deeds, Suspicious Doubt, if any has been channel by making personny cognition.

- 5 There are no prior Mortgage Charges encombiances whatsoever, as could be seen from the bacombrakes Cembero as the period of PI years from 2012 to 12 IN 2022 peristing to the immersable Property (166) covered by above and Tric David. The property is free from all Executiveness.
- 5 In case of escoud subsequent charge to favour of the Bank, there are no other receipages that gets often than already stated in the Look decreases are appoint to by the Montagor and the Bank (Delete, whicheve is not applicable), N.A.
- Matter (a) and has their interest in the property (ion) in to be extent of N A (Specify the above of the Minus with Name). Strike out of not applicables.
- 5 The Mortage if created, will be available to the Rink for the Cashillity of the intending Standard Mile Doublin Developeers United, through authorized signatory Sh. Rajesh Kutmar Patil 5-9 No. Rajeshan Patil Rio Flat No. 1275, Newalkat Riddhi Naldhi Residency, P.No. 1-4, Rajesta Camelhi Nagor Extra Result No. 1, IPLA, Kesta Raj.
- 9 Lecrity that MIs Denian Developers Limited, through authorized signatury Sh. Rajech Komar Patid Sin Sh. Rajeran Patid Ma Mat Na. 4273. Suwalka Riddelj Sjektly Residency. P.No. L.I. Rajecy Gandhi Nagar Extr. Russl No. L. IPLA. Kata Raj. has been an absorue, their and Markotable title over the schedule property less I harben certify that the above title intelle are genuine and a saled compage can be created and the total Managary would be colorecable.
- 10. In case of creation of hierarcine by Expecit of alle duals, we contribute the deposit of following tale desix decompose would are a valid and enforced in congage:

Note: Photo copy of Document No. 7 to 5 to be taken for the registration of project ander RERA. Let

- 1. Certificate of Incorporation 56's Denim Developers Limited.
- 2. Resolution Letter in forcer of Sh. Rujesh Kumar Patil
- Allestment Letter No. 1 104 dt. 20.47 22
- Certificate No. 1104 8t. 20.01.22
- 5. Regd. Leave Deed with Map & 29.61.22
- 11. There are no legal impediments for creation of the Mortgage on production or above the coors, the coors for other or other in risks examined under any applicable Law? Rules in force

12. It is deriffed that the property is AARHAHSI Complant.

SCHARLE CR. [11] (ROPERS) (JES) S No. IC 12. Guidenia, Village Kuchada Kota Iraj.

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West - Road

North Brad

South S. No. 10-13

Date 30.000007

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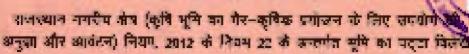
BUDHI PRAKASH DADRICH Advocato & R.A. RAO 10, Vikas Naga Nama, KUTA (Rd)





📺 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



^{申明申} / 1136	13-16 20-0-7-2082
	वृत्तिक क्षणीकृत क्रमाक्षरकर्ता उर्जन कृषण गाहिल पुत्र के भारतका पाहिल
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	60. AA V
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(पदनाय) औ/औमती/सुओ	
निवारंगे	3-6-2
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कुन्हाडी	जसरा मं <u>५,41,49^{1,}</u>
	में विश्वत है।
न्यानाय ।नकाय (पट्टा कता) द्वारा गददा याश्क क निकादित किया जाता है।	है गक्ष में उक्त भूखण्ड का पहरा विनाकको
निकाल्य क्या आया है।	
	1/
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1. — —	अगर विश्व के नास, को ग
I	
नोट — शर्ते पीछं पृष्ठ पर अभिन्त है।	

पंजीकृत / धृष्टांकन संतप्न है।

Registered and Endorsement Attached

पट्टा

पट्टा विलेख की शतें (लीज होल्ड)

त्यवसायिक

(क्षे भूमि का गैर-कृषि प्रकारन के लिए राज्योग को अनुवा और आवटन नियम, 2012)

पटटे की तर्त

٦.	पट्ट धान्य ने निहित विवय क	हरत एक मुद्रा लीज गणि जाय क्या दो है। अर	्रका भूकाम्ब १७ वर्षाय लीज में पुरूष है रह
		ज्ञान	

- पहल क्षावत हाल भूकम्ब / निर्मित क्षेत्र का उपयोग वही किया जाएगा किया नगरीम बंबु नहल किलेब जाते किया गया है। भूक्ष्य का प्रचारित भवन विभिन्न में सम्बन्धित अनुसूर्य में उत्तर्विक उपयोग अनुद्रीत होंगे. परना अन्यक उपयोग केंद्र निर्माणित नानवामी की जानना गुनिजिनत की जागे।
- प्रदेश कान्य अल्ला भूतपर्य के किया अल्ला अल्ला महत्त्व में इसान्तारित कर महेदा तथा भूषण्ड को उक्त-प्रदेश (सम्मारिक) पर भी दे नवाथा।
- उक्त भूतपद के विकास हस्तामकरण पर केता के एक में नाम परिवर्तन के लिए निवास में निर्धारित गूक्त आवेदन के लाभ प्रजीकृत विकास पत्र आदि
 परमुक्त किया आपंगे, परन्तु परव्यापारक के उक्तरविकारी के मामले में जोई लीई देव नहीं होगी।
- पद्धा विलेख का सरकार/ जीवन वीम नियम/ कामदानी धरकाओं के पाय काक (मोर्चज) तथा वर करूंगा, जिसके हिए कालीय विकास का जनगणि।
 प्रमान पत्र (NOC) की आवश्यक्य नहीं होती।
- पुरसम्ब पर भवन निर्माण प्रशासिन भवन वैनिवाम क मानद्रम्को नवृत करना हाम।
- पद्ध कर्ल (स्थानीय निकार) के बिन कार्किक के भूगध्य का स्थानियालन / पुनर्गतन न यू कार्याम परिवर्तन नहीं किया का सकेगा।
- पाइट विलेख जाने करने की दिनांक से निवारित कार्य में निवार करना होगा। निवारित कार्य में निवार नहीं होने पर निवारित कर से क्रमांक निवार किया जा सकेन अध्यक्ष पहला किया जा सकता है।
- भद्रश विनेश के निमादन के प्रकाद निगम निमाह तथा तथा पूर्वाचर पहरा वितेश प्रका किया गया है को अवत बुक्का का पहरा निरसा फेका व्या सकेगा।
- 10. पद्ध निलेश की गोलना में आन्तरिक विकास पर होने वापे खय विकासकरों / गृह निर्माण सहकारी सुरिति हुआ वहन किया आगेगा।
- पद्म विलय जिन अधिनिधमी निधमी नीति, विनिद्य के तहत लागी किया गया है। इसके सभी सकता व कर्त लागू क्षाणी जिन्दी पासना नहीं कर्म पर पद्म निरस्त किथा का सकता।

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रदान। इपूरी हेतु पहरे की बाँगे परन सर्वि।

पुलब्द के पहले भी गीयाओं का विवरण-

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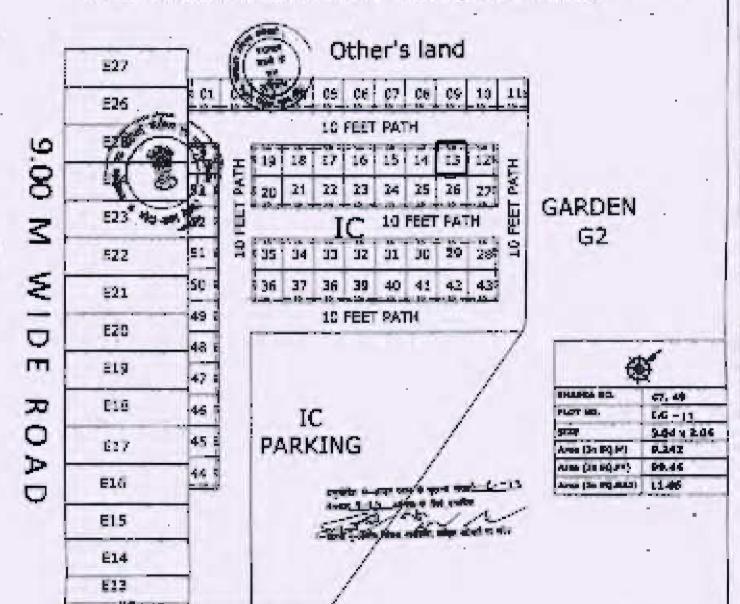
- पंजीकृत/पृष्टांकन संसन्त है।
- Registered and Endorsament Attached



समाद प्लान बलन से भी संस्था कर सकते हैं।

जानिकार अधिकारी प्रापिकृत अधिकारी से हार्नामेर विद्री गोहर क्या विकास स्वास, बोटा 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 Rajasthan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGISTRAR: KOTA-I

Fee Receipt
Appendix I-Form No. 9 (Rule 75 \$ 131) Print Cato | 12-08-2022 6.03 PM

Pee Recept No		202202123019305	Receipt Date		12/08/2022
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Supreture of presenter or egylacent for copy or Search certificate

Signature of recipient, and date of return receipt

Casalor

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SUS-REGISTRAR

B.P. Dadhich Advocate

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

REPORT OF INVESTIGATION OF THESE IS RESPECT

		OF IMAIOVABLE PROPER	13	
1	6	Name is, the Stoneli Husmass Unit Office seeking opinion		Rajasthan Heal Fatate Regularity Authorsty, Jaigair Raj
Ī	5	Reference No and date of the latter timber the asset of which the documents tendental for maintainy are functioned.	:	Ni
	e	Nexts of the Harrower		Miss Dentim Developers Lindsed, through authorized signatury Sh. Rajesh Kumar Putil No Sh. Rajaram Putil Ros Flat No. 1273, Suwalka Riddhi Saldhi Rosadenra, P.No. I d. Rajara Gamilhi Nagar Fata. Road No. 1. IPIA, Kota Raj.
2		Nurse of the uniformers company serson offering the property needs assumed.		Mis Denim Developers Limbud, thorough authorized signatory Sh. Rajesh Koman Patil Sm Sh. Rajeram Patil Rh. Flat No. 1273, Sareadka Birlichi Siddhi Residenty. P.No. 1-4, Rajeer Gandhi Nagar Fata. Rusul No. 1, IPLA, Kota Raj.
	þ.	Consolidation of the Unit is enjoying person back anti-conte		Individual Firm
		notioning the property for meating of charge. Note as to under what capacity in security of fored (whether		Herrewic
	e	as front nightenet in binnower in as anaroning of the line.		Helbraff
1		New or full description of the numerable property has ordered with including the following details.		
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	- b	Dose House on On case of house property:	١.	S.Nr. 10-13. Cordenia. Villeat Kenhadi. Kota Rat
	E.	Extent area arctuding plows boalt up area in case of house property		9.24 Sq. Mr.
	d	Lessupes like name of the place, village, city, registration, sub-distinct on Desindaries	-	Fact - 5 No. 1C-26 Wigot Rand North S No. H142 Small S No. 1C-14
	٥	Promotors of the decreamts seminized-serially and observations of the decreamts seminized-serially and observations.		4. Certificate of Incorporation Mis- Denian Developers Limited 4. Reconstion Later in Incorp of St. Rajesh Kumar Patil 5. Alterment Scener No. Militaria 20:87-72 4. Certificate No. 1136 dt. 20:87-22 5. Regd. Lense Devel with Mag dt. 29:87-22
	b	Nature of documents verified and as in whether they are originals or certified orgies or registration extracts duly certified.		Rogd. Union Devel of H.No. 1 V.No. 1623 P.No. 132 S.No. 202395525112200 do 29.07.22
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PUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagai Nagta, KOTA (R.j.)

B.P. Dadhich Advocate

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

b If each nuture computer movels are modeled, whether are services from a contribution or cross choking are made and the comments follows: the regard. Whether the gratitioness of the stamp paper as prosofet to be get varied from any control portal and of an eductive such contribution on some and it is not provided in the control paper as prosofet to be get varied from any control portal and of an eductive such control paper as provided in the program office? Property officeral as societis falls within the jurisdiction of which sub-registers office it is possible to here registrations of shorecasts of all programs of the property of agreement and such affices? Whether search has been made at the control paper in a pleasant to a law after a consider and the property in question. Whether search has been made at the control materials to the control of the property in question from the photocopies or sub-dimension to respect to the control the lateract whether and the affordable which states a nutler day on this or mention located stands for such charge in the paper in the control of the control of the property of the property in question from the property of the property in question from the property of the property in question from the property of the property in question from the property of the property in the form the observable stands for such charge in the form the observable stands for such charge in the property of the control of	01	ä	Whether the regular of rejustor office or invence settlenties ordered to the property in question are available for wenticeton through my unline popular concurrencement.	1 :	Ne
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titis ownership rights. Leasenebi Rights. Occupancy Possesson Region of them Forder to Ciron. Counter Allintor etc.) 10 If basichald, whether: a i count Dead to ship stampad and experience. b Leasen is permitted to managage the Leasenald right. c direction of the Lease reasymed period being. d St. a sub-base, check the lease deed in foreign of Lease as to whether leave deed permitte sub-seasing and mortgage by Sth-Leasenalton. c Whether the leasehold rights permits the the creation of any supersources (if applicable). d Paget is get reasenal of the leasehold rights, and nature thereof. If Given, grant allotteen i ease count. Sale Agreement whether grant agreement its precipites for alterable rights to five twestpages onto no watered couplings, the nortgager is competent to create clarge and another is required for creation of mortgage and if so whether such walls promisence to available. 12 If seconates right, whether a Such note is benitable and paneling the mortgage and if so whether such walls promisence to available. 13 Noting and the mortal interest if any and it as whether creation of mortgage and if so whether such walls permitted for creation of mortgage and if so whether as Such note is benitable and purely and it is whether creation of mortgage and the processor of the followed mortgage and the processor to be obtained and the mortgage. Not applicable	8	tisle post Mini- mad and and and ther	in at tale tracking the title from the oldest title deed to the intest deed establishing title of the property in question from the excessors is safe interest to the contest type holder. And reference of materials in older clay on title is involved watch should be a fair a further period depending on the used for character of above on the title asset for elements of asset of property efforced as security for loans of Hs. 1.00 cross above, search of title consumers for a period of not less above, search of title consumers for a period of not less in the pears is mandatory.		UCI Kor, oloneo y S.No. 10 13. Cordenia. Village Kanhadi, Kora Raj to MPs Denim Developers Limited, through authorized signatury Sh. Rajesh Komar Patil No. Sh. Rajerum Patil Rto Flat No. 1273, Sovrolko Raddin Siddhi Residenty, P.No. 6-4. Rajeru Gatelhi Nager Fatta. Road No. 1, 5PLA. Kota Raj. on dt. 20.01.22 and racrate a Ragd. Lusse Devd in farmur of firm on dt.
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a Cause Dead is daily stampached againstered	101				Not applicable
b Lesses is permitted to mortgage the Leasehold right : Not applicable c direction of the Lesse bases provided between of Lesses as to the state of the Lesses and the Lesses as the state of the creation of any substitutions of the lesses and mortgage by Sub-Lesses alon : Whether the leasehold rights permits for the creation of any superson tenses (if applicable) ! I Right to get reserved of the lessehold rights and nature thereof. If Govi, grant albetteent i ease come. She Agreetiant whether grant approximation to provide for alternative to create along our morth or without coaglificing, the mortgage and if so whether such wild permitted for creation of mortgage and if so whether such wild permitted for creation of mortgage and if so whether such wild permitted to reaction. If Govi, grant albetteent is earlier for alternative to create along our such property. Whether we competent to complete the creation of mortgage and if so whether such wild permitted for creation of mortgage and if so whether such wild permitted to available. If secondary right, whether a Soch molt is beritable as for the creation of mortgage can be created. Not applicable Not applicable. Not applicable. Not applicable. Not applicable.					
d 3f a sub-loase, check the lease deed in favour of Leasee as to whether lease deed permats sub-leasing and mostgage by Sub-Leasee stan. d Whether take leasehold rights permits for the creation of any superstructure (if applicable). 1 Right to get reason of the leasehold rights and nature thereof. 11 If Govt, grant alliancemin ease come. Safe Agreement whether grant agreement into provides for alreadily rights to the reastgages with or subsent conditions, the mortgage is competent to create always in such property. Whether was permanent into a contrast to reastion of mortgage and if so whether such while permanent is conditions. 12 If acceptancy right, whether a Such multi is heritable and transferable b Medgage can be created 13 Not applicable 14 If the property can be set the conditions provided the reasons of mortgage and if so whether and mortgage and if any and it as whether creation of mortgage can be presalted. 15 Not applicable. 16 Not applicable. 17 Not applicable. 18 Not applicable. 19 Not applicable. 19 Not applicable. 10 Not applicable. 10 Not applicable. 11 Not applicable. 12 Not applicable. 13 Not applicable. 14 If the property can be set utransferred by may of fair Sentement sheed. 15 Not applicable. 16 Not applicable. 17 Not applicable. 18 Not applicable. 19 Not applicable. 19 Not applicable. 10 Not applicable. 10 Not applicable. 11 Not applicable. 12 Not applicable. 13 Not applicable. 14 If the property can be set utransferred by may of fair Sentement sheed. 16 Not applicable.				1 .	
d Si, a sub-icase, check the lesse deed in favour of Lessee as to whether leave deed permats sub-icasing and mistagage by Sub-Lessae also it. Whether the lessehold rights permits for the creation of any superstructures (if applicable). I. Right to get research of the lessehold rights and inture thereof. II. Given grant alternant lesse come. Safe Agreetium, whether grant agreement its provides for alternable rights to the meetingger archive authority in required for creation of mortgage and if so whether such wild permission is available. I. Procupancy right, whether a. Such multi is negative the creation of mortgage and if so whether such wild permission is available. I. Procupancy right, whether a. Such multi is heritable smit transferably. b. Mortgage can be created. 3. Not applicable. Not applicable. Not applicable. Not applicable. Not applicable. Not applicable.				Ė	
Whether the leasehold rights permits for the creation of any superstructure (if applicable)		J	. Si, a sub-loase, check the lease deed in favour of Leasee as to whether lease deed permits sub-leasing and inividual by Sub-		
If Given grant alterment i escaleum. Sale Agreement whether profit approximate the provides for alternable rights to the receipager and for a such property. Whether we permission from the subset of such property. Whether we permission from the subset of supplied for creation of mortgage and if so whether such sufficiency is available. 12. If see panels right, whether		4	supecsoucease (it applicable)	:	
pront opnorment at: provides for alamable rights to the mertgager and her without conditions, the mortgage are competent to cross an analysis of a crossion of mortgage and if so whether such property. Whether we permassion from the so whether such will permassive is constable. 12. If we come right, whether :: Not arraicable :: Not ar					
a Such midd is humbhly and transferable b Mortgage can be orgated continued of Minar's interest of any and it as whether creamins of a Not applicable miningage could be possible the consistions procedure to be followed including court permission to be obtained oughthy country and permission to be obtained oughthy recomes for coming to such conclusive. 14 If the property has been unautened to may of fait Settleman sheed. 15 Non applicable	11	gran anti- elan	I agreement its provides for alterable rights to the mortgager or authors conditions, the mortgager is competent to except ye in such property. Whether we permayour free: Good, or age rauthors is required for creation of mortgage and if so whether	1	Nul any course
a Such midd is humbhly and transferable b Mortgage can be orgated continued of Minar's interest of any and it as whether creamins of a Not applicable miningage could be possible the consistions procedure to be followed including court permission to be obtained oughthy country and permission to be obtained oughthy recomes for coming to such conclusive. 14 If the property has been unautened to may of fait Settleman sheed. 15 Non applicable					
Notine of Minur's interest of any and it as whether cremins of the Not september and supplied to such the possible of states and the constabilities processes for coming to such ameliasses. 14 If the property has been transferred to may if Cafe Settlement sheed. The Property has been transferred to may if Cafe Settlement sheed.	13	900)			Not are inche
nuntgage could be possible. The constabilities processing to be followed meaning count permission to be obtained oughthe recount for coming to such conclusive: 14 If the property has been transferred by may of Cafe Settlement sheed. : Non-applicable	12	Tre	copunes right, whether	i	Not applied the
	12	Tree	Sections right, whether Such right is heritable and transferable Mortgage can be created	:	
whether	-	The a b Note made to se	extremes right, whether Such mile is heritable smill transferable Mortgage can be created me of Schmul's interest of any and if an inheritar creaming of tgoge could be possible the constablines procession to be followed when court permission to be obtained and the reasons for coming who court permission to be obtained and the reasons for coming who mechasics.	1	Nnt applicable

SUDHI PRAKASH DADHICH Advocate & R.A. R/o 10, Vikas Nagar Nama, KOTA (Ray.)

	- 8	The Girll Settlement Dead is this stamped and payetered		Not applicable
	b i	The Gift Senlement Dood has been atteated by two witnesses.		Non applicable
	4	The Ceft Settlement Deed transfers the property to Donee		Not applicable
	a	Whether the Dense has accepted the grill by signing the Gift Settlement. Deed or by a separated renting is by mightest-super by actuage.		Not applicable
	e	Whether there is any restriction on the Donor in executing the unit settlement detail in question.	1	Nia applicació
		Whether the Dones is in possession as the gifted property		Not applicable
	y	Whether are, life interest is resourced for the Description of any other person and whether there is a need for any other person to join the creation of mortgage.		Not applicable
	D	Any other aspect offereing the talidity of the title passeri- through the gift settlement dead.	1	hint applicable
le .	ŝ	In case of problem lentily settlement theals, whether the imagenal creat in evaluable for deposit. It not the mediaty presention in the followed to create a valid sed entiremediate mentipage.		Nan applicable
	t	Whether motation has been estected and whether the mortgonium is in possessioned and enjoyment of his shore.	-	Secupplicable
	0	Whether the partmen made is valid in law and the moregness has accounted a managequible title therein.	1	Nut applacesic
	1	to respect of partition by a decree of court, whether such decree has become final and all other conditions formalines are completed complice with		Nut applicable
	e	Whether any of the documents in question are cossisted in counterparts or in more than one set ? If so, additional precontinus to be taken for avoiding multiple murtipages?	:	Not appliedle
15		ther the title documents metade any testsapenjar.		Nint applicable
	dung	inionis wills ?		10000
	D	In case of wills whether the will is registered will on unconstant will?		Мін ерускопіс
	•	Whether will in the matter needs a mandatory probate and if so whether the same is probated to a sympotent order?		Not applicable
	9	Whether the property is quitated on the bases of will?	ш	Not applies ble
	d	Whether the original will is available "		Nim applicable
	C	Whether the original death combines of the testator is available?	1	Not applicable
		What are the commissions and in discovering in establish that will in question as the last and their will of the Asstatop? (Comments on the encounstances such as the asstatobility of a declaration by all the beselfciones about the genuineness validity of the will, all parties have acted upon the will, etc., which are relevant to rely in the will, a combination of blotter Original title deeds are to be explained.)		Nut appéssable
	9	Whether the property is subject to my wak! rights?		, No
	5	What is the property belongs to church temple og ogs- redgræne ether endenhaus having any exchanging provides of charges on such properties?	:	Nut speciesable
	C	Presumes permissions, if any investment the above reserving electron of neutropy ?		Not applicable
8	h	Where the property in a UUF joint farmly property, mortgage is created for family heretit sayor necessary, whether the Major Coparceners have an objection you in executive mount's stone if any multi-rel senate members on	:	Nin applicable
	A	Please also compared on our other aspect which may adversely silest the subdits of seconty meach case;		Not approache
(0	6	Whether the property heldings to any bust or is subject to the might of any troop?	: '	Na
	ŀ	Whether the trust is a presule or guiding trust and whether trust	1	Non appliantific
		dand specifically authorizes the numpage of the property?		

BUDGE PRAKASH DADHOCH AGVOCATA & R.A. IVO 16, Vikas Nagar Nagar & OTA (Kay)

	Ţ	If so additional precautions, permissions to be obtained for creation of sall discretizance."	7	Not applicable
	J	Respectments, if any few creation of measure as per the central stage laws applicable to the crust in the matter.	:	Not appliesiste
10	9	If the property is Agricultural land, whether the local laws permit successes of Agriculture land and whether there are any posuretions for greation, enforcement of mergange.	:	Not som water
		In case of agricultural property other relevant records discurrents as per local laws, if any are to be varified to ensure the validaty of the title and right to enforce the merigage.	:	. Not applicable
	P	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed permission obtained.	:	Nid applicance
	tega Agai	Oken the property is affected by any based laws on other inflants become a bearing on the investion security (or publical Lens weather sections, impropries, Lens Lens Sect. latinus Costal Zone Republicing, Environmental Clearance.	:	Misi npphicable
7	Я	Whether the property is subject to says pending or proposed	:	Nu
	ŀ	Since requisition proceedings ? Whether any acarely coming is made with the Land Acaposition Office and the entenine of anim search origins.		Nist applicable
3	J	Whether the property is involved as or subject motor of any attention which is penaling to experiently!	:	Ne
	h.	it so, whether such hitgation would adversely affect the proxima of a valid morngage or have any numberation of its future enforcement?	:	Not applicable
	С	Whether the falls discussed bove any court wall marking which points out as litigation attachment security to court in respect of the property in question? In each case please comment on each seal marking.	į	Not apposable
4	л	In case of paramership time, whother the property belongs to the Sum and the deceles peoperly registered	i	Nes, applicable
	h	Property belonging to partners, whether thown on horehood? Whather toroubbes for the same base been completed as par applicable have.	:	Nat apparable
	e	Whether the persons; creating thirdings has here authority to ereste mentage for and an isolatiful title from	Ξ	Not applicable
3	From event with	Whether the property belongs to a Limited Company, check the proving pomers. Prend resolution, unflavoration in create transportation of documents. Registration of any print charges in the Company Registrate (ROC). Articles of Association, unseed for common studiets.		Not applicable
	dbes Pars	Whether the property (as be measured, is purchased by the company from any other Company or Limited Leability sensing (1.2.12) from "Yes INo.		Not applicable
	mer m re	I ves, whether the search of charges of the property (to be negació) as been curved out with Regulator of Companies (Rod) espect of such vesión company / LLP (seller) and the vesión party (purchases)?		Not applicable
	2001 10121	Whether the above search of charges reveals up prior ; get encodingness, or the property (progressed to be discharged) teal by the creates correspond (seller)?		Not applicable
		If the search pervals encumbrances of charges, whether such personnumbrances have been satisfical?		Norapplicable
γ.	lene	use of Sucretics. Assertions the sequent authority power to ower sail whether the montgage on be received and the requirate littens byte-laws.	•	Not applicable
		Worthing sex POst is jarrelyed in the chain of title fi		

BUDHI PRAKASH DATINICH Advocate & R.A (Vo 40, Vikas Nagas Nanta, KOTA (Rai.)

Ī	Ъ	Whether the POA is one coupled with interest the a Development Agreement-atim-Power of Attimize If an please cloudy whether the same is a registered theament and house if has cryated as interest in farmer of the holder developer and as such as arrevocable as pur law.	a	Nex applicable
	e	In case the title decoment is essented by the POA builder please cizedly whether the POA involved is (i) one executed by the Builders viz. Companies Firms ladevakual or Propertiary Conserus in (avoid of) their festions Emphasize Artificial Representatives to sign Flat Allousiant Letters, NOCs. Agreement of Sale, Sale Dords etc. in taxour of buyers of data ents (Hadder's POA) or (ii) other type of POA (Companion FOA).		Nin applicable
	d	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified compared with the original POA.	:	Not applicable
	е	in case of congrum PCA (i.e. PCA other than (lookin's PCA) please clarify the following clauses in respect of PCA.	:	Nett appeloaches
		 Whether the original PSSA is control and the titlar cavestigation is done on the bases of original POA? 	:	Not repolicative
		ii Whether the POA is 6 registered one		Not applicable
		iii Whether the POA is a special or general one?		Net applicable
		Whether the PUA contains a specific arthority for agreement in question if	:	Nes applicable
	ſ	Whether the P.M. was a tribe and not revoked in had become invalid on the dote intersection of the document in question.* (Please clarify whether the same has been ascertained from the rather of sub-register also.*)	:	Nm applicable
	2 1	Please contident on the genuineness of PCA.		Nor applicable
I		The unequivocal epison on the inforceability and validity at the POA $^{\circ}$	=	Not applicable
	Who pone grain	the POA ? ther invertigage is being invested by a POA holder, check exercise of the Power of Attorney and the count of the powers of therein, and whether the worm in properly executed ped authorities of the Law of the place, where it is		
9	Who purest states weed to the	the POA ? ther invertigage is being invested by a POA holder, check exercise of the Power of Attorney and the count of the powers of therein, and whether the worm in properly executed ped authorities of the Law of the place, where it is		Not applicable
9	Who purest states weed to the	the POA ? ther inverteges is being invested by a POA holder, check exercise of the Prover of Attorney and the count of the powers of therein, and whether the same in properly executed ped authorities of the law of the place, where it is not a properly is a flat apartment or residential commercial complex.		Not applicable
9	Whe percent season in the check of	the POA? ther invertises as being invested by a POA holder, check exercise of the Prover of Attorney and the count of the provers therein, and whether the same in properly executed ped authorities of the law of the place, where it is not a properly is a flat apartment or residential commercial complex. It and comment on the following.		Not applicable Not applicable No
9	Whe percent season in the check of	the POA ? ther insertages is being invested by a POA holder, check exercise of the Power of Attorney and the count of the powers therein, and whether the warm in properly excessed ped authorizated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counces's title to the bushburg. Development Agreement Power of Amoney.		Not applicable Not applicable No No
9	Who pure grain state of the check a	the POA ? ther insertages is being invested by a POA holder, check exercise of the Power of Attorney and the count of the powers therein, and whether the warm in properly excessed ped authorizated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counce's title to the build building. Development Agreement Power of Amorrey. Extent of anthony of the Development and or busining in question.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
9	Whe pure grain state of the check of the che	the POA ? ther insertgage is being irrested by a POA holder, check exercise of the Power of Attorney and the count of the powers therein, and whether the same is properly executed ped authorizated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counce's title to the best building. Development Agreement Power of Amories. Extent of authority of the Developm builder. Independent title verification of the Land and or building in question. Agreement for sale (duly registered):		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
9	Who pure govern state of the check of the ch	the POA ? ther insertgage is being irrested by a POA holder, check exercise of the Power of Attorney and the count of the powers therein, and whether the same is properly executed ped authorizated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counces's title to the best building. Development Agreement Power of Amories. Extent of authority of the Developm builder. Independent title verification of the Land and or building in question. Agreement for sale (duly registered): Payment of proper stemp duty.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
9	When purest special states of the check of t	the POA ? the mortgage is bring prosted by a POA holder, check exercise of the Power of Attorney and the count of the powers of thermp, and whether the same in properly executed ped authemicated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counce's title to the building Development Agreement Agreement Power of Amoney. Extent of authentical the Development holder. Independent title verification of the Land and or business in question. Agreement for sale (duly registered): Payment of proper stemp duly. Requirement, development agreement, development agreement. POA etc.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
9	Who pure state of the check of	the POA ? ther insertgage is being irrested by a POA holder, check express of the Power of Attorney and the count of the powers thereby and whether the same in properly excessed ped authemicated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counce's title to the best building. Development allowings white to the best building. Extent of authority of the Development land and or building in question. Agreement for sale (duly registered): Payment of proper stemp duly. Requirement of registration of sale agreement, development agreement. POA etc. Approval of building plant permassion of appropriate house authority, 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
9	Whe permanent with the control of th	the POA ? ther insertages is being irrested by a POA holder, check exercise of the Power of Attorney and the count of the powers of therms, and whether the same in properly executed ped authoritisated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counces's title to the best building. Development Agreement Power of Amoney. Extent of anthony of the Development builder. Independent title verification of the Land and or business in question. Agreement for sale (duly registered). Payment of proper stemp duty. Requirement of registration of sale agreement, development agreement. POA etc. Approval of building plant permassion of appropriate house authority, 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 Not applicable
9	Where pures govern the three cheeds a district the cheed a district the cheeds a district the cheeds a district the cheed a district the cheeds a district the cheeds a district the cheed a district the cheeds a district the cheeds a district the cheeds a district the cheeds a district the cheeds a district the cheeds a district the cheeds a district the cheeds a district the cheeds a district the cheeds a district the cheeds a district	the POA ? ther insertgage is being irrested by a POA holder, check express of the Power of Attorney and the count of the powers thereby and whether the same in properly excessed ped authenticated in terms of the Law of the place, where it is need comment on the following. Promoter's Land counce's title to the best building. Developement Agreement Power of Amories. Extent of anthony of the Developer builder. Independent title verification of the Land and or building in question. Agreement for sale (duly registered; Payment of proper stemp duty. Requirement of registration of sale agreement, development agreement. POA etc. Approval of building plant permassion of appropriate house authors), etc. Conceptance in farmound beautif. Construction of possession.		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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9	Where pures services of the check of the che	the POA ? ther insertgage is being present as a POA holder, check exercise of the Power of Attornes and the count of the powers of therein, and whether the same in properly executed ped authoritisated in terms of the Law of the place, where it is intell properly is a flat apartment or residential commercial complete. Land comment on the following. Promoter's Land country's title to the best building. Developement Agreement Power of Amounts. Extent of authority of the Developer builder. Independent title verification of the Land and or business in question. Agreement for sale (duly registered): Payment of proper stempolicly. Requirement floa etc. Approval of building plant permession of appropriate head authorsty, etc. Corresponde in farming of Secret. Constructions of possession. Membership details in the Secrets etc. Share Certificates.		Not applicable Not applicable
9	Where pures seems of the check	the POA ? ther mortgage is being prosted by a POA holder, check exercise of the Power of Attorney and the count of the powers of therms, and whether the same in properly executed ped authemicated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counce's title to the best building. Development Agreement Power of Amorter Extent of anthony of the Development land and or business in question. Agreement for sale (duly registered): Payment of proper stemp duty. Requirement of registration of sale agreement, development agreement. POA etc. Approval of building plant permassion of appropriate hous authorsh, etc. Conceptance in traum of beauty of Condemnium concepted. Occupancy Certaficate allouncut letter letter of possession. Membership details in the Society of Share Certaficates.		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
9	Where pures govern week of the check of the	the POA ? ther insertgage is being present as a POA holder, check exercise of the Power of Attornes and the count of the powers of therein, and whether the same in properly executed ped authoritisated in terms of the Law of the place, where it is intell properly is a flat apartment or residential commercial complete. Land comment on the following. Promoter's Land country's title to the best building. Developement Agreement Power of Amounts. Extent of authority of the Developer builder. Independent title verification of the Land and or business in question. Agreement for sale (duly registered): Payment of proper stempolicly. Requirement floa etc. Approval of building plant permession of appropriate head authorsty, etc. Corresponde in farming of Secret. Constructions of possession. Membership details in the Secrets etc. Share Certificates.		Not applicable Not applicable
9	Where pures govern the three choices a second to the choice a second	the POA. 2 ther mortgage is being irrested by a POA holder, check exercise of the Power of Attorney and the count of the powers of therms, and whether the same in properly executed ped authorizated in terms of the Law of the place, where it is not properly is a flat apartment or residential commercial complex. Land comment on the following. Promoter's Land counce's title to the best building Development Agreement Power of Amoney. Extent of anothers of the Development builder. Independent title verification of the Land and or business in question. Agreement for sale (duly registered). Payment of proper stemp duty. Requirement POA etc. Approval of building plant permassion of appropriate hous authority, etc. Conception in training of Secrets. Conskrouping concerned. Occupancy Certaficate allounces level letter of possession. Membership duties in the Society. All legal requirements under the local Manuagal lower regarding ownership of flats Apartments. Houlding Regulations. Co-operative		Not applicable Not applicable

BUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vikas Nagar Nama, KOTA 1631)

	made, agreement of two sure and proper measurances of any		
	q Whether the massering pattern of the regits flats talls at eV		Nor, applicable
	documents such as approved plan, agreement plan etc	ı Ì	
40.	harumhasours, Attachments, and or classes whether of Government Central or State or other Local authorities or Triad Purcy claims. Liens etc. and details thereof.	i	Kat applied Sie
11	The period covered under the Enginehouses Certificate and the same of the person in whose favour the enginehouse is constrained as a selection and charge it see	ŀ	01 years 2023 in 12.00 2022
32	Details regarding conpeny tax or and revenue in infine statistics discs and payable as no date and if not paid what remady?"	:	National States
33	 Ottom lane desiring clearance, whether expands and if or netsals, therein. 	1	Not applicable
	Whether No Obsertion Certificate under the Income Tax Act is reasoned obtained	-	Not applicable
34	Details of RTC extracts mutation extracts by he extracts potenting to the property in question.		Nutagrahasine
03	Whether the masse of mortgagor is reflected as owner of the revenue. Moscipal Village records?	:	- Nm approace
10	a Whether the property offered as seconts is clearly demarcates?	Î :	Yes
	b Whether the deterrosation partition of the property is regulty with ?	:	Yes
	The property should be legally assessible through menual ascriers to transport guards to factories (lucies, as the rase may be).	:	Yes
17	Whother the property can be admitted from the following documents, and discrepancy doubtful concentrations, if any invested on each starting?		Nut would'te
	p - As affect a relation to executions despection	1 :	Normanilare
	h (Periment an obtain to Autor countration	i.	Noravailable
	Decument an relation to Sales Fax Registration, it was applicable	. -	Set available
	4 Other adults holls it are	1.	Not regulable
.,	is respect of the bounceries of the property ninether them, to a		
	difference discrepancy in any of the fittle documents or any other documents (such as valuence report, order) bills, or, for the accusi current boundary? If or places alaborate companyed on the same.		Not epolacable
1)	If the valuemen report and or approved southward pleas are mode processing please currently in the same metading the coraneous on the decoupying and boundaries of the property of the sand document and that in the title decide. (If the valuemen report and or approved plan are not available in the time of preparation of TIEs please provide these currently subsequently, or matting the same evailable to the advocate.)	=	Valuetion report not available
(o	to be retrotted by another of sentrage under any board as appears conditionals details of proper registration of dominants, proment of proper sparing daily on	-	No
	Whether the Bank will be able to exforce SARPARSFAULT Aut, if required against		

SUDHI PRAKASH DADHICH Advocate & R.A. ic o 40, Vikas Naise Nanta, KOTA (Icid)

B.P. Dadhich

Advocate

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

41	In case of absence of engreal title decate details of logol and other importance for constant to a proper, said and enforced-to constant to suppose of conclude extracts data contined etc., as also any procession to be taken by the Stark in this regard.	-	Not applicable
-13	Whater the presenting law constitute in a documents of the meatance testion than natural personal permits occurs of average and additional processions, of any to be taken in such cares.	:	Nor applicable
14	Additional aspects relevant for projections of Nike as per local large		No
43	Additional suggestions, if any to safeguard the interest of Flank creating the particulum of occursts.	-	N.A.
46	The specific persons who are required to create mestgage to the west documents are stars must supe		Min Denim Developers Limited, Harough sufficient signatury Nr. Rajosh Kumar Patil No Sh. Rajuram Patil Rin Flat No. 1273, Suwalkar Raddio Siddha Residency. P.No. R-I. Rajour Ganshii Nagar Extr. Road No. 1, EUA, Kota Raj.
-17	Whether the Real Issue Project comes under Real Issues disegulation and Development) Act, 2018? V.N.		Nmt appricable
	Whether the project is regardered with the Read Later Regulatory Authority? If so, the details of such registremson are to be furnished.		Not applicable
	Whother the registered agreement for sale as prescribed in the above. Aut Rules three male: is extented?		Nint applicable
	Wholler the details of the apartment pion in question are verified with the list of number ought special apartments or plots booked as applicated by the printing in the widowe of Real Fistale Regulatory Authority?		Nice appăraubie

Date: 1076/2022

Place: Note

IN P. Madaul. Schoolie

EUCHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nama, KOTA (Ros.)

B.P. Dadhich Advocate

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

CURTING VIEWS THEFT

, com comment the Original Title Death Intended to be acquisited relating to the schools, propertytics, and offered as security by way of "Equivable Merrgage" and that the decounts of title referred to in the opinion, are valid enders of tight, talk and interes are that it inc and humanish Mangagar is accepted, it will satisfy the excountments of manifest of Equations (during one Hinther, certain that

- a home expensed the Compagns of fetaal, behave not a proposal all the anadelines on the olders had not not represent all and the other reserving to close.
- l'entrim, hovers made a conce in the Land Keyenne records. Labo confirm tarans confedent chocket the mouth of the relevant Government (Albert Sub Registratio) (Alberta), Revenue Records, Mankagud Fenderiat (Albert Land Acquaintin Office, Expertue of Companies Office, World Board Johnson en applicable 1 do not find anything adverse which would prevent the Title Hollies force a critica a salid Ministrage Com Salide cappendels, Many, how is caused to the Park Austroacyby race on my part to by my agent in makine warsh
- Folkowing serviers of Lord Steamin/Recome Records relating Title Deads conflict agrics of each ride deads astrined from the concerned registers of first and encounterance certificate (LC). Hereby certify the genericances of the Utility Conde Suspicions Houter of ing the bean electrical by making personage sequence.
- There are no prior briorlyage. Charges elementariases whatsperser, as sould be seen thou tax Librarian rate limit care for the period of 03 years from 2022 to LEIB, 1912 percejoning to the Immortable Progetty (see according above said Trile Deads, The progetty is have been all low molecules.
- In cost of second-obsequent charge in farmal of the Hark, there are no other mortgages charges other than absents stated in the ann documents are agreed to by the Mortgager and the Dauk (Delete, whichever is not applicable, N.A.
- Mator(s) and has then extend in the property (in) is to be mitted of N.A. (Specify the share of the Masor with Name). Stelle not if not applied ble \.
- The Montage of country, will be available to the Bank for the Leability of the intending Boscover. Mis Dentita Developers Limited, through authorized signatury Sh. Rejesh Kunnur Pattl No Sh. Rayaram Pattl Rio Hat No. 1213. Survalka Raddhi Niddhi Residency, P. Vo. 1-4. Rajirov Gamilla Nagar Fano. Rend No. 1, 1P6A, Kata Raj.
- LentZy dat MVs Demin Developers Limited, through authorized signatury Sh. Hajesh Kumar Potil Sin Sh. Rajaram Patil Rhi Flot No. 1273, Sawalka siiddhi Siddhi Besiderey, P No. 6-4, Rajary Garolle Nagar Kuta. Rusul No. 1, 1915. Muita Raj, bes base an absolute currented Merbatable little over the setsalab property journal fraction certain. that the above title deads are gardine and a valid mangage can be enough and use said Mangage would be entirecenble
- Laters of acutom of Mortgage by Deposit of title deads, ou earlify that the Aquisit of Fellowing (4th decise becomes would acute a salid and indiacoalds mentions :

North Photocopy of Document No. 2 to 5 to be taken for the properation of project under 6th No. Act.

- Certificate of Lamporation MS Denim Developers Limited
- Resolution fasher to forcom of Sh Kajesh Kumar Patil 2
- Menment Latter Nr. \$136 dt. 29:07.22
- Carrido de Na. 3176 di. 2010 22
- Regd. Sease Dead with Map dt. 29.07.23.
- 11. There are no legal imperantents for precition of the Mortgage on production of above title deeds, the continual original copies of which I have exemined under any applicable Lenvi Rules in force
- 12. It is certified that the property is SARFAES Compliant.

SCHEDIA R OF THE PREPRIETS (IES) S No. 10743, Gardenia, Pillage Emphadi, Edia Raj.

Law - S. St. P. 25

West Read

Supris 5,50 JC 12

South S Nik BU 04

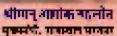
Done: 12.08.2022

ILP Dadbled, adviscore

BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagou

Nanta, KOTA (Rig.)







🚅 नगर विकास न्यास, कोटा

पट्टा—विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीम क्षेत्र (कृषि भूमि का गैर कृषिक प्रमोजन के लिए संपर्या

. अनुजा और आवंदन) शिवम. 20	।12 क नियम 22 ने अन्तर्गत भूमि का पद्दा विलय
क्यांक / 1) ८ छ	Course Se 14 100 55
देश है विभिन्न इत्यासन हिं	या जनिये जबीक्त करताक्षरध्यां चलेत कुमार पाटिल पुत्र की राजरत्य गाहिल
पटटा धारक का नाम 900	3x/24/3/
	- सुकारको किर्दाः सिद्धाः देशीलेन्स् क्लीहः लंदन्य-चन्द्रानील गांधी वगर
निवासी विस्तार संख नंध के आई.पी.आई.ए.स	
I-I-SI-FI	मारा
	अधवा
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	जरिये
(पदनाम) औं/औमतो/सुऔ	
निवासी	PARTY BAT STEEL AND THE STATE OF THE STATE O
Shop no. 1.0	्रिनाव क्षेत्रकल <u>9.24</u> वर्गणीटर
भूखन्द्र स	
राजस्य ग्राम	ससरा सं १६ १५७, ५३
योजनागार्वेनिया	ने विश्वन है।
	के पहा में उक्त भूखण्ड का पट्टा विनांकको
निष्पदित किया जाता है।	
	काविकाम अर्थिक से
पटटा धारक के हरताक्षर	प्राधिकत अधिकते 👫 छस्ताक्षर गय मोहर
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1	ALCOHOL: MICHAEL PARTIES.
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and the second s	

- पंजीकृत / पृथ्वाकन सीतरन है।
 - Registered and Endorsement Attached

व्यवसायिक

पटटा विलेख की शतें (लीज होल्ड)

किते पुषि का गैप-कृति प्रयोजन के लिए एमबीय की बदका और आवंकर नियम, 2012

परादे की शर्त

पुरार आरक ने निर्देश निवर्ण के तहत एक पुरत होटा जी। जम कल वो है। कर, कल पुरस्क २० वर्षिय खेल से एक है।

वे परवात रहेन नुस्कर है फ़र्वेड विक्य/हरनान्यनम् एर 25 विवेशत की बुद्धि रहती ।

- पुरा अन्य यात भूलाम्ह अभिनेत क्षेत्र का रामकेन वहीं किया प्राप्ता किन नगर्नाम हेन गरहा विशेष पानी किया गया है। मुलपक पर क्यांनत महन निकिया क सम्बद्धिक अनुसूनो में पहलेखिन एपनाम अनुदूध होते. उतन्तु महर्षक खन्योन होतु निकीरेन महत्रपक्षे की मालना सुनिधिक को जाते।
- पट्ट करना कारा नृहण्ड को विकास स्थान कन प्रकार से रहनाकारी, यह सर्वण एका नृहण्ड को उफ-पहरे (नकनतीक) पर भी है सर्वना।
- तक भराष्ट्र के विकार अस्तरकार पर कहा के पहा में नाम परिवर्तन के लिए निकार में निवर्तित गाया अवदान के नाब प्रताबत दिक्य पर आदि परत्तत किया जागेगे परस्तु गटकपारक के उत्तर दिखारी के गणके में कई साधि देश नहीं होती।
- पटक फिल्का का सरकार हो जो रूप विकास कर पाय की संस्थाओं के पास केंक विधिक्त रहता जा सकेंगा जिल्ला किए स्थानीय निवास के अनावित प्रमान गाउँ १८९६) को आवस्थ्यका नहीं होती।
- ्रथम्ब पर प्रथम विशेष इन्हेंन्ट कान विविधाने के अध्यक्ता सक्त कर र होगा।
- पट्टा कर्ता (अपनीत निकार्य) के नेना कीकृति के भुद्धण्य का उनकिएकन अनुनर्यटन के यू उपकेश निरुद्धन नहीं किया जा सार्वका
- परा, दिल्ला जारी कर की दिवाक में जियोंकि मध्ये ने विशेष काला होता। नेकारी, बकते ने विशेष नहीं होने पर निर्धानर पर से अवधे विकास किया हा सकेगा अन्यवा गठना विकास विवरत किया हा सकता है।
- पहुल मिलेख के निभावन के प्राप्तन निभग विरुद्ध प्राप्त गया धुयकर पहुला विलेख प्राप्त किया प्राप्त है तो उस्त धुख्यक का पहुल विरुप्त किया
- पटटा विद्रोज की बोजना में आकरिक विकास जी होने जान द्वार खेळासकर्ता / यह सेम्बोग बहुजारी लिपने द्वारा दहन विच्या जानेगर ।
- पद्ध किन्द्र जिन्न अधिनिक्षा, निक्षा, नीवि किनेपुर क नका जारी किया गया है। इनके सारी प्राच्यान व अने आप होती जियानी जातक जी। व प्रतिस्पर के हा निरुद्धा विचार का सर्वेचा

नीट - निर्मित मुख्यम से सर्व र 8 लाग नहीं होती।

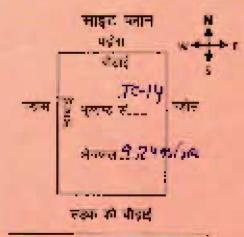
म्हण्य उन्हों हैन पहाँ की प्रति कल रहि।

My and भटना के पढ़ीस की सोनाती का विवरण-

yi 10-25

ence Proper

- <u>चित्रकत / प्रशाबना सल्यन है।</u>
- Registered and Endorsement Attached

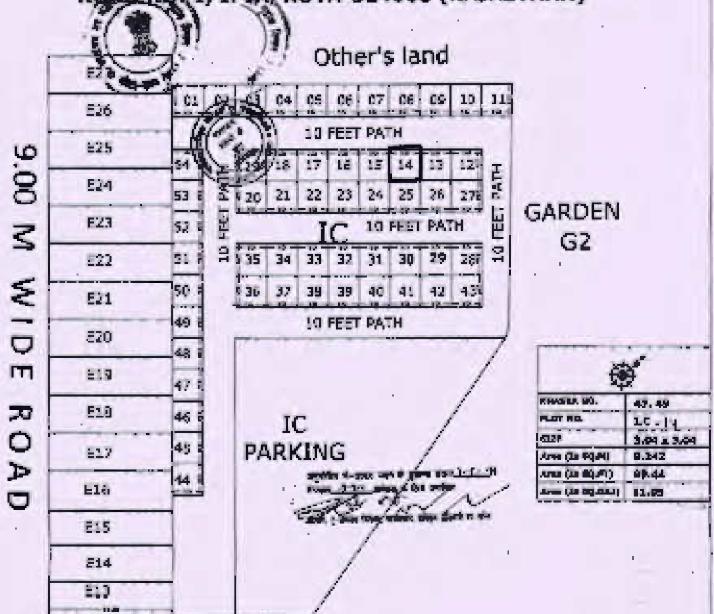


ਸਤਦ ਯੂਜ ਅਜਪ ਦੇ ਸੀ ਦੰਗਾਰ ਕਰ ਜਨਹੀਂ ਹੈ।

प्रापित्कत अभिनक्त सम्भित्नलक्षत मय मोहर THE WAY HAVE

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 REGISTRATION & STAMPS DEPARTMENT, RAJASTMAN, AJMER SUB-REGISTRAM : KOTA-I

Foo Receipt Appendix Fform No. 8 (Rule 75 & 131)

Piet Date:

12-08-2072 6:05 PM

Fee Recolal His		202302123019907	Repairs Cete		13/08/2022
Same	·	8.P. DADHICH ADVOCATE, Mis Denim Developers Ltd	Document S. No.	7	202201123016706
Address		KOTA			
Dozument Type		Inspection And Search			
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Guslady	1	•	Olners		4.0
			Cash Amount Received	7	7.0
			Other than Cash	7	F 50
From Year 2027 To Y	aar J	2072	Total Amount		€ 50

Mode of Paymord Idelando Number Amount #

Fire Chappy 45479812 7 50

Signature of presenter or applicant for copy or Search continues

Signature of recipient and date of return regards.

Cestine

SUB-REGISTRAH

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF INMOVABLE PROPERTY

			OF IMMOVABLE PROPER	TY	
1	D	Name of the ison	ch Busisess Unst Other sering opinion	Ė	Rejection Real Falsts Regulatory Authority, Jaipur Raj.
	•		nd date of the letter under the enser of ents tendered for senting are forwardal.	:	Nil
	c	Nume of the fisher		:	Mis Danim Devolupers Limited, through authorized signatory St. Bajesh Kumar Patil Ste Sh Bajaram Patil Rin Flat No 1273. Samulka Haddin Siddha Residency P.No. 1-4. Rajeev Candill Nagar Frim. Russ No. 1, IPLA. Kota Raj.
2	3	learleade júa 98 49			Mr. Denim Developers Limited, through authorized signatory St. Rajesh Kuma Putil Sm St. Rajerem Pani Rio Flar No 1273, Suwalka Radda Siddin Residency P.No. I-k, Rajesy Gazalhi Pagar Futo, Rose No. 1, 1914, Kota Raj.
	h		the Unit curee in person body nothingly	:	Individual Lent
	ę.		erty for creation of charge what capacity is scenars offered whatter	H	Вограми
			or burnower er as <u>summaror</u> , etc.)	ľ	Transport
,i			one of the mome wiste property as officers'	1:	
	JN 5000	mily make bog the I	ullowing details		A CHARLES TO LA CHARLES AND THE REAL PROPERTY OF THE PART
	A	Survey Ma.		ŀ	S.No. 1C-14. Gardenia. Village Kunkadi, Kista Ruj.
	5	David Thisse no i	m esse of house property)		S. No. 10-14, Gurdenia, Village Cardenia, Cata Ran
	16	· Enters area inclu- property	ling place, but it up area in case of house	:	9.24 Sep ML
	ď	Caroltone like na sub-district our D	me of the place, village, city, registration, oundaries.		East S.No. (C.28) West - Rand North S.No. 8C-13 South S.No. (C-15)
	a	Particulary of chronologically.	Olé discinite ta sur chouses i serventy and		 Contilions of Incorpagator NDs [Ponjim Developers Limited] Residetion Letter in facture of St- Hajesh Kumur Patil Allulment Setter No. (1918 do 1964) Cerufficace No. (1918 do 1964) Regd Lesse Devel with Map do 29 47 22
	h	migrate or core contified.	ence verified and as to whether they are itself copies or regustration extracts duly egansts or contilled extracts from the		Rogd, Lease Blood at B.No. 1 7 No. 1622 P.No. 121 S.No. 202205125112199 dt. 29.07.22
			record other suffeenties be executed	1	I to the second
	SI. NO	i Jure	Natite Nation of the Document		Original certified in case of expressions of cases of expressions of the case of expressions of expressions of the case of expressions
		29.07.21	Regd Leave Shord		Original Not applicable
	peline a ceda sorgan	nd sale-registeer offic date by the progres at assemble of the	fall tale deconnects are objected from the count mercipated with the discretization made all mortgages. " Please who enclose all a part for obtaining exception copy of some contribute stang with the FIR.		Mn

BUDHI PRAKASH DADHICH Advocate & R.A. 10 40, Vikas Nagar Nanta, KOTA (Rai.)

6	0	Whether the seconds of registran office in reseaue authorities, reseaud in the property or question are acquishly (by area assets from phone of the computer costopy).		Su Su
	ь	If such andree computer exemple are available whether say conducting in cross clearlying are made and the pagingapts had made in this regard.	:	Not sombble
	c	Whether the percareness of the stamp paper is possible to be got versited from any notice execut and it as whether such versitation was made.") : 	Not available
7	9	Property officed as security falls within the jurisdiction of which sub-registrar office?	:	Sub Registrer Kote Raj.
	b	Whether it is provide to been registration of decomingly in respect of the property of question, at most free one office of sub-registrational registration percent. If we please more all such offices?		Ne
	Ľ	Whether worsh has been upokent all the offices named at (b) arcsoc."	:	Yes
	d	Whether the scarches in the others of registroning authorities in usy inflient recently reveal registration of multiple little discurrents in respect of the property in question?	:	Nu
8	tide prod Mos mod on, h In co and	is of title tracking the ritle from the oblest ritle deed to the latest deed establishing title of the property as specimen from the knowness or hills increas to the current title helder. And wherever only interest or other close an either is involved, search should be in a further pariod, depending on the need for elegrance of idea on the Title, are of property offered as security for home of its. Little ensee almost, search of title spromphrances for a period of not less a 10 years is magalatory.		01 years 2022 to 12,85,2022 OTT Kota albeited a S.Nr. 10-34, Gardenia, Village Kushadi, Kota Raj, as Mis Denim Developers Limited, through authorized algoratory Nr. Rajesh Kuman Paril No. Nr. Hajaram Paril Rio Plat Nr. 1275, Nasvalka Birlilla Satallii Residency, P.Nr. 3-4, Rajeou Gandhi Nagar Extr. Road No. 1, 1914, Kota Raj, on dr. 20,07 22 and execute a Rogd, Lease Deed in favour of firm on dr. 29,47,22.
a -	áil	Le of Eitle of the invested Mantagon over the Property (rebether invited ship anglits, increated) Rights, Occupancy, Processor les or com Hubbe or Gost, Granter Allettee steps		Freehold
101	: Lice	userinild. Whether	Ħ	Not applicable
	31	Linux Dead is duly thamped and registered		Not applicable
	b	asser is permitted to mortrage the Lengthest right	١.	Not applicable
_	Ţ.	durgoro of the Lease unexpired period of lease	1 :	Not applicable
	đ	3) a sale-lense, wheat the lense dend in theorem in Licens as to whether have don't permit sub-lessing and mortgage by Sub-Lessing also.	T -	
	r	Whether the leasehald rights recents for the eleasing of tips superstructuring applicable;	:	Not applicable
	1	Right to get renewal of the less shold rights and nature theres?		Soft englande
11	gran with chan nthe	inst grant allegment Lease-come. See Agricular, whether it agreement esc. provides for alienable rights to the exception or without conditions, the moreogen is competent to cross see an such property. Whether any permission from Grant in any adultantly is required an escatantist meetings and it as obether and permission is a chetter and permission is a varieties.		Nut appliesāte
	Tak	resence molit, whether Such right is healthly and transfer dile	:	Not applicable
12	à			
	a li	Miningsystem be equated		Not explicable
12	Non- numb inch inch ja sy	Mortgage rap be reported use of Matter an enterior of the of Matter's interest, if any and if as whether encreant of tagge and the possible, the mandalnies, procedure to be totlanced adding cours permission to be obtained and the reasons for exeming ach conclusion.	:	Not applicable Not applicable

BUDH: PRAKASH DADINGH AGVOCATE & R.A. RVo 40, Vikin Nagar Nama, KOTA (Kar)

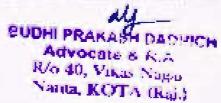
	8	The Gift Settlement Deed is did stamped and registered		Not eppéraitée
	1:	The Gift Settlement Denations have attested by two witnesses.		Nut suppossible
	æ	The Citil Self-kences Detail incoders the property to Dense		Nul consonak
	d	Whether the Dunce has accepted the galf by signing she Griff Settlestent. Deed not by a separated writing not by implication to be actions.		Nut nophrable
	e	Whether there is any restriction on the Contor in executing the airs settlement deed in question.	=	Non applicable
	1	What's r the Dogor is in possession of the gelled property		Not applicable
	g	Whether any life interest is reserved for the Dance or say other person and whether there is a pased for any other person to page the crossess of upon page.		Sur applicable
	à.	Any other expect effecting the validity of the title passed through the gift lettlement deal	i	Not applicable
	a	In case of puritson/family sendement deeds, whether the original deed is available for deposit. If not tire moduler, remediate to be historical so create a valid and entended mortgage.	11	Not applicable
	F	Whether mutation has been effected and whether the morrange is in possession and enjoyment of his share.	1	Not applicable
	e	Whether the portition make is valid in law and the mortgager has acquired a mortgaged entitle therean	Ē	Not applicable
	d	In respect of positions by a decree of court, whether such decree has become fixed and all other conditions formalities are respectful completed with.	÷	Nee appliesiste
	c	Whether day in the discussions in spectron are excented a conducting at the constant of the second of the selectional processions to be taken by according to a spin processes.		Nist applicable
ă.		ther the title documents include any testamentary	-	Sick applicable
	Jkiui	ments wills !		
	J	to case of with whether the will is no stored will in unreasured with.	:	Not applicable
	ŀ	Whether well in the mother provise mandatury probate and if so salm has the some is probated by a compount court?	1	Net applicable
	L	Whether the property is mutisful on the basis of refl."		Niet applicable
	d	Whether the original will is available ?		Not applicable
	c	Whether the suggest death cortelests of the texts for κ resoluble r	:	Not applicable
		What are the execumstances and or electroness to establish the will in operation as the had and friend mill of the testator of all innervents on the viscous stances such as the overlability of a doctoration by all the beneficiaries about the genuineness validity of the will, all parties have acced upon the will, etc., which are relevant to rely on the will, invalidately of Mather Original title deeds are to be expansed.		Not applied to
7.	à	Whether the property is subject to any wall rights?		Мо
	ls.	Whatler the property belongs to characteristic or any orbigous order involutions become act restriction as creation of charges on such properties."		Net applicable
	e	Premotions provided in a content of the given cours for resolution of mortgage?"		Not applicable
×.	а	Where the groperty is a IEEE joint farming property, marriange it created for fee ity benefit logal necessity, whether the Major Continueurs here no objection, join in excention, more's share it see, rights of female numbers ste.	-	Not applicable
	è	Hence of so contract on any other aspect which may adversely active the validate of security in such cases?	1	Norwandauble
ро 	A	Whether the property technique to any treat or is subject to the rights of any tenst ?	:	Ne
	16	Whether the trust is a private an public trust and whittper trust deed specifically authorizes the mongage of the property.		Not applicable

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

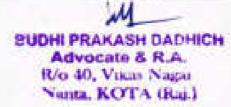
	¢	If no additional precurations, perfusions to be element for creation of cold margage f	÷	Not applicable
	3	Requirements, if any for creation of mortgage as per the central state leave approache to the tract in the matter	=	Not applicable
20	a	If the property is Agricultural land, whether the head laws permit mortgage of Agriculture land and whether there are my restrictions to creative enforcement of mortgage.	E .	Nie applicebie
	b	skemments as per local kews, if was are to be verified to enserve the validity of the citle and right to enforce use morrgage?		Nat applicable
	C	In the case of conversion of Agriculture land for commercial proposes or otherwise, whether requisite procedure followed persussion obtained	4	Net applicable
11	11501 A.g.	ther the property is affirmed by any fixed laws or other latinus having a bearing on the exception example (viz profitting Laws, weaker sections, minorities, f.and Laws, SEZ latinus, Coulai Zono Regulations, Environmental Clearance.		Nut applieskie
27	1	Whether the property is subsect to any pending or proposed lend acquisition proceedings !	=	No
	2	Whether any search empany is made with the Lord Assignment of the authors of such search graphics	:	Teor application
73	9	Whether the property is inverted in or subject motion of any hit patients which is pending in concluded?	:	Nu
	Ь	to so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement if	=	Not applicable
	e	Whether the tests documents have any court seal marking which peaces out any linguism attachment seeming to count in respect of the property at question 2 in such case please comment on such seeming that	2	Not applicable
	à	In case of partnership from reliether the princerty indones to the farm and the dead is property registered.		Notinggel autilie
	b	Property betragging to partners, whether thrown on inocipets ? Whether formalities for the same have been completed as perspeciable laws?	7	Not applicable
	C	Whather the person(x) creating nonrigings has have neith only to counte manager for and on behalf of the firm.	1	Not applicable
2.5	Sever man' wath	Contact the people of beings to a familial Company crisis the coming provers. Essent mersistency, appliquencies to create types execution of decompute, Registration of sus prior charges the Company Registery (ROC), Articles of Association upone for company well all		Nat applacable
	diase	Whether the property the be moregaped; is possibled by the company from one other Concesure or Limited Leability analog (LLP) time 2 Yes. No.		Net applicable
	10001 101-102	if yes, whether the search of charges of the property (to be- tyagesh has been recentled with Registers of Companies (RoC), espect of such mucho company / LLP (seller) and the vender- puny (purchases)?		Not applicable
	uitan) ronal	Whether the above search of chappes proceds any preor- ges calcumbaness on the property (proposed to be mortgaged), hall by the couldor company (seller)? No.		Not applicable
		If the reach receals assumble uses I charges refetting such acts controllences have been astaliced? No		Net applicable
YK.	lacun	nation! Smartes. Association, the required authority power to near and who her the mortgage can be created, and the required lutinus. For large.	:	Not applicable
		Whether are A2A is involved in the e-am of title ?		No

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

Ţs.	Whother the POA is one coupled with interest i.e.		Nex applicable	
	Development Agreement-com-Power of Attorney. If an plea			
	clarify whether the same is a registered themme I real fence			
	has created an oferest in losser of the lapter desaloging a	61		
	ax such is innesseaply as per law.			
ž.	his case the title document is executed by the BOA high		! Not applied to	
	please charly whether the POA involves as (a) one currented.			
	the Sewtons on L'impanies Frank Individual or Preconcts	D.		
	Consens to become of their Partners Employers Authorize	st l		
	Bigassantooses to sign Flat Allotment Letters, NOC	4	1	
	: Agrammat of Sale Sale Dools, etc. in favour of buyers			
	flats users (Huilder's POA) in (ii) color typy of 167			
	Common PUA:			
- 11	In case of Builder's POA, whether a certified copy of POA	is ·	Not applicable	
	evailable and the same has been verified compared with a		approved	
	unstail POA			
е	In case of recommer POA (i.e. PSA) er per thou Builder's POA	1 .	Not amplicable	
0	phone comple the following classes in respect of 20A.	d. :	Lasa Milaratuk	
-			100	
	i Whesher the exigned POA is sprifted and the ti-	le i :	Net applicable	
ш	investigation is done on the basis of original POA.?	- 1		
	g Whether die POA is a registered one "		Not applied be	
	in. Whether the POA is a special or general one?		Not applicable	
	A Whether me POA unitaris a specific authority to	9 .	Not applied se	
	a constructed talk diagrams in question?			
1	Whether the POA was or turne test that network or had been	re :	Not ignificable	
	availed ex the date of excession of the illumination in another			
	(Piease clearly whether the same has been approximant from t			
	office of sulv registratidisa (1)			
74	Mose comment on the acquireness of PCA.		Nos ambienble	
			NAVA STELLINGSTONE	
	1. The company operation was the profession and the confidence of	4 .	Mark and Brookley	
į.	The unexpressed represe on the refuserability and vigidity	oL :	Not applicable	
	the POA 1			
w le	the XSA." other constigues is being executed by a PCtA holder when	de [] -	Not applicable Not applicable	
W lo	the 1994." other consigues is being created by a PC6A holder when consists of the Pomer of Attorney and the extent of the pomer.	d -		
Wild gen give	the 1994." other consigues is being created by a PCtA holder when niceness of the Pomer of Attorney and the extent of the pomer on thereis, and whether the same is pregning made to	di '-		
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eve give give star	the 199A." other consigues is being created by a PCtA holder when accesses of the Power of Amorney and the extent of the power in thereis, and whether the same is prograin manufacturated military and the Januari by place, where is untited.	d d		
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Wild gen give ster exe l: if the	the 199A." other consigues is being created by a PCtA holder when absences of the Power of Amorney and the extent of the power in therein and whether the same is prograin near to apart which in terms of the Januari the place, where it unterly as that aparts out in reaching household complete in an aparts of the following household complete the property is a that aparts out in reaching household complete the anomalies of the following.	d d	Nest applicable	
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Wild gen give ster exe but dire	the 189A." other consigues is being created by a PCtA holder when consigues is being created by a PCtA holder when in therein and whether the same is pregning over the specimental and whether the same is pregning over the specimental and the place, where in united in property is a that aporterent in resolution compared complete understand or the following. Promoter's Land countr's title to the fund building. Development Aporterior Property Appendix. Extension is shortly of the Developer building operation. Appropriate the sensition of the Land and or building operation. Appropriate the sensition of the Land and or building operation. Responsible to sale offully registered. Province, of proper stamp duty. Responsible of registerian of sale appropriate, developing	sk -	Net applicable Not applicable Not applicable Not applicable Not applicable Sut applicable	
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		made, approval at lay-end and other presentations of serv		
	4	Whenhor the numbering pattern of the units thats fally in all documents such as approved plat, agreement plat etc.	÷	Not applicable
VI.	Cer Lie	unibrouses. Attachments, and or claims of hiber of Government. Itral or state or other Local authorities or Hand Pury claims as ext. and details, thereof	=	Not applicable
-1	ma	period around today the Eucomberages Certificate real the self-the person in whose tayour the encurstrance is created and a selection of charge, if any		01 years 2022 to 12-06-2022
12		ods regarding property was or land processe of other statutions dues i payable as on date and all not paid, what reasedy?	=	Not applicable
4.4	٥	Urban land and m channers, whicher improved and η are details the ms		Not applicable
		Whether No Objection Certificate under the Income Lax Act is required absorbed.		Nm applicable
ч	HEN	sils of RTC astrocts remained extracts Katha extracts pertaining to property in question.		Not applicable
17		ethis the ranne of envityagen is notherest as nower in the resemble incipal. Village records		No. applicable
45	a	Whether the property of lened as security is elembed misarated?		Yes
	h	Whether the Consecution position of the property is legally hold?		Yes
	r	Whether the property has also uncess as par documents? (The property should be logally accessible through neomal numbers to transport goods to factories I houses, as the case may he).		Yas
7	disc	alter the property can be identified from the folioping documents, and reputate doubling circumstances, if any remaind an each constignt?		Not available
	E .	Decement in telebra to electricity connection		Net predable
	b.	Document in relation to water connection	÷	Not available
	2	Decumen in relation to Sales has known annual, if any approachly		Nor avesiable
		Other niciny bills of proj	: /	Nis otalione
is	didli (www yu p	respect of the towardures of the property, whether there is a minor description in any of the tale decuments or any other decuments. It is a valuation report addity hitle at a transfer the actual current towardury. It have also benefit a current on the same.		Net applicable
(so	plea (In a prop	e valuation report and or approved assets and plans are made available so a made in the same factular. The comments on the description and a factor of the property or me said document and that in the light deeds to valuation report and/or appeared plan are not available at the time of account at TIB, played provide those continents subsequently, or assisting, one would be to the absence.		Valuation report not available
1	CHAC	fur restriction for treation of mertgage under any section special tricate, details of proper repostration of decements, payment of proper pulses etc.		No.
		ager the frank were to nive to entered \$ 400, U.St. Act. it required against		Not anoticeble



B.P. Dadhich

Advocate

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

12	a case of several of original title deeds, details of legal and other	:
	deposit of contained extracts dudy contained only as also any processing to be taken by the Brank to this report.	Not applicable
43	Whether the governing less constitutional documents of the mortunese fettler than ruleural personal personal personal management and additional procedures. If no to be taken in such cases.	: Nimapplacatio
44	Additional aspects refer and for investigation of title on per local Euro.	Nn
4.5	Additional magnetism, if any to unforced the interest of Black energiagese perfection of security.	: NA.
41:	The specific persons now are required to quarte mortgage to deposit documents are stup mortgage.	MA Desim Developers Limited, through authorized algustney Sh. Raposh Kumar Paul Sin Sh. Rajarana Path Rio Fan No. 5273, Suwalka Raddhi Siddhi Residency, P.No. 1-4, Rajoer Gandhi Nagar Fata, Rasal No. 1, IPIA, Kota Raj.
47	Whether the Real Estate Project comes under Real Learne (Regulative and Development) Art.2018? Y.N.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority's It so, the details of such registration are to be numished.	Met appeicable
	Whether the registered agreement for sale as presented in the arone. Aut Rules there under is exercised?	Nonapplicable
	Westboo the details of the agreement plot in question, are verified wire. the last of number and types of apartments or plots brooked as optionally by the promoter in the website of Real distate Regulatory Authority!	Not applied the

9582 17 08 2007 Phase Kista

BY BACK THAN BUDHI PRAKASH DADHICH Advocate & R.A. But 40, Vikit Natur Natur, KCTPA (Kan.)

CERTIFICATE OF 1511.R.

[bosts assumed the Carpinol Table Deeds are extended to be deposited reducing to the substitute property) as and effects as security by any of "I quitable Mortgage" and that the documents of hije independ in the opinion are resid existence of right, title and increase and that if the and Liquilable Marrange is an entired, if well status the programments of accusion of Equipode Morrange and Tember a maly that

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F. Londing baying reads a one than the Lond Revenue records. Labo continuites only control and checked the records of the refer out Constructed Officer Foll-Registrates (Affice to), Revenue Records, Municipal Parichayet (Affice, Land Acquietion Office, Resistant of Companies Office. Wast Board paleoner applicables I to not find anything advence which would prevent the Bills Holders from: enating a valid Martgage. I am involving possible, if any loss is count in the Dank that is negligence to my part or by my agent in

Following senting of Land Recents Research Recents, returns 70th Heads, portified copes of such title depth obtained from the top arred registers action and encombanate contdicate (in %) there is each to the garminoness of the Take United Streptoness (Architect 33%, has been alterdigit by ranking accessors encouries.

- There are no price Mortange Charges cascandenness whatsoever, as could be specifican the Engineers of criticate for the period of 4) years from 2003 to 12 使 2022 pertaining to the framewhile Property risks covered by above said field block. The property is tice from all Proportioners.
- ā. In one of accordingscoperat charge is favour of the Paril, there are no other nurseases charges other than already stated in the Loan documents are agreed to by the Morangon and the Hank (Delete, whichever is not applicable) N.A.
- Nimer to end his their interest to the purporty (ice) is to be entire of No.A (Specify the above of the Nimer with Name). Notice and if nut mydiaddat.
- The Mostgare is created, well be accreable to the Forth for the Liability of the intending Borrower. Min Dentin Developers Lindred, through surface-land algorithmy No. Rajest, Kesman Patil Son St. Majasann Patil Rin Flat No. 1273. Sawalka Riddhi Siddhi Resideory, P.Na. 1-4, Rajery Gamihi Nagar Fata, Rasal Na. 1, IPLA, Kata Raj
- Lexify that Mis Donin Developers Limited, through authorized signatory Sh. Rajosh Kamur Patit No. Sh. Rajaram Patil Ris Flat No. 1273, Satualka Riddiu Nildhi Residenty, P.No. 1-4, Rajeet Ganéhi Nagar Extr. Book! No. I, IPLA, Kora Raj. has large in absolute them and Marketinke the coefficient of the schedule property most I builties central. that the above title decale any generoes and a national energiage, one by created and the said Moneyay would be improved to

In case of creation of theregage by Copesit of nile decay, no exhibition the deposit of following tells exhibit deciments would creat. a would and online, which managage.

Note: Photo copy of Demonstrat No. 1 to 5 to be taken for the registration of project makes RER h. Let

- Company of Incorporation Mis Benign Bestelapers Limited
- 2. Resolution Laters in Sevens of Sh. Rajosh Kumar Publ
- 3. Ularmona Lacine No. 1686 (N. 28 US 22)
- Correlative No. 1285 do 26 81 22
- 4 Regd. Lesso blood with Map dr. 2981.13
- There are no legal impediments for creation of the Mortgage on production of above title deads, the certified/original copies of which I have examined under any applicable ! aw/ Rules in force

10 this certified that the property is SARFAESI Complaint.

SCHEDITE OF THE PROPERTY (IPS) N.v. 10-14. Gardenia, Village Kanhadi, Kota Raj.

West House

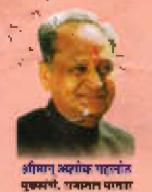
North-K No. 10, 13

Sagra N.No. 10 15

Date: 12.08(2025)

TIP Distant Green

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







💶 नगर विकास न्यास, कोट्रा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



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पंजीकृत/पृष्ठीकन सलम्न है।

Registered and Endorsement Attached

100 May 100 Ma

व्यवसायिक

पदटा विलेख की शर्ते (लीज होल्ड)

(कृषि भूमे का गैए-कृषि प्रयोजन के लिए सनमान की अनुसा और आवंदन निमम, 2012)

पटटे की कर्त

क्टूब धारक व निवेत्र निवमों के नवत एक पुस्त कीचा सांके कवा कथा थी है। यह, तकत पुश्चाक का न्यांच और से दूकत है।

- 2. पहुंच भारक हान भूकपढ़ मिनिस सैच का उपयोग गरी निया जाएमा किन स्पर्योग हेतु पहुंच दिलेख कारी निया गया है। बूखपढ़ का प्रयक्ति, स्थन दिनियम में सन्दर्भित अनुसूधी ने अपरोक्ति सम्पर्ध अनुसूध होंगे, मरना क्रमेंक अमुदोग हेंद्र निर्धीका फरदममें की मालन सुनिक्ति की जाये।
- महत्व शास्त्र उत्तर भूतमा को विक्रम करना अना प्रकार से इस्तान्तरित कर नाकेश तथा पृक्षम्य को सम महदे (कर औष्ट) पर मी दे स्क्रिया।
- टका फूबरट में किम्प्राप्तानकर के बंदा में पर में नम परिमान के लिए निमान में निमित्त पुरुष आवेदन के साथ पंजीवृत मिल्क पत्र आदि
 पत्ना किया नार्यों परन्त करणवास्त्र से कलार्यकारी के समने ने कोई साथ देव नहीं होगी।
- उ महत्व विशेख का नालाव / जीवन शेमा निमन / कायाती वाकाओं के पात काक (मोरीज) क्या का राक्रमा, जिलाके किए ज्यानीय निजाम क अनमित महत्व कर (NOC) की आवश्यात नहीं क्यों।
- भूतम्ह पर भवन निर्माण प्रचलित भवन विनिधमों क मानद्रकों तहत करना हागा।
- महत्व कर्ना (स्थानीय निकार) की भिन्न वर्गकृति के पूछाब का उपियालन/पुनर्गतन र पू प्रस्थीन परिवर्तन नहीं किया का राजंगा।
- a. ਪੜ੍ਹੜ ਵਿੱਚੰਦ ਗਏ, ਕਰਮੇ ਕਿ ਵਿਚੰਧ ਦੇ ਸਿੰਘੀਵੇਟ ਕਰਪਿ ਸੇ ਜਿਸਾ ਕਰਜਾ ਰੀਆ। ਉਸਦਿ ਗਈ। ਜੋ ਜਿਸਾ ਸਨੂੰ ਲੇਜੇ ਦਾ ਜਿਪੀਏਜ਼ ਹਵਾਲੇ ਗਈ। ਵਿਚਾਰ ਵਿਚਾ ਦਾ ਜ਼ਕੂਸਾ ਅਕੂਬਾ ਪੜ੍ਹਾ ਕਿਸੇਗ ਜਿਨ੍ਹਰ ਵਿਚਾ ਦਾ ਸਭਗਾ ਹੈ।
- पट्टा विशेष के विभावन से प्रकार विषय विकाद स्था तक पुराकर पटटा विशेष तक किया गया है तो उका पुरुष का उद्ध्य विकाद किया का सकेगा।
- 👊 पदम दिलेख को पोजन ने आक्रीक विकास पर् होने याने खब विकासवरों / पृष्ठ निर्माण सहकरी अभिने हार बहन विन्य नायेगा।
- भ । पहुंदा विजेश्व तिन अधिनियमें नियमें जीति, विकिथन से तहन आधी किया गया है। हमारे नहीं प्रकार व नहीं लागू होती कियाँ पालना नहीं करने कर पहुंदा नियस विश्व जा सर्वमा।
- नोट म्न निर्मित मुख्यक वे कर्त न १ जान को छेनी।

<u>क्टम्य दुव्ये केंद्र पहुँदे के प्रांते पत्त तार्थ 🖂</u>

भूखण्ड के पड़ीस की सोमाओं का किररा

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पटटा बारक के हस्तामर

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Registered and Endorsement Attached

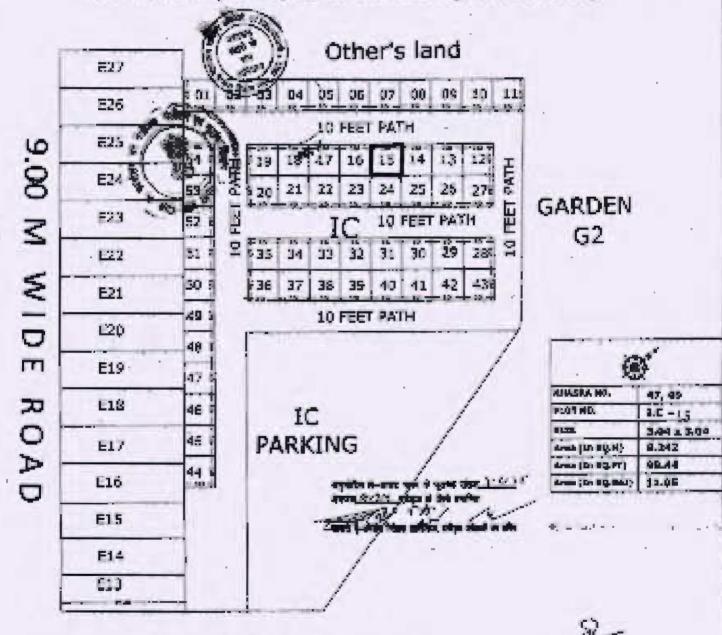


सहर प्लन अलग से श्रे संलग्न कर सकते हैं।

प्रापिक्त अभिकारी के हक्ताक्षर सुद्र संस्थ

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 Payautium REDISTRATION & STANPS DEPARTMENT, RAJASTHAN, AJMER SUB-RESISTRAR: AUTRA-

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Contract

SUB-REGISTRAR.

Advocate

Resident & Office – 40, Vikas Nagar, Nacta Road Kota (Raj) Mob. – 98295 - 89805

SUPORT OF ENTERINGATION DETTILL IN RESPIECT

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RO 40, VILLS Nagar Name, KOTA (Rat.)

B.P. Dadhich

Advocate

Resident & Office – 90, Vikas Nagar, Narda Road Kata (Raj.) Moh. – 98295- 87867

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BUDHI PRAKASH DADHICH Advocate & R.A. (Co.40), Visus Nagu Nanta, KOTA (Ran)

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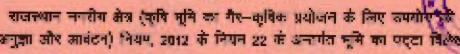
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पट्टा—विलेख (लीज होल्ड) व्यवसायिक



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पट्टा बारक के हस्ताक्षर <u>जिल्हा के इस्ताक्षर</u> प्राधिकृत के किन्ह्स्ताक्षर मय मोडर	सूखण्ड स राजस्य ग्राम शोजना शोजना स्थानीय निकाग (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उत्तत मूखण्ड कर पट्टा दिनाक	में स्थित है।
पददा बारक के हस्ताक्षर <u>जिल्हा के हस्ताक्षर पर मोडर</u> उप शक्षीयम, कार्य (प्रमुख्य के विकास के हस्ताक्षर मय मोडर	सूखण्ड स राजस्य ग्राम शोजना शोजना स्थानीय निकाग (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उत्तत मूखण्ड कर पट्टा दिनाक	में स्थित है।
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पंजीकृत/पृष्ठांकन संतप्त है।

नोट – सर्व गीछे पृष्ट पर अकित है।

II-

Registered and Endorsoment Attached

व्यवसायिक



पट्टा विलेख की शर्ते (लीज होल्ड)

(कुन्नि भूगि का बैर-कृषि प्रयोजन के लिए उपयोग की अनुझा और आरंटन नियम, 2012)

पट्टे की सर्वे

पहुंच बहरू ने निष्टेन निममें के सहत एक पुष्ट हीज नहि जन रूप दी है। जन जान भूटण्ड छ। जोग हीज में पुक्त हैं:
3831

- अन्य आक हान सूनण्ड, अनिमित सेव का एक्कोन की। किया आएमा शिल सन्दर्भन हेनु पत्या बिलेन जारी किया पता है। मूळक पर प्रचलित भटन विभिन्न में कार्नित अनुनुनी में कार्यकित समझन अनुनेव होंगे, पहन्तु पत्रेक जनकेन हेनु निर्माणन मानवाली की पानना सुनिधिक की जाने।
- क्ल्य बारक तक, मुखब्द को नित्रण अकता करा प्रकार से मानानारित कर सकता तथा मुखब्द को तथा पटटे (अन कीज) कर की है मानता।
- र । अस्त भूकाक के विक्रय ∕ इस्तान्तरण पर केशा के कम में नाम परिवर्तन के लिए किया में निर्धारित शुक्क अधेदन के साथ परिवर्त पर आदि प्रस्ता किया जातेंने, करन्तु प्रस्तवरणक के कल्लायकारों के मामले में औई नहिं पर नहीं होती।
- पहला विशेश का सरकार / जो न केम निवन / अण्डाही सकाजी के पान केक (भी केन) स्त्रा का सकेम, जिसके किए कानीय निकास के अन्यपित प्रमुख पत्र (अइक्ट्र) की आकरकाल नहीं लेनिंग
- ह. स्थाप्ट पर भान निर्माण हमानिक भाग दिवियमों के मानदन्ती एक निन्ना होंग ।
- पहल कहाँ (स्थानेट निकाम) की निना जीक्षी के मुक्कक का कार्डियावन / प्राणीतन दे कु उपयोग प्रशिप्तन नहीं किया जा सर्वणा।
- e. पहला निर्मेश करों को दिनक में विजीति अपनि ने निर्माण करना होगा। निर्मारित अवधि ने विनाय नहीं होने के विजीति कर से अवधि विनाय किया जा रुक्तम पहला पहला किया किया किया का सकार है।
- पहल बेलेंस के निश्चादन के परवात निश्चा किन्द्र करण कुनावद पहल चिलेंद्र बार किया गया है तो नक्त मुख्यत का बदल निरस्त किया का सकेगा।
- ्र पहुर दिस्सा की मध्तन में अन्तरिक निकार पर होने बार क्या विकासकरों / १३ निर्माप राह्वारी समिति हारा वरन दिना आगेण।

चेंद्र :- निर्मित भूकाप्द में केले 🤘 । लागू कहे होगी।

स्टाम्प उसूटी होतु पहले की पनि कहा साहि।

भदान्य के पढ़ीस की बीजाया का विकास -

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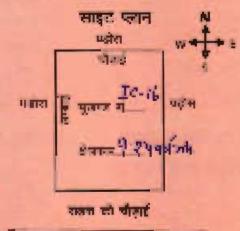
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मधी:-

त्साकर <u>ति मिन्तर वर्ष</u> तम्म संद्र्या विद्यासम्बद्धानी व्यवस्थान प्रसार क्रिकोट विद्या स्थितिक

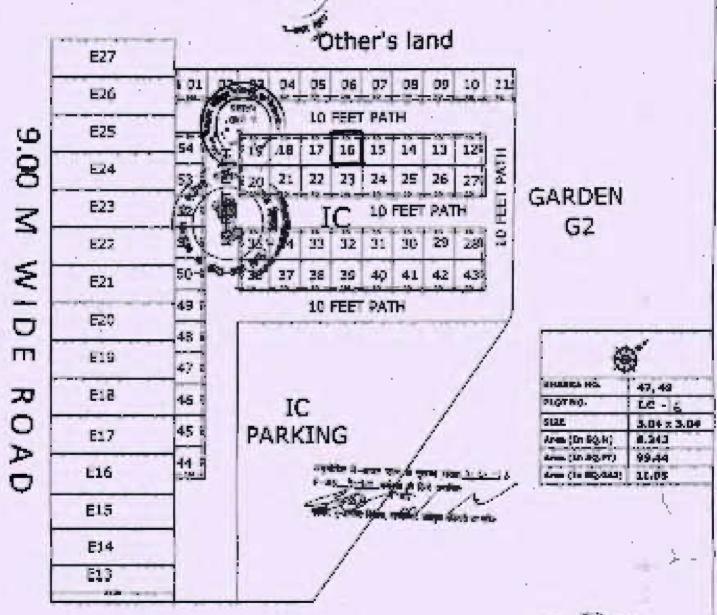
- ে ইরীভ্র/কুলারন হারত है।
- Registered and Endorsement Attached



सहर जान काम में में प्रतुप्त कर सकते हैं।

प्रक्रिकेट्ट अस्ति के स्टेस्टिंग में नेहर सामित्रक अस्तिहारी के स्टेस्टिंग में नेहर नेपा दिक्षण नागा, कोन्य 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

PPS

SIGNATURE OF OWNER

BUSINEUR IMAK

GORGINATION & STAMPS DEPARTMENT, RAJASTIIAN, AJMER SIIR-REGISTRAR : NOSAJ

Fina Recolpt: Appendix (Formings in Joseph) (2.101) Hind Colp. (2.06-2012 6:10 PV

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R.P. Dadhich Advocate

Resident & Office – 40. Vikas Nagar, Nauta Read Kata (Rej.) Mata – 28225–27807

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

Resident & Office 40, Vikas Nagar, Nanta Road Kota (Ray) Mob. - 98295- 97807

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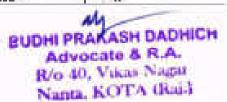
eudhi Prakash Dadhich Advocate & R.A. R/o 40, Vikis Nagai Nanta, KOTA (Ru.)

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

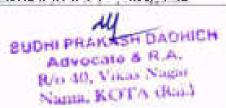
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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagu Nanta, KOTA (Rai.)

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

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B.P. Hallett, Advances BUDHI PRAKASH DADHICH Advocate & R.A. B/o 40, Vikus Nagar Name, KOTA (Rad)





💶 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान कारीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रगालन के लिए उपयो

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- पंजीकृत/पृकाकन संलन्न है।
- Registered and Endorsement Attached

an v

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

(सूचि भूमि जा गैर-कृषि प्रशोजन के लिए स्वयंत्र की अनुजा और आवटन नियम, 2012)

पट्टे की शते

1.	पदरा भारक ने निहित नियानी	ें कहा हुक मुख्य लीव सक्षि कवा नस है है। आ उन्न भूड़ण्ड 👀 अभिय लीक से नुख्य है	
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- मध्य नारक प्राची भूतगढ़ / निमित और का उपयोग वही किया लाएगा जिसे उपयोग हेट्ट गर्द्य मिलेख जारी दिखा गढ़ा है। भूदण्ड पर प्रचित्र क्वा विभिन्न में राष्ट्रिक अनुसूत्री में उस्तिवित राममेग अनुसेय होते, किया प्रतिक एक्योग हेतु विधितित पायरण्डी की मालना सुनिवित्र का जाते।
- पहल पारक क्रमा मूल दि को विकास अन्य अन्य प्रकार हो इनतालावित कर स्थाना तथा भूतका को उप पहले (सम्पन्तिय) पर मी दे अधिका.
- उक्त पुख्यक के विक्रय / इस्तान्तरण पर होता के यह में आग पितान के किए विकास में निवासित शुक्क आहेदन के राज्य पेतीवृद्ध विकास यह आदि ।
 इस्तुत किये जावने, कर्न्यु पट्टापस्थ के तक्तवादिकारी के भाषत ने कोई राणि देग नहीं होगी।
- 6 १८८। विलेख का प्रकार / विवय श्रीम निम्म /ऋणवार्थ संस्थान्ये है जाह तनक (सर्वेद्ध) हवा का रुक्तम, विकार केए हमानीय निकार वा अनुमारिक हमान नह (NEE) की आक्टबंबर कही राजीक के न
- भूकाका २६ भवन निर्माण तमकेल न्यान दिनिवर्ष के अनदान्दी प्रदेश करना होगा।
- १ पट्टा गर्स (स्वानीय निकान) की बेना व्यक्ति के नृक्षण्य का सम्विधक- / ुनर्गका व म स्वयोग परिकान पट्टी किया का अबेना।
- पर्य विसेश के दिलाइन के परवाद विषय विस्ता तथा मध्य क्रमण्ड पद्ध विसेख प्रका किया पता है मी एका पृथ्य का बहुत विरक्त किया का सबेगा।
- ib. पर्ट विशेष की योजना में आनारिक विदास के होने वाले जान विकासकतों / पृत निर्माण सकती अपिरी हाल दहन किया लाये व
- पहेड़ा दिलेश किन आंक्रीकेट में नियम, नोटे, विनिवर्ग के पहल करी किया गया है। इनके क्यों अल्पन य हर्ट लागू क्षेप्री किनवी पालना नहीं (क्ष्मण के पहल किया जा सकेगा)

क्टाम्य स्यूटो हेनु पट्ट यो प्रति कल शक्ति।

्रूचण्ड के दक्षण को सीमाओं का विवरण.

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पट्टा धारक के इस्तासर

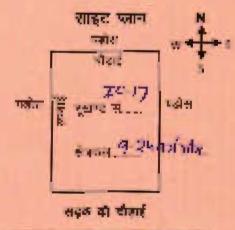
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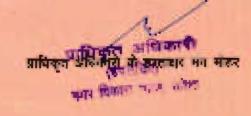
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पंजीक्त/ज्यांकन संस्था है।

Registered and Endorsement Attached

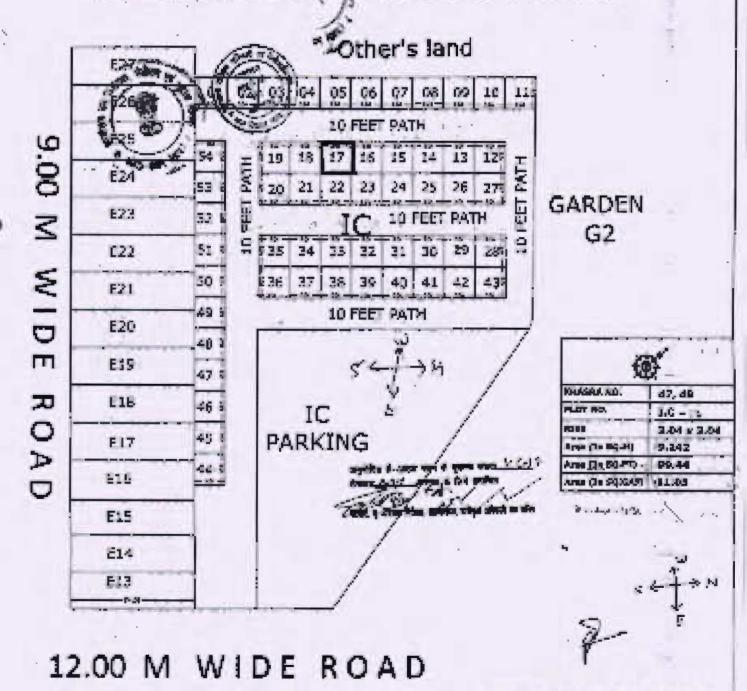


सहर जान अलग से में मंत्रान कर सकते हैं।



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)



SIGNATURE OF OWNER

Government of Royaldian REGISTRATION & STAMPS DEPARTMENT, RAIASTHAN, AJMER SUB-REGISTRAR: KOTA-I

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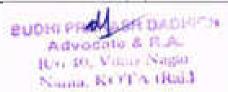
Resident & Office – 40, Vikas Nagar, Nanta Road Kota (Raj.) Moh. – 28225–87807

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BUDHI PRAKASH DADNICH Advocate & R.A. Ro 10, Vikas Naga Naga, KOTA (Rai.)

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

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

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B.P. Dadhich

Advocate

Resident & Office – 40, Vikas Nagar, Namta Ruad Kuta (Raj.) Mob. – 98295- 87897

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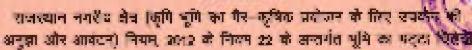
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पदटा दिलेख की शतें (लीज होल्ड)

(कृषे भूमि का नैर कृषि प्रयोजन के लिए समयोग की अनुदा और आवंदन नियम, 2012)

पहड़े की हतें

1.	च्हारा बारक में भितेश निमर्थ के रहत एक पूरल जीव साथि काफ करा दी है। अस उक्क मूखक वह समित कीट से पूर्व है। 🕏 🙀
	अश्व

- थ पट्टी पान्ये हारा भूखन्य / निर्मित क्षेत्र का स्थायंत्र करी किया जाएगा जिस तम्लोग हेतु कट्टा किया जाने किया गया है। भूगाण्ड पर प्रवस्थित कान-विनिध्य ने सम्बद्धित अनुसूची ने सम्बद्धित कम्प्रीय अनुद्रीय होंगे. परन्तु प्रत्यात तमाग्रेण केषु निमारित पानदण्डी को पालना सुनितित्वत की कर्ता.
- 5 पटटा शायक ग्रेंक्स क्षा विकास अवदा अन्य प्रकार में इक्तानाहित कर सर्वाण गया मुख्यात को सप-यहाँ (सन नीक) पर भी ने अवहरा ।
- पट्टा विसेत का मरकार/जीका बेंका निरम/ अनदार्थ संस्थाध्ये के प्रमान्धक (विसेत) का जा नक्ता, किसके दिए स्थापिक विकास का अनुपति।
 प्रमान पर (१५)०) को आवश्यकता रही होती ;
- भूखण्ड यर भगन निर्माण प्रमन्तिस भान स्थितसम् के सम्पद्धारो तहत करना दौगात.
- पट्टी कर्ता (स्वानीय विवाद) की विना श्र्वेक्षी के नुकार का उपक्षेत्रकात/कृष्णिक व भू ज़ादान गरिकांन नहीं किया ता करूंगा।
- ६ पटल दिनेस जाने करने की दिशांक ने निर्मारित अनरि में निर्माण करना होगा। किर्मित अमेरि में निर्माण नहीं होने पर निर्मारित दर से उमित निरमाण किया जा गाउँचा अन्यास पटल विकेश किया के स्थान है .
- पद्धा विलेख के निवादन के जबक निवन दिख्य तथा कर पूर्णकर नर्द्धा कियंत पार किया गया है तो उद्धर मुख्यक का पहला निरस्त किया जा करेगा।
- an । पटटा विशेख की योजना में उपन्तरिक मिलना केंद्र <mark>की</mark> भाजे कार मिक सकती र पूर निर्माण सरकारी रूपीते हुन्य वरण किया आगेगा।
- पट्टा पैलेस किन अमिन्दर्ग निवर्ग नीति जिनिवेन के बारा जाने किया गया है। इनके लगी जववन व सर्त जानू होगी केन्द्रिय गाउना नहीं।
 कर्म का पट्टा निवन किया का सकेगा।

नोट :- निर्मित पूजान्य में सर्त ने व आगू नहीं दोगी।

स्टाप्य रयुटी हेटु पट्टे की जीत कर गति।

भुष्टापंड के पड़ोस की सीमामों का दिवरण -

पूर्व <u>जिल्</u>या पश्चिम <u>जान</u> स्वतुष् <u>जिल्ला</u> है है । जान

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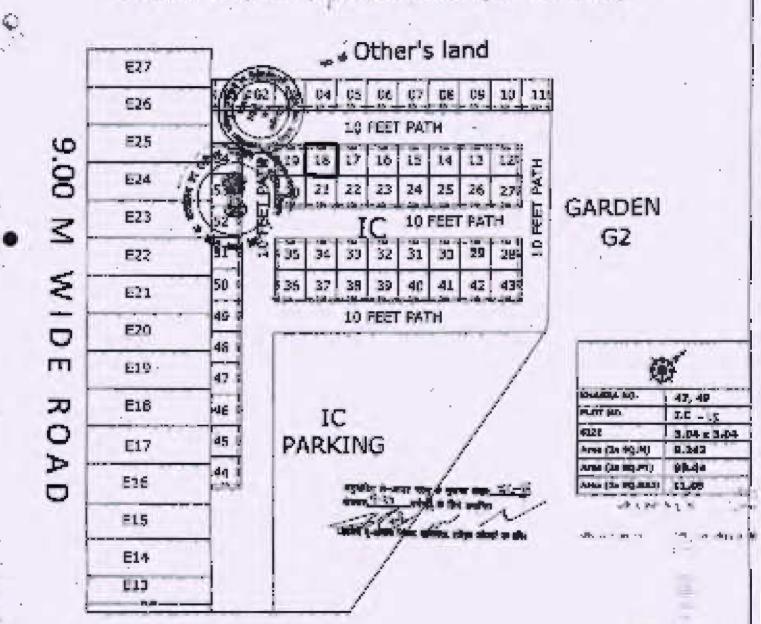
- पंजीकृत / पुनस्कान संतपन है।
- Registered and Endorsement Attached



सक्द प्तान अता। से भी संतान कर सकते हैं।

प्राधिकृती **अभिनेतरण अधिकारण** माहर (बन्न**िया)** क्यार विकास स्थान त्रोत्त्र 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

De-

SIGNATURE OF OWNER

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

Fee Receipt
Appendix From No. 9 (Nuls 15 6 151) Print Date: 12-03-2022 R18 PM

Fee Receipt 4o Stame	:	202202129019817 B.P. DARHELL ALIVOCATE, MIN District Development UK.	Receipt Date Document S, No.	:	12/00/2022 202201129515719
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From Year 2022 To Y	ĢŒ.	2022	Telef Amount	5	751

Mode of Payment (Allock Number Amounts)

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Signature of prosoncer or applicant for copy or Search certificate

Signature of recisions and date of return records

Colle

SUB-RECESTRAR

B.P. Dadhich Advocate

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

REPORT OF INVESTIGATION OF TITLE IN RESULCT

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B.P. Dadhich Advocate

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

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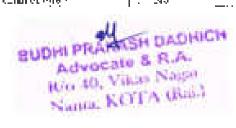


B.P. Dadhich

Adviente

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

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B.P. Dadlúch

Advocate

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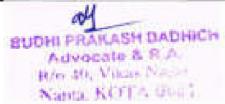
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R.P. Dadbich Advocate

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B.P. Dadhich

Advocate

Residem & Office – 40, Vilas Nagar, Nanta Road Kata (Raj.) Vinh. 98295-87807

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Advocate

Resident & Office

40, Vikas Nagar, Nantu Rasal Kota (Raj.) Mah. 98295-87807

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- Therefore no mice Margaret Character state of the period of 95 years from 2022 to 12.982.022 paraising to the transmitted Property's non-oriental by another of the December property is \$200 mm All Theorems.
- 5 in the more as analysed express though is feature of the Book, those morns often usual green the other three cheety states in the local discrete size and applicable. See the Managare and the Back, (Dakte, which experience applicable,) See the Managare and the Back, (Dakte, which experience applicable,) See the other back.
- Care for and two during bases in the representative point to be obtained in N. A. (Specify see claric or the Africa with Name), finite real 3 and applicable.
- U. Inc Martyge it wester will be available or the Buck for California of the meeting Philosophia Med Denim. Benefitipers: Limited, through authorized agreebury Str. Ragett Kurmun Polit New Str. Ragetter Public Rev. 110: New 147,8. Sewitka Nicolai Stocka Residency, P.No. 141, Ragett Candilli Vingar Lette. Road New 1, LPLA, Rada Raj.
- 9. I certife that Abic Decision Development Finished. Homeogly understined signature Stat Rejects Remore Partit Sin Stat Response Partit Run Flort Nat. (17th, Superstate Reddin Scientis Residency, P.Net. 4-4. Rejects Consults Various Execution Nat. 1. IPLA. Response Report Services from a United Scientists and the second of the second second Residence of the second se
- 18. In cost, of pressum of Machania, hy Deposit of infordactions and the deliver of following this deads Assentials are not a world are not a wild and reference to a physical pressum of the problems.

Nation Photo rappered Document No. 1 in 4 to be relieve for the regimention of peoplest under WKHA Act

- Constitute of Incorporation M/s Design Developers Limited
- 1 Resolution Letteran favour of the Rayesh Kurear Field
- 3. Allocover Letter Ph. 1111 dt. 31097.22
- 4 4 em Pray No. 3111 éc. 2001? 22
- 3 Hone, Ceme Ocel with Nagodi 29,07.22
- 11. There is a no legar impediments for creation of the Mortgage on production of above site delets, the conflict/original copies of which i have examined under any applicable Levil Poles in Jorda.
- 12. It is conflict that the property is SARFAFS! Complaint.

STREDITE OF THE PROPERTY (\$25) Since Lands, Gardonia Village Manhata Kota Raj

.cam: +8 No. W -21 What Board No.45 5.No DC 12 South- & No. 10-19

Dagon 12 88 3022

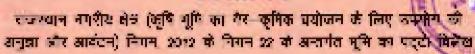
SUDHI PRAKASH BRONICH Advocate & R.A. 100 40, Vilens Nagar Nama, KCTA (Rej.)





🚅 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



क्रमांक / 1112.

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	ine sease ind one			
पट्टा धारक का नाम	77 210	24/34/1/	GAO.	
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		রাখবা	.67	AND THE
		Sistan	E	101
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			7	
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राज्यस्य साम				
वाजना				11 KOF 61
स्थानीय निकाय (पट्टा कर्ता) इ	रा पट्टा धारक के	पक्ष में उक्त भूसाय	ड का पट्टा दिलांक	
निव्यक्ति किया जाता है।				
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		1	NI TOTAL TOT	
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			1000	州皇
2				
नोट – शर्त गीडे एक पर व	िकत है			

प्रतीकृत / पृष्णकन संतयन है।

Registered and Endorsement Attached

व्यवसायिक

पटटा विलेख की शर्ते (लीज होल्ड)

(किंद्रे भूगि का वैश कार्य प्रयोजन के लिए सपर्याय की अनुब्ध और आगेटन निकम, 2012).

घटटे की शत

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	প্রাব	->
man area of mine as the min	and the second second second second	

वे परनात और पृक्षण्य के उल्लेक दिवार/अस्तान्तरण के 25 प्रतिशत की वृद्धि होती।

- प्रदेश भारक मान भूठण्य /12भित भेज का जपपंज परि किता जाएना कित तपनीय केंद्र पट्ट विलेख जारी किया गाए है। भूठण्ड पर पार्वनेत गान रिनियम में राष्ट्रिक अनुसूची में उदस्तित रणयोग अनुसेय होग, उतन्तु प्रत्येक स्वायान हेतु नियोग्त मनवण्ड यो पहला सुनेदियह हो जागा।
- प≝ट कारण रास्त गुरुष्ट को विकास अवन अन्य प्रकार से हरतास्त[्]न कर स**र्द्धण नहा भूखका हो सम-ग**हरे (सम-सोट) पर मी है गुलेगा_।
- क्षेत्र भूतगढ के विशेष / हहा नारण पर प्रेंगी के का में नाम विश्वान के लिए निवाद में निर्धारित शुक्त उजीदन के एक पंजीवृत किया पन अदि करता किये जायेरे परन्तु परताबारक से जनाराधिकारों के मामूले में कोई ज़ॉर देय नहीं हुनी।
- पटल दिलेख का राज्यक लीवन क्षेत्र निरमाल करवानी करवाओं के गया करक मिर्मित। राज का राज्यक किए स्थानीय निराम के अनुमति। व्रथम एक (२०८) की बारवंदकता नहीं हींगी।
- महरूक पर भवन विर्माण उन्होंनत भवन विनिधमा के नामदण्डी सुहर करना होगा।
- पटल कर्ना (रक्षानीम निकार) की भिना (नोक्से के भूभमकला समित्रमञ्जा) गुगरीतर सामु समझेरा परिवर्ता नहीं किया जा महोता।
- ਕਰਦਾ ਪਿਲੋਲ ਗਏ ਕਰਜੇ ਕੀ ਵਿਜਾਂਸ ਦੇ ਰਿਪਾਸੇਵ ਉਸਥੇ ਨੇ ਜਿਜਾਵ ਕਰਜਾ ਨਾਮਤ ਜਿਸਾਵਿਤ ਸ਼ਾਹਿ ਤੋਂ ਜਿਸਾਵਿਤ ਵਜੋਂ ਜੋਵੇਂ ਕਰ ਜਿਵੰਦਿਤ ਵਜ ਦੇ ਤਾਵੀ हिस्तुर किया ता सकता अन्यक्षा पुरुष क्रिनेस निहल क्षेत्रा वह सकता है।
- प्टरा शिक्षण के निभावन के प्रकास विभाग विकाद काम तथ्य मुख्यतर पटला दिलक जान किया गया है हो उन्हा भूकण्य का उत्हा जिल्ला किया
- नक्य दिल्या को पोजना न आकृष्कि विकास गर्भक्षण बाने क्या विकानकरों / गृह निर्माण भहकती संशित हार बहन निर्मा आवेता.
- प्रदेश दिलेख जिन अधिरेपणे जिल्ला नैति विकि**ले के कुन्त आर्थ किया गया है। इनके गर्म प्रदेशन व गर्न जायू हानी जिल्ला पाइना गर्**ही करने पर परदा कियर किया जा सकता।

नोट :- निर्मिट पुलपह ने बार्च न ६ लागू नहीं होती ।

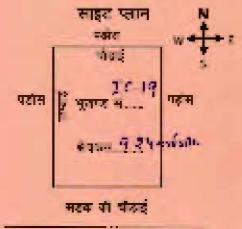
स्टान्य बगुटी रहा पटटे गर्र प्रति पान सक्षि।

भक्षपद के पढ़ाल की सीमधी जा देवरण-4 Ze 20 पश्चिम

मार्थ :-

REP BIS E FOREST - Itali Mahalulard um Post belouterte

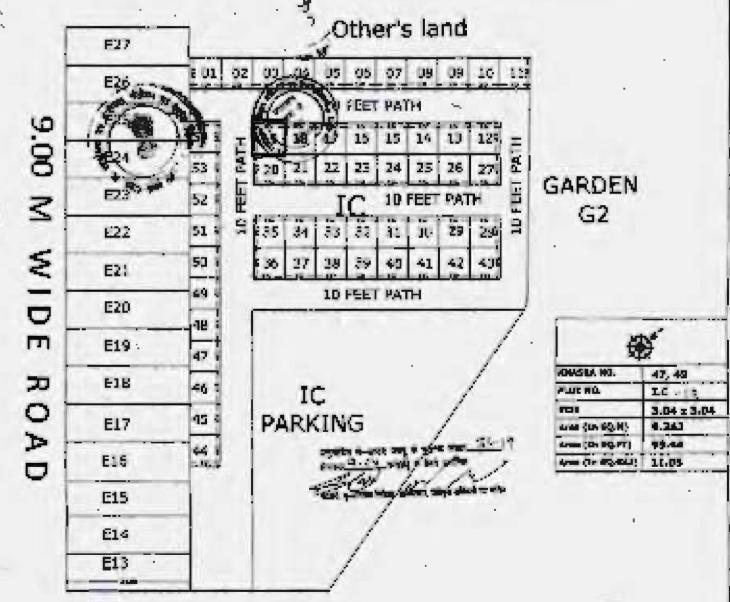
- प्लीकत्/प्रकाचन सलग्न है।
- Registered and Endorsement Attached



ਦਾਰਟ ਦੂਜਰ ਸਤਾਪ ਦੇ ਦੀ ਜੀਜ਼ਾਜ ਕਰ ਸਤਰੀ ਹੈ।

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 Rajasthan RES STRATION & STAMPS DEPARTMENT, KAJASTHAN, AJMER SUS-REGISTRAR KOTA-I

Fee Receipt

	Appendix	Form No. 9 (Rule 7) & 1011 Phrt Dale :	1:	9 CC 2022 2:40 PM
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Signature of rempted and cale of return race pt

Capher.

SUB-REGISTRAR

Advocate

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

REPORT OF INVESTIGATION OF TITLE INRESPRICT

		OF INIMOVABLE PROPER	11			
	1	Name of the Eranch Susaness Unit Office seeking opinion		Rajast	han Reot Es ity, Joipur Raj	tate litegalatury
	h	Reference No and data of the latter under the curve of which the disconnects building for senting are forwarded.		N-1		
	C	Name of the House or		Parit 5 1273, P.Na 3	ured signatury N vo Sh. Rajaram Suwalka Riddhi	Limited, therough k Rajesh kuman Patit Rus Plat No. Sidethi Residency, Nagar Eatn Boad
•	a	Name of the multisescent assurant person offering the perpect, its as security.		Pand 5 1275, P.Nac	ered signatory SI so Sh. Rajaram i Suwalka Riddhi	Limited, through h. Rajesh Kumac Paril Rio Hat No. Siddhi Residency, Nagar Esta, Road
	F	Construction of the Unit concern person body authoris	:	Indevid	wal Firm	
	P	offering the property for creation of charge Since as its maker when requests is security offered exhibition as point applicant or perpuyer or so groupping, etc.)		Herman	e	
j		wise or full description of the improvable conjects we attended up to multidate the full or an alreads.	:			
	3	Sugary No		S.No. 1 Raj	C 19, Centenso, 99	Dage Kumbudi, Masa
	b	Dave Thouse on 1 m case of Imme property)	1	5 Per III	C. (4, Gardenia, Villa	ge Kughadi, Kida
	В	Estent area problem, plinth built up area in ease of hower population	T :	9.24 %	t Mr.	
	1	Les atoms (d. negre of the place vallage or corregistration sub-district etc Hermiteres.	ŀ	Wed -	S.Na. DO IN	
4		Pertunden of the deciments seminary-legisly and chromologically		1. 2. 3. 4. 5.	Denim Develope Research Letter Rapesh Kumar Pa Ulatment Letter Certificate No. 11	ers Limited r in lawour of Sb. oil No. 1413 (c. 100-07-22
	5	Names of documents tended and us to whether they are originals or consided onnes or registration extracts duly consided. Note: Cody originals or consided extracts from the name time, but processed only only or product of extracts.	:		123 S.Nu. 202	Nec 1 5.Nec 1632 0003123112193 - de
	84.	Name Nature of the Document	1	- 1	Organial semilari	In rose of reques
	NO			1	orgin comitted estimat passiocopy, sec	obether the opposit was sensorased by the Advocate
4	1	29.67.22 Repd. 2 care fixed have constant maps of all title documents are possized from the		Mar.	Ougust	Not applicable
	relese amile origin	the candwid ruly of all title documents are specified from the interded and compared with the documents made the hy the proposed moraging? Please also enclose all incompts of fees paid for obtaining certified copy of mails want to recommend certifies along with the ITR.		540		

SUDHI PRAKASH DADNICH Advocate & R.A. R/o 40, Vikas Nagar Natia. KOTA (Rai.)

	э	Whether the records of registrar of her or revenue authorities relevant to the property in question one weighting for verification through any entitie partial computer without	Ť	No
	ls	If such radiose exemption retained are established whether the regularity and made and the composite figures in this regard.		Nm aveilable
	ć	Whether the pertureness of the stamp paper is possible to be got readered from any indine poetal and if so whether such certification was could?	1	Not available
7	e	Property officeed as security fully within the journdetron of which sub-registrar office?		Sub Registrar Kota Raj.
	h	Whether it is prosplic at have registration of disconjusts in respect of the property or question, at exact then one office of sub-popularial discret registrate registrate period [1] so, please name all such offices?	:	Nis
	P	Whether search has been made at all the others garred so the above?	1	Yes
	d	Whether the searches in the offices of registering authorities or only rather records reveal registration of multiple talls discounsits to respect of the property in question?		No.
a	tide pers Mon mod for and	If of title tracking the fixte from the oldest title deed to the latest deed establishing title of the property in quantum from the knows are in title interest to tipe captern title balder. And a bareous in a microst or other edge on title is inscaled search should be a forther period, depending on the nord for elegance of a long on the title. If of property officered as security for loans of Rs. 1.00 center above, search of title enemals are sense for a period of not less of H years is tomodatory.		60 years 2021 to 19.05.1622 UT Keta channel v. S.Na. 2015. Gerdruis Vestige Kunhadt. Kura Raj in MS Dieses Developers Limited, through pullpurious signatury Nh. Hajesh Kunzar Patél Sto Sh. Rajarram Patél Min Plat No. 1273. Noveglis Riddle olddid Residency. P.No. 1-4. Raject Gandhi Nagur Fatta Hond No. 1, 1913. Kosa Raj, un dt. 20.07.22 gmi enegate o Regel Crosse Deed in fameur of firm an dt 29.67.22
0	full	ne of Title of the intended Morraugor over the Property (whether contenting reality, Locathold Rights, Occupancy, Properties of heart Holder or Court Grantee Allectics etc.)	7	Freelaid
10,7	1000	ascholai, whether		Ned applicable
	0	Lesse (Seed is shift storages) and repretens!	н	Not applicable
_		Leaves is paraulted to example the Leavehald make		Norapplicable
-		shration of the leasy appropried period of keep		Not applicable
	1	Is, a sub-lease, check the leave deed in fermur of Lesser us to		- or approach
		whether stee dead permits sub-basing and murigage to Sub- basing also		
	- 0	Whether the leasehold natus permits for the countries of any	=	Not applicable
		superstructure of applicable.		
	i	Right to get recent of the leasthold rights and inture thereof		Norapplicable
	15 point conthiction on the	Superstructure; diapplicable; " Right to get remaind of the leasthood rights and instare thereof." Some plant allottness Lease-cook. Sale: Agreement, whether it agreement site growides for allocable rights to the mortgager is competent to create get my each property. Whether any permission from Goyt, or many authority is required for createon of mortgage and it is whether a valid permission is available.		Not applicable Not applicable
1.5	lf gran gran with when with	Right to get the mail of the leavehold rights and instare thereof from grant alkinness Leave-case. Sale Agreement whether it agreement ste growides for already rights to the mortgager of an authorit conclutions. The mortgager is competent to create get on each property. Whether any permission from Goyt, or may authority is required for createon of mortgage and it so whether		North applycastise
	lf gran gran with when with	Right to get the mail of the leavehold rights and instare thereof. From plant allottness Leave-core. Sale: Agreement, whether it agreement sto growides for allocable rights to the mortgager is a containt conclutions. The mortgager is competent to create see on each property. Whether any permission from Goot, or may authority is required for createon of mortgage and it so whether is valid permission is available.	:	
	lf gran gran with when with	Right to get the mid of the leavehold rights and instare thereof from grant alkinnent Leave-case. Sale Agreement whether it agreement ste growides for allocable rights to the mortgager on without enablings, the mortgager is competent to create gette, each property. Whether any permission from Gort, or many authority is required for createon of mortgage and it so whether walls permission is available.		North application
	If If I grant outle character who such to the such to the such to the such to the such to the such tracks to	Right to get the mail of the leavehold rights and instant thereof. The plant allottent Leave-case. Sale Agreement whether the ground stee growides for allocable rights to the mortgager an outland conclutions. The mortgager is competent to create the number of such property. Whether any permission from Goot, or may authority is required for creation of mortgage and it so whether to also permission is available. Such right whether		Not applicable

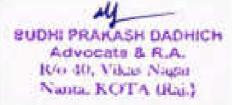
SUDHI PRAKASH DADHICH Advocate & R.A. 100-40, Vidas Nagar Nama, KOTA (Ray)

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

	a -	the Cirls Sentement Dood is door stamped and registered	\mathbb{R}^{n}	Not applicable
- 1	b	The Giff Settlemen Deed has been attested by two votors as		Not applicable
П	0	The Catt Scittkinners, Depol paresters the property to Denne	-	Sicc applicable
	đ	Whether the Dines has accepted the gift by signing the Gift Settlement Deed in by a separated writing or by improvious in by actions.	2	No. applicable
	•	Whether there is any restrictive on the Donor in executing the guit settlement deed in question.		Nett applicable
	L	Whether the Dence is in persentation or the galled property		15 applicable
	y	Whether any life interest is reserved for the Denotice on on other screen and whether there is a resid for any other person to profitly arrests on interruping.		Not applicable
		Any other aspect affecting the validity of the tilte passed through the gift settlement dual		Not explicable
f	a	In case of partition family servences deeds, whether the ongood deed is available for deposit. If not the modaling participate to be followed to create a valid and endirecentle new typics.		Not applicable
	ŀ	Whether mention has been effected and whether the morganger is in pessession and enjoyment of his share		Not applisable
	٧.	Whether the partition made is valid to law and the invertigate has acquired a mortgagate tale therein		Not speciality
	d	In respect of partition by a decree of cond windline such decree that become food and all other exactions formalities, are usunplicable respired with	:	Nut epocable
	e	Whether any of the documents in question are executed in counterparts on in more than rise set 9 if so, additional precentions to be taken to a making multiple murtyages."		Nin apolyopise
>		edios dos trile discurrents maltude any restamentary		Nat appricable
		Ment , Wiles		
		by case of wilk, whether the will is registered will or navegastreed will?	i	Not applicable
	ls.	Whether will or the modify people a completory potential of an obether the same is probated to a competent coup."		Nutrapplessive
	0	Whether the property is mutated on the basis of will."		Not applicable
	5	Whether the original will is available ?	1	Non applicable
	e	Whether the uniqued death certificate of the testator is contable?		Not applicable
		Wear are the circumstances and or directions to catablish the will in questive is the last and loral will of the terentur?" (Comments on the circumstances such as the acaptability of a declaration by all the beneficiances about the genericuses validity of the wall, all parties have acted upon the will, on, which are served, in rely on the will, availabling of Mathier Unignal title deed, are to be explained.)		Not applicable
ľ	_ 11	Whether the property is subject to any wall, rights		Nes
	h	Whether the property belongs to charely temple or our religious other cistionings descriptions are sectioned in greaters of charges on each properties?		Not applicable
	ð	Precambons permissions of sus in respect of the above cases for arother of measure?	:	Nm applicable
8	1	Where the property is a LTUT paint family property managage is proposed for tamily benefit legal necessary, whether the Major Coparectors have no objection join in execution miner's share if any, rights of seniale assumbats are		Not producable
	٨	Phone size communiting graph other expect which may administra- artise the colletty of security procedures.		Not species big
?	a	Whether the property heavings to any trust its is subject to the rights of are crust?		Sn
	Fr.	Whether the first is a private in public trust and inherite trust dwal specifically authorizes the marigage of the property?		- Niut applicable



	e	If an additional parameters promissions to be obtained for combine of radial paralleggs?"	:	Not applicable
Ī	d	Responsements of any for execution of mornage as per the central state book applicable to the book of the morner	=	Not applicable
90	a	If the property is Agricultural land, whether the break laws permit contange of Agriculture land and whether there are any restrictions for creation, enforcement of martiage.	7	Nat applecable
	ŀ	In case of agricultizal property other relevant records documents as per local laws, if any are to be verified to ensure the validity of the interest right to enforce the morgage?"		Notapphenide
	C	In the case of commercial of Again Blace last for commercial purposes or otherwise, whether requisite procedure followed permission obtained.	:	Not applicable
11	тери Адп	ther the property is affinential by any local lines or other dunops having a bearing on the constant exempts (viz. cultural Laws, weather sections, minorities, Land Laws, STZ lations, Costal Zone Regulations, Environmental Clearance,	1	Not applicative
12	ě.	Whether the property is subject to any peading or proposed	=	No
	ь	land acquisition proceedings ? Whether any search inquery is made with the Land Acquisition.		Not applicable
1.1	3	Office and the opening of such search anguiry. Whether the property is introduced in on subject matter of say bijestion which is pending or creededed?	i .	Nn
	þ	If we whether such language would adversely affect the creation of a valid contenue in lane any implication of its little culturement."	:	Not applicable
	e	Whether the title documents have any court seal working which points out one hagation attachment accords to court in respect to the property in spections. In each case please community on such seal marking.	1	Not applicable
1	4	In case of partnership from Whether the property belongs so die from and the skeet is properly construct.	ï	Notapplicable
	h	Process belonging to partners, whether thrown on horshous? Wherear formalises for the same have been antipleted as per applicable type?	ī	Not applicable
	Ÿ	Whether the persons i creating managage has have authorizy to create managage for and on behalf of the firm	=	Not applicable
	Bon mort with	whether the cooperty belongs to a Louded Coopering, shock the naving powers. I heard resolutions authorisation to create gape execution of documents. Registration of day pine changes the Company Registras (ROC). Actuales of Association trains for common seal etc.		Neut application
	abox Port	Whether the property (to be more good is parchased by the c Company from any other Company or Limited Lindvillay neighbor (LLP) from "Yes" No.		Nocapplicable
	anon Pulto Verm	I yes, whether the search of charges of the property too be gaped) has been carried out with Reguerar of Companies (RoC), espect of such vendor company (*1112) (seller) and the vendor pany (purchaser).		Not applicable
	char cram Ties	Whether the above search of charges reveals any primitive ensumbneaces on the property (proposed to be non-typiged) ted by the vendor company (seller)?		Not applicable
		If the search reveals encumbrances charges whether such gos mounthvances have been satisfied. No		Min applicable
(6	lann	use of Societies. Association, the required authority power to two in suid whether the emptyage can be created, and the respection actions, bye-town.		Net applicable
7		Whether age PLIA is involved in the chain of title	Ш	No



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

- 5	Who	that the IOA is one compand with impress i.e. a.	: No	n applicable	
	1329	ekspritent Agreement-crim-Prover of Attorney (Il se, please)			
	-cbu i	by whether the same is a projectivel discurrent and himes it.			
	lies	covered an interest in favour of the builder developer and			
	215 50	ch as arremouble as per law			
e	Acc or	ase the fittle discovered is essented by the PCIA halder.	- N.	s applicable	
	plea	se changly whether the POA involved is (i) one executed by i			
		Buildow viz. Companies Firms Indevedual or Proprietary .			
		ones in theour of their Partners Employees Authorized			
		resontatives to size Flat Allingment Lecters, NOUs.			
		senions at Sale. Sale Deeds, etc. so farming of burers of			
		units d'autoris POA) or (ii) ober type of POA	- 1		
		mmen PCA .			
- 4		are of Builders POA, whether a certified copy of POA	100	z applicable	
		able and the rank has been reached compared with the		Spilinearine	
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-		w 8) common POA (1 c. POA other than Beilder's POA c.)	: Ne	il applicable	
1		se clarify the following courses in respect of POA	: 790	и ардокавия	
	1 '	Whether the original INM is renfied and me total	740	it oggáladhle	
		no enigntion is done on the Justs of miginal PSDA?			
	- 0	Whether the POA is a registance one		s applicable	
	:0	Whether the POA is a special or general one?		մ ս <u>րդվում</u> Né	
	- Fr	Whether the POA common a specific authority for	: No	n applicable	
		execution of title document in question "			
		that the POA rens or torer and past revoked or Sad become	: No	d synyl s aink	
		hA on the date of execution of the electrony) in question $?\ $			
	(Ples	est countly whether the same has been ascertained from the			
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	Plen	er commend on the periodicaries on POA.	Nic	stapplicable	
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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagai Nanta, KOTA (Raj.)

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

		reade approval at hy and aid other presentence of my		
		Whether the numbering parters of the units thats fully to bit. Assuments such as approved plan agreement placete.		Notapplicable
4()	Cen	umbrances, Anadaments, and or calms whether of Government, that or State in other Local anthonnies or Third Party claims, as etc. and details thereof		Not applicable
31	nam	period covered ander the Engineering Confessions and the telef the person in whose turnor the encumbrance is created and contraction of charge, if any	:	91 years 2027 to 19.66 2022
13		ads repositing property for an Just person is an other statutance does possible as an distributed foot paid, what remody it		Not applicable
		Letter land enting elegrages, whether required and disc, details therein.	:	Not apply oble
		Whether No Objection Constitute under the Income Tax Act is required obtained		Net applicable
31		alls of RTC exceeds treateon extracts Ratha extracts perturing a se property in question.		Nati applicable
3.5		other the name of martiager is perfective as owner in the isomeway isospil Village records?	:	Not apposed to
< <u>(</u>		Whether the property reliqued as security as clearly demonasted. ?	!	Yes
	E	Whether the demonstron partition of the property is legally total?	i	Yes
	e	Whether the property has elegally accessible through normal careters to transport grands in factories / houses, as the case may bej.	:	Yes
37		ther the property can be identified from the following discoveries, and spaces a subtiling committances, if any revealed on such scrutting?	•	Not establishe
	N	Discontract in nationers to electricity congression	:	Not positable
	В.	Discussed in relation to water congression,		Not available
	(L'octument en relation le Saises Lex Registration, d'aux applicable	:	Not available
	J	· Gen units falls of any		Nint scendarios
N/S	diffe Post	respect of the boundaries of the property whether them, is a meanthweapparay is any of the title documents or any other documents is as variation report under high, see ; or the social curveys boundary * 0 leave obstants comment on the social curveys.		Nut spyškodski
80	picas hone (2) th prope	e validation report under approved suctioned plans an imade analysis of accommon on the users encloding the commons on the description and solutions of the property on the east secure and that or the tale deeds by reliable report and or approved plan are not resultable or the task of quantum of TIR, plans provide these commons subsequently, we making more resoluble to the advants.		Valuating asport part available
10	contra	becomes also be creation of multiple made and beat or special means, details or proper regularism of documents, payment of people is duty as:	7	No
41	41	then the Bank will be able to enforce SARFARSI Act, if required against invoces offered as examine?	-	Nist applicable

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

Advocate

Resident & Office -40, Vikas Nagar, Nanta Road Kota (Raj.) Moh. - 98295- 87867

42	In case of whenever of engaged table dends, design of legal and extent in requirements for creation of a proper, called and entherentally mortgage for deposit of contribute courses daily certified etc., as also any possession to be a taken by the Sand in this regard.	Nint applacainic
12	Whether the geometring fact contragational decreases of the energiagor poster. : than natural personal parameter creation of numbers; and additional pre-motions, diving to be lebel us such cases.	Na, applicable
4.1	Salignal specie places in escalaritor of title type localities :	No
45	Additional suggestions, if an investigated the interest of Beak communities is perfection of security.	N.A.
46	The specific parame who are esquired to course teorilogic to depend : : documents creating mortgage	Mrs Derdan Developers Limited, through authorized signatury Sh. Rajesh Kuppar Patil No Sh. Rajesam Patil Rio Flat No. 1273, Sawelka Riddhi Siddhi Residency, P.No. 3-4, Rajesa Gapelki Nagar Foto Road No. 1, IPIA, Kuta Raj.
47	Whether the Real Estate Propert resmes under Real Instate (Regulation and Development) Acc. 2016? Y.N.	Not applicable
	Whether the project is registered with the Brail Estate Regulation: Authorst ? If so, the details of such registration are to be franished.	Nut spelwalite
	Whether the registered agreement for sile is presented in the silene Act Ripos there protein is executed?	Not applicable
	Whether the details of the apartment plot in question are verified with the list of member and types of apartments or plots beeked as apleuded by the postustes on the recisate of Real Estate Regulators, Authority?	Mon applicable

Date : [V/68.2623] Place : Knta B.F Dadhick, Wester

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

CARTIFICATE OF LULE

I have examined the Original Brita Decide intended to be described rate ing to the schedule proper quest and offered as security by may of "Applicable Martingage" and that the decidence of title top on the opinion are valid to above, if right title and interest and fast if the raid inputsion Martingage and I fember comit that

- 2 I have entered on the unersty in plant adverse on account all the moreovers in the check has rade house or the other sections.
- 5 I confirm having made a search to the board Systems records it also mentions believe smalled and absolute the records of the referent General mean of Societies Sub-Registeries (Office to, Reviews Monock, Municipal Stackment Office, Land August on Office, Registers of Companies Liffice, Wald beard to have applicable. I do not that saything we see which would prove the Lordon form mentions a valid Manager. I am footble required by duty, loss a critical to the local due to negligate the net past of the metion was a sub-section.
- 4 Following centing of fined Records Records records, relative Table Deeds, or fifty of copies of such title deads obscured from the copyright engineer affice and encounterage centificate (FO). Henceby centary the perguspasses of the fittle facets. Suspicious/Doubt, if any has been clarified by making accounter copyrights.
- Plant are no prior Mercane Characterisant transcer whatsoever, as could be seen from the Engaging of Cartifices for the period of #1 source from 2022 to 19.08.2022 permissing to the luminosoble Property designment by shows said field South. The presents of free from all Consentrations.
- 6 In case of unand-enhancement charge in farmer of the Pank, there are no other mortgager that are other than abreath stated at the I was discussed to a good to be the Maritages and the Bank (Deleti, whichever more applicable), N.A.
- Minimal and this these interest on the property (inst) is to be extent of N AuSpeciff the share of the Minima with Names. Strike out if not applicable).
- 6 The Margare if exceed will be enabled to the Book for the Cabilla of the mendage Bourses. No Decelopers Until the Chronish authoritied signatory Sh. Rajosh Kansar Paril No Sh. Rajosem Paril Rio Flat No. 1273. Separates Riddhi Sidelli Residency, P. Na. 1-4. Rajose Genella Nagar Ente. Rend No. 1, 1954, Kata Raj.
- 9 Leastify the Alic Decien Developers Limited, through authorized signatury St. Rajech Kumaz Patil Sie St. Rajecum Patil Rio Flas No. 1273, Spwalks Hidden Siddle Residency, P.No. 1-4. Rajecy Gardie Negar Fatte. Board No. 1. IPLA, Kota Raj. tackport to possesse control of the ketalog titl, over the situated property jess. I bridge enter that he above title leads are genome and a cold managed can be around and for the biorigage month in inference in.
- 10. In case of creation of Niontgage by Eugenia of title durabilities cannot they for deposit of telegraphy at the deciment would exceed a cobil and enthropically managed.
- Note: Photo copy of Document No. 1 to 5 to be taken for the registration of project under REHA Act.
 - 1. Cartificate of Incorporation Man Details Bleedington demitted
 - Revolution Letter in ferrost of Sh. Kajesh Kuman Pacifi.
 - Allowment Section No. 1112 dt. 20 67.22
 - Configues, No. 1012 dt 20.97.22
 - A Road Lowe Bood with Map 44 29,67.22
- 11. There are no legal in pediments for creation of the Mortgage on production of above total occasi, the certified/original copies of which Disve exemined under any epidicade Law! Rules in Force

12. It is the tifted that the property is SARFAFSI Complaint.

SCHEDULE OF THE PROJECTION COSTS S. No. 10 19, Condense, Village Kanhade, Asta Raj.

Law - S No. 10, 20 Vieta - Brigat Noeth - S No. 10, 16 South - Royal

Date: 19.08 2023

B.P. Dudbick Advicate

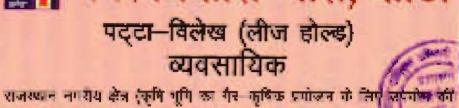
PUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nanta, KOTA (Rai.)



१९६८मी, गजामान तरकत



🚅 नगर विकास न्यास, कोटा





पंजीकृत / गृकांकन शंहणन है।

Registered and Endorsement Attached

अनुदा और आवंदन) नियम, 2012 के जिनम 22 के अन्तर्गत सूनि को गुरुटा दिहोस

क्षाक / १८१३	20.07 20.02
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नोट – शर्ते गीर पुष्प पर अनित है।	

व्यवसायिक



पटटा विलेख की शर्ते (लीज होल्ड)

किवि भूषि का वैस कृषि प्रयोजन के लिए समयोग की अनुदा और आगटन नियम, 2012}

पटटे की शर्ते

एड्टा, पारक में निष्टित निवारों के एटट एक पुरा कीन नारे जान कर दी है। उस बका कुछान्ड दह बर्धान लीन से मुक्ता है। 🥞

एके वर्ष अनुष्यक एक या जागा करानी होगी। एक बार निवत की यह सोज पाने 16 वर्ष प्लाट भारत को प्राचेक पर्न लोज पति के परवात और भूकण्ड के इस्तेष्ठ विकार/उनसम्बद्धा के 25 प्रतिशत की वृद्धि होती.

- माहा बहुक हान भूकपह / निर्मित क्षेत्र का उच्छान वही किया जाएगा किन भववीय हुए पहल विसंख जारी किया गया है। मुख्यब पर प्रायमित परन विभिन्न में कार्यांक्षत अनुसूची में क्षश्रादेशत ज्यानीय अनुद्वेद होगा परन्तु प्रत्येक कादान हत् मध्योवित मनावण्य की परन्य सुनिश्चिर की जाते.
- पहल बारक उन्तर भूडण्ड वर्ष दिवस अथमा समा जारक से हस्तानाहित कर रहिता नहां मुखण्ड को सम-महते (तम-सोड) पर में है सहैता।
- रकत पुराषण के विकास सहाराज्याय पर केंद्रा के पहा में साम परिवर्तन के लिए मियरन में मियरिंग शुक्त उर्धादन के बाध प्रतीवृत कितर पर आदि। pag किये जार्रेय, परन्तु पटटामारक के उन्तयनिकारी के नामले में कोई ताले देव नहीं हार्या
- फारा फिलेंस का स्थ्यान /भीवन वीम नियम, ऋषवाती सहयाओं के पता रहक (गोर्गाज) क्या जा सकेगा, जिलके लिए स्थानीय निरमय क जनपाति। हमाम एवं (अ.स.) की आदतकातमा नहीं होगी।
- भएगठ पर नदन निनाम प्रचलित करन विकित्या है अनदको बहुत करना होगा।
- न्दरम कर्ता (स्थानीय निवरर्य) की दिन्ह स्थोप्री के सुखाद का स्थानेशालन अपूर्वातन र यू तत्कीन परिवर्तन नहीं किया का सबीगा।
- पटना विसंध अभी करने की दिवाद में विवर्धित अवधि पै निर्माण करना होगा। निर्मारित अवधि में निर्माण नहीं होने पर विवर्धित दर से सुर्पित विस्तार केवा का सकेवा उन्याम पटटा विशेश विश्वन किया का सकता है।
- करता विकेश के कियादन के नक्याद भिरम विकास एक एक एका करता विकास कार विकास एवं है हा उन्हें भुखपर कर पटरा निश्स किया
- पत्या विसंख कि वेजना में वान्तरिक किएक कर एक कर्य कार विकासकर्ता कार विभाग सहवारी संविधि , व वहन किया आवेगा।
- भटता जिल्ला दिन अधिनिवर्षी निवर्षा, नीर्ष, विभिन्न के कुल जारी किया गया है। इनके सभी जलधन व हरी आहे होती फिल्ली पालना नहीं कुल्ले वह भट्टर निरस्त दिन्य सा सकरा

बोद - विपेत भूखण्ड में दर्ज हैं, व लाए नहीं होनी।

स्य स्थ अवटी हत पर्दर्श की प्रति फल एसिए।

भूखारेड के पढ़ारा की सीमाओं के दिवस्य-

कुर्व जीक्ष्म १८-19

पददा भारक के उन्साहर

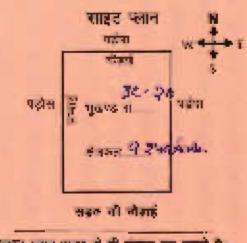


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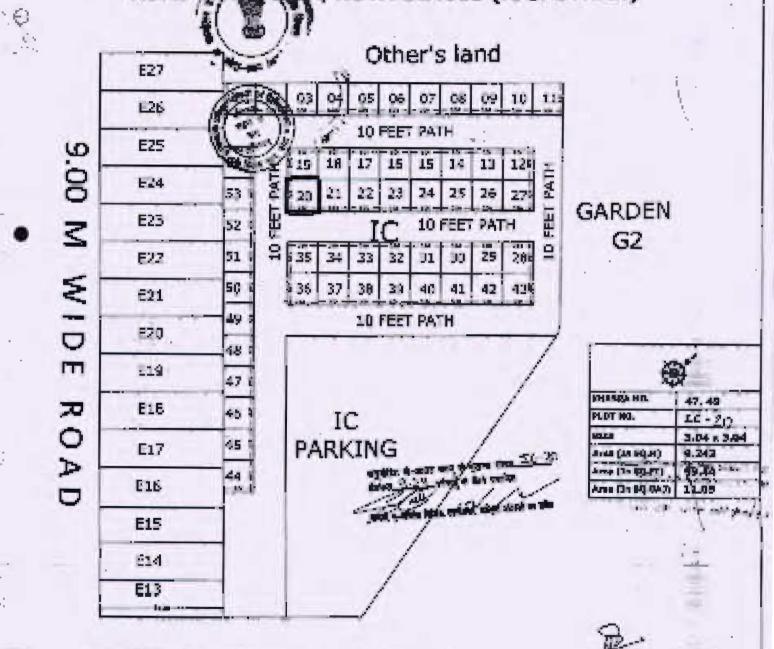


चाइट प्लान अलग से भी राजान कर सकते हैं :

पाविकत विरिक्षिकिक समाज्य सक मोहर WEST THE WAST

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 1814, KOTA-324005 (RAJASTHAN)



12.00 M WIDE ROAD

SIGNATURE OF OWNER

GOVERNMENT OF RAJOSTHAM REGISTRATION B STAMPS DEPARTMENT, RAJASTHAM, AJMER SULH-REGISTRAR : KOTA-I

Fee Wacelpt
Appendix Form kin 9 (Note / 5 & 181) Print Bate: 19:56 2022 3:77 PM

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GUEHLGISTRAR

Advocate.

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

REPORT OF ENVENIGATION OF FEILE IN RESPECT

		OF INDOVABLE PROPERT	₹.	
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		Name of the formation	.	MS Dealth Developers Limited, through nethorized sisynahors St. Rujesh Kannar Parit Sco. St. Rujesom Parit Res Flat No.
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_		Name of the unit consent straights person offering the	. !	No. 1, 1919, Kniu Baj. N1's Doulm Therelegers I hadded, through
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8		data on full description of the anniceable proportions of land. Only and hading the following data is:	•	
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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nanta, KOTA (Rai.)

Advocate

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

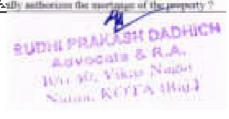
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Advocate

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Advocate

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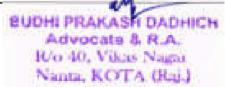
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8UDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagai Nanta, KOTA (Rai.)

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Resident & Office 40, Vikas Nagur, Nantu-Road Kuta (Rej.) Mob., = 98195, 87807

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

Advocate

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

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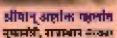
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BUDHI PRARE TO DADHICH Advocate R/o 40, Villia Nanta, KOTA unqui







💶 नगर विकास न्यास, कोटा

पट्टा—विलेख (लीज होल्ड) व्यवसायिक

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2021 v

व्यवसाधिक

पट्टा विलेख की शतें (लीज होल्ड)

(सुन्ने भूमि वन रेस-कृषि प्रयोजन के लिए छगवांग की अनुज्ञा और आवंतम नियम 2012)

पहरे की शर्त

च्यूटा भारकु-ने निद्धित निवर्ध के एह	र एक मुख्य जीज तांचे जाग करा है। है। उस उसने भूधाव्य कर गरीन लील से मुक्त है।
	9000

- पहल आत प्रकास / तिनित क्षेत्र का नगरीम नहीं किया लाइस सित उन्होंन क्ष्यु पहला निलेख नारी किया गता है : मुख्यर पर नवित्त भवन विकित्त में साथित अनुसूर्वी में उन्होंकित स्थानित अनुसूर होते. उन्हों प्रत्येक उन्होंन हेत् निवित्त नानदारों की प्रात्ना मुनितित की जाते।
- 3 पद्ध करूब एका नृहाक्ष का विकास अध्या अन्य प्रकार में इस्तान्तरित कर गर्कण नगा पूरवण को उप पहते (रण कीए) पर भी दे अधिक.
- इस्त पुरुष्य के विकट / इस्तान्तरम पर केता के पटा में नाम परिवर्तन के लिए निकाय में नियोंकेट शुक्रम अर्थदन के लाथ केलेंकिट विकास का नामि परतृत किया जाएंगे परन्तु पद्धारणकर में उद्धारा केलारी के मानले में कोई सींश मेंग नहीं होगी।
- पद्ध किल्प क सरकार क्रिकेट वेन। विवन क्रिकेट संस्थान संस्थान के पान क्षेत्र (मार्गक) रखा जा मकेट, विवस विवर विवर के अनामिक प्रमाद पद (MOC) को अक्टबकत नहीं होती।
- पुरस्का का पत्रन निर्माण एक्ट्रिय पत्रन विनिधनों के मनकाठी कहा करना होगा.
- ह. पटल इस्ते (क्यानेंश निकार) को दिन स्टेंकिंद के भूकाल का समविष्यान / सूर्यका व भू समयोग चरित्रतेन नहीं लिया का सकेगा।
- 5. महत्य किंग्स करों की दिलास से कि विते अवधि में निर्माण करना हो । निर्मारित अवधि में निर्माण नहीं होने पर निर्मारित पर ने उनकि किस्तर किया का सनगा उन्हांत पर सा किसके निर्माण ना सनगा उन्हांत पर सा किसके निर्माण ना सनगा उन्हांत किसके निर्माण ना सनगा है
- पट्टा विकेश से निवादन के परवाद किया तथा तथा द्वार प्रमुक्त पट्टा विकेश वाल किया गया है तो गस्त गुक्तक का पतता विकास किया।
 प्रमुक्त के प्रमुक्त का पतता विकास किया।
 - ातता दिलेश की योजना में अन्तरिक किए से पर होने करते काव विकासकता/ पूर निर्माण सरकारी समेनी द्वारा केया कावेगा।
 - पद्दा नेलंड किन अधिकेंदनी निवर्षा, पाठे, व्हेनिक्स के तहन जारी किक गया है। इसके क्यों उन्हान न गई आयू आयी जिनकी पानना नहीं

करने पर पट्टा निक्स्त दिखा मा सर्वनात्री

मेट :- मिर्फिन पुरावद में बात ने 5 लागू नहीं होगी।

स्यान उपूर्व हेतु पहुँदे ही पनि फल वसि ।

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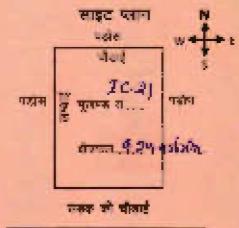
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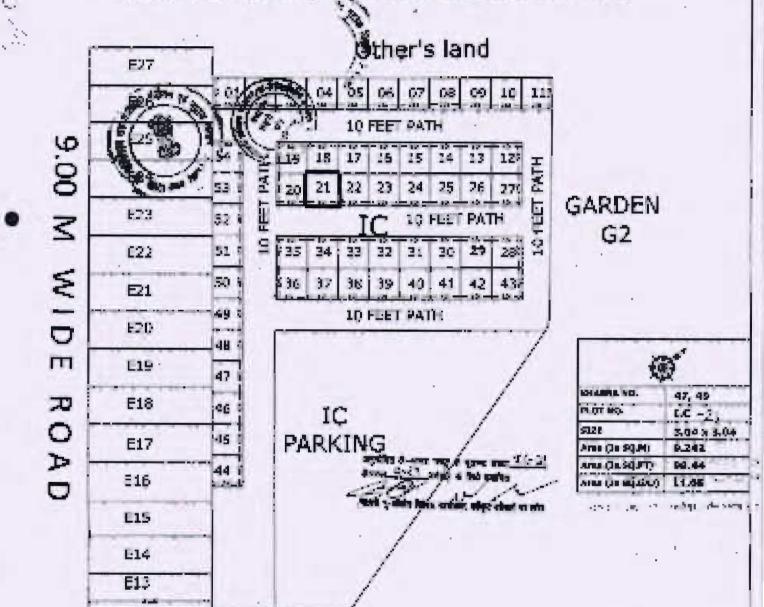
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- Registered and Endomentern Atlached



माहर प्लान अलग से भी लक्षण कर सकते हैं।

प्राप्तिकृत श्रा**मिक्तिर**िक डस्संसिर **मध**िमाहर (स्थानिक) **स्था**र विकास स्थान, **स्थान** 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, KQTA-324005 (RAJASTHAN)



12.00 M WIDE ROAD



SIGNATURE OF OWNER

Government of Rapathan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER **BUB-REGISTRAR: KOTA-I**

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Signature of recipient and related to the plant.

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SUB-REGISTRAR

Advocate

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

REPORT OF INVESTIGATION OF TITLE IN BESPECT

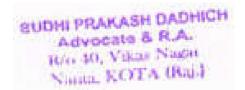
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BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagai Nanta, KOTA (Raj.)

Resident & Office

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

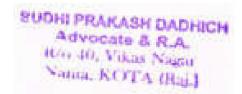
		The Gdt Settlement Deed is duly stamped and registered	-	Not applicable
	Ť.	The Gift Sattlement Deed has seen attested by two winnesses	:	Not applicable
	Б.	The Ciff Scribmont Deed counters the purposity to Dease		Not applicable
	4	Whether the Direct has accepted the gift by signing the Gilb Settlement Decal or by a separated writing or by implication or by stayings.	:	Net applicatele
		tathermore on the arriance		N1 - 31 - 14 -
	·	Whether there is any not return on the Diese in executing the : gillbustfacent ideal in quarter		Not applicable ,
	1	Whether the Diagon is processing of the pilled property		Not applicable
	B	Whether may life interest is reserved for the Denor or any other person and whether there is a need for any other person to join the examinant interesting.	-	Not apparable
	h	Any other repect affecting the validity of the cate basses , through the additional deal	:	Not applicable
K	а	In case of partition/lens's settlement doods, whether the original dood is evaluable for deposit. If and the modulity providing to be followed to ensure a callel and environmental mortissay.		Not opplicable
	Ь	Whether minimou has been effected and whether the mustaken in in pressuriou and unjuryment of his deep.		Not applicable
	6	Whether the portroop mode is valid in law and the multipage. The majored a mortgage blot title thereps	•	Notegyteside
	d	In tempora of partition by a decree of court whether such decree has because find and all other conditions/homerities are completed complicitly with		Not applicable
	6	Whether any of the documents in question are executed in counterparts or in name than one set 7 ft so, subfished processions to be blue for avaiding multiple grouppages?		Not upplicable
15	Urbe.	the the title becoming adule my technicalism		Not applicable
	distri	and to wilk †		
	D	In case of wills, whether the well in registered with no superactived with 7		Notapplicable
	k	Whether will at the matter needs a mandatory probate and it is whether the same at probability accompanies count ?		Nič upilicaiski
	ri i	Whether the property is contrast on the least of will?		Not applicable
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	ſ	What are the consultances and an downness to usuablish the will in question in the feet and final will influe action? ? (Comments on the circumstances such as the averlightlity of a declaration by all the beneficiaries about the genericance validity of the will, it, purpose have cored upon the 18th, oc., Which are referent to uch much will averlightlity of Matter Cripinal Wile death see to be experient?)		Nimagalasablo
ĺŦ.	5	Whether the property is subject to univ walkfundita?		No
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ij	c	Processionar permissions, at any at respect of the choice cases for continuous anotherase?		Notagehalile
lá ,		Where the property is a HITP- joint tempty property, morepage in marked for family benefit legal necessity, whether the Major Copposers have no objection join as consulting minus's should have righten female manufacture.	-	Not applicable
į	ň	Pleases when community on early other capeut which they universely extent the validay of security in such cases?		Motapplicente
la Ia	4	Whathur the property believes to any trust or it subject to the rights of any trust ?	:	30
	Ь	Whether the trust is a privace or public trust and whether trust deed appellically authorises the most gaps of the property.)	-	Set upplicable

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

B.P. Dadbich Advocate

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

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Advotate

Resident & Office – 40. Vikas Magar, Nama Road Kota (Raj.) Mab. – 98295- 87807

	March 1997	ther the ROA is our coupled with interest i.e. a.	. 1	Natapolicable	
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		enanted an interest in fenom of the holden/developes and	!		
		ich is im-vocable as per lav.			
0		use the title deciment is executed by the POA habiter		Not applicable	
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1	the	Buridges viz. Companies' trims (Individual or Propagacy)	1		
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1		resistances to sign. Hat Allintinest Fetters, NGCs	. 1		
1		Statest of Sale, Sale Death, etc. in favour of buyers of			
ļ		quits (Dailder's POA) or (ii) other type of YOA			
		amon IVA).	l i		
d.		see of Residents POA, whether a contilled copy of IVAA is	- 1	Nec applicable	_
"		which and the same has been remined occupanted with the		2406 adulationos	
		mail PCSA			
E		are of common POA tile. POA other than Parildges (OA)		Mot applicable	
	pl 124	as shorify the following clauses in respect of POA.			
1	i	Whether the original POA is writted and the rists	:	Not applicable	
		immetigation is done on the basis of onequal POA Y			
i	; 4	Whether the POW is a registered one ?		Nat applicable	
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1		Whether the POA contrins a specific antigrity for		Not applicable	
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R/o 40, Vikas Nagai Nanta, KOTA (Raj.)

B.P. Dadhich Advecate

Resident & Office – 40, Vikas Nagar, Nanta Read Kota (Raj.) Mob. 98295-87897

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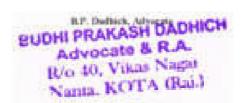


Advocate

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

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Advocate

Resident & Office --40. Vikas Nagur, Nantu Road Keta (Kaj.) Moh. - 98295- 87807

CERTIFICATE OF TITLE

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- 12. It is benified that the property is SARFAESI Complian.

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H. P. Bullinck, Advisored

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





📆 नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूषि का गैर-कृषिक प्रयोजन के लिए संप्रेशकों । अनुजा और आकंटन) नियम, 2012 के नियम 22 के अन्तरात मूर्गि का पट्टा विलेख

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स्थानीय निकास (पट्टा कर्ता) द्वारा पट्टा घारक के निष्पादित किया आहा है।	पष्ट में एक्त मू	अन्ड का ग र्श 1	दिनांक	® ì
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- पंजीकृत / पृथ्वीकन संतरन है।
- Registered and Endorsement Attached

व्यवसायिक

पटटा विलेख की शर्ते (लीज होल्ड)

(क्षि पृथि का गैर-कृषि प्रयोजन के लिए उपयोग की जनजा और आवंटन निवम, 2012)

पटटे की शर्ते

1.	पहल बारक में मिलन निवर्ण के तहत एक मुख्य सीच बारे जना करा ही है। आप उनक मुलाव्ह 50 वर्षीय सीच से मुक्त हैं है	
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के पहला। और भूराप्य है केवेड़ विकय / हम्मान्तरन पर 25 प्रतिकत का दक्षि होगी।

- पटटा धारक द्वारा भूतम्ब / निर्मित क्षेत्र का सम्बंध वर्ष किया साराम क्षित्र तस्त्रीय हैतु पटटा विशेष आरी किया गया है। शुक्राक पर इसकिन भरन विनिधन में सम्बन्धित अनुसूर्य में करनेश्वित वपयोग जन्द्रीय होंगे. परना इस्तेक वपयोग हेत् निमालि मानवर्क्य विगालन मुलेशिका की आगे।
- पुरुष अस्य अका पुरुष का विकास अध्या अन्य प्रकार में हत्यान्तरित कर सुकंगा क्या पुरुषक को लग्न-पुरुष हिम-नीज, पर भी है गुक्तगा।
- लका भुकरत के विकाद ∕ हरकार रच का होता के पक्ष में नाम परिवर्तन के हिए निकाद में निधारित पहल आवदन के बाध नवीकत दिक्य पत्र आदि प्रस्तुत किए तर्लेंगे परन्तु परदासारक से एन्ट्रपानिकारी है पामले में कोई राजा देग नहीं होगी।
- पटट दिलेख का सराक /जीवन गीम निप्प/ कपद की संस्थारों के जस काल (भोगेक) रखा जा करेगा जिसके लिए स्थानीय निवास के अनावित प्रमाण पण (NOC) की आदश्यकता नहीं होगी।
- भूकारह पर प्रथम निर्माण प्रचलित भगत विशिवारों के गालकारहे नहत करना भीगा।
- पट्ट बर्स (स्थानीय निकार) को जिन क्योंक्स के भूकपढ़ का स्पतिभावन, पन्थी के या मुख्यपीय परिवान यही किया जा सकेना
- पहरा दिलक जाने करने की दिनक से निर्मार अवस्थ में निर्माण करना होगा। निर्धानित अवस्थे में निर्माल नहीं होने पर निर्धानित ३१ से अवस्थे विकार किया जा नकेंगा अनाक गहहा दिल्या कियार किया था सकता है।
- पट्टो विसेश के निधायन के परवार निधार विकार तथा किया सुपाकर पट्टा विसेश पार विचा गए है से उन्न पुखार का पटक निसास किया रव सक्तमा ।
- पटट विकेश की बोजन े आन्तरिक विकास पर होने वाले कर विकासकरों / रह विकेश रहकारी गणिने द्वारा रहन किया जादेगा।
- 11. पहरा विजेल जिन अधिनियार्थ, विकास लिपिया के शहरा जानी जिला पता है। इनवी नकी जानवान व हार्र जाए होती जिलानी प्राचना नहीं। करने क पहुरा विरस्त देखा जा सकता। 🐠 🦫

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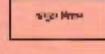
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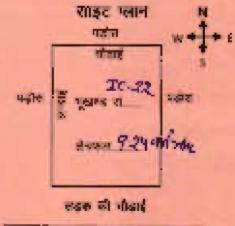
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- पंजीकता/पृथ्वांकन शंतरन है।
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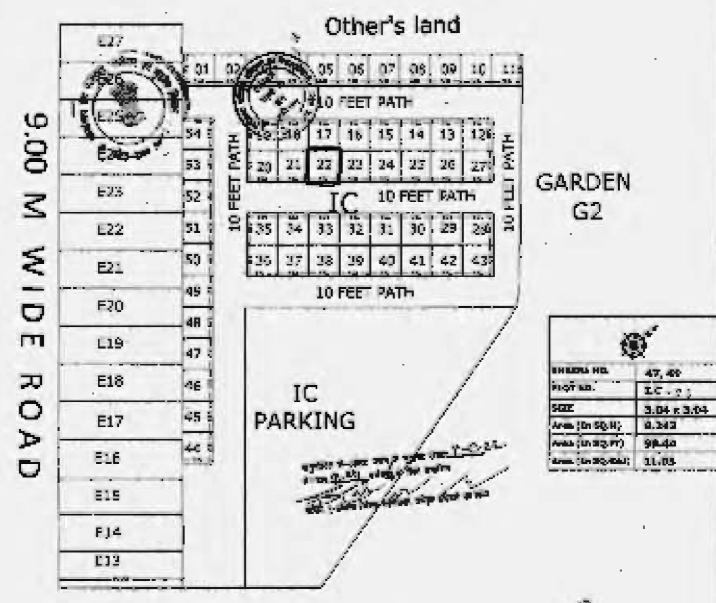


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SITE PLAN OF RESIDENTIAL PLOT'S SCHEME "GARDENIA" AT KHASRA NO.41, 42, 43, 44, 45, 45/1, 46, 47, 48, 49, 50, 51, VILLAGE - KUNHARI, TEHSIL-LADPURA, DISTRICT-KOTA (RAJASTHAN)

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

Fee Receipt

Appendix (Form No. 9 (Rule TG & 131) Print Dale : 18 00/2072 3109 PM

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Made of Payment (Wade Number Amount V)

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Signature of presenter or applicant to-easy or Search conflicate

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Caphler

SUB-RECISTRAR

Advocate

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

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

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

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Advocate

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

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B.P. Darthich Advocate

Itesident & Office -40, Vikon Nagar, Nagas Road Kota (Kaj.) Moh. 98295-87807

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	24.	Bequirement of registration of sale superment development		Notargliadde	
	°	sprazment, POA etc	•		
	h	Approved of Inciding plan, permission of appropriate/new		Not applicable	
		estimate, de	•	Train addings are	
		··· ·· · · · · · · · · · · · · · · · ·		Natapploable	
		¹ достифунация и прымя и мыжет достинения и ручествой — 1		Not applicable	
	H	والمراجع والمسترك والمسترون والمسترون والمسترون والمسترك			
-	ļ.	Overgeony Contidence/allotment letter/tener of possession	-		
	ļ.	Monthership details in the Society etc.	:	Notapphialite	
	1	Membership details in the Society, etc. Share Comingnes	:	Not applicable.	
	1 1 1 1	Membership thrists in the Society, etc. Share Certificates No Objection Letter from the Society	-	Not applicable Not applicable	
	1 1 1 1	Membership thrists in the Society etc. Share Continues No Objection Letter from the Society All local requirements under the head Musicipal laws,	-	Not applicable.	
- 		Membership thrists in the Society, etc. Share Cerminenes No Objection Letter from the Society All local insparements under the Insel Ministipal lower, regarding ownership of that Apartments' Building	-	Not applicable Not applicable	
- -		Membership thrists in the Section etc. Share Continents No Objection Letter from the Society All local negacinests under the Incal Municipal lows, regarding ownership of thate Apartments' Building Regulations, Comparative	-	Not applicable Not applicable	
		Membership thrists in the Society, etc. Share Comments No Objection Letter from the Society All local inequences under the head Municipal laws, requelling ownership of thate Apartments' Building Regulations, Description Control Regulations, Co-sparative Societies' Laws etc.	-	Not applicable Not applicable Not applicable Not applicable	
		Membership thrists in the Section etc. Share Cerminenes No Objection Letter from the Section All local negaconests under the Incal Municipal hous, requiring ownership of thate Apartments' Building Regulations, Comparative Societies' Laws etc. Requirements, for noting the Buildings on the records of	-	Not applicable Not applicable	
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Resident & Office -40. Viksa Nagar, Naota Road Kata (Raj.)

Mob. - 98295-87807

		_	
	made, approval of lay-our and other preconsisent, if any		<u>. </u>
	q. Whether the numbering patient of the saits-that salls in all	1:	Nis applicable
30	distribution such as approved plan, agreement plan size. Freezing series (Assertances, audion cleans whether of Consenurces)	:	Nint applicable
	i Constitution State or other Local analogities or Philip Corp. claims	1.	Nill approache
	Liens etc. and details thereof	Ţ	;
	The period covered under the Engandrances Certificate and the	: 1 -	04 mass: 2022 to 19002.2022
	rome of the person in whose favour the equipmentage is created and	H	⁻
	if on, printediation of charger, if on-	•	
32	Details separably properly feet on tend revenue or other scalabory than	: :	Not applied to
	peid/perable as on date and if not paid, while remedy?		i
33	a Littor land ceiling charagos, whather required and of so, details	. i .	Not applicable
. "	thereon	'	
	In Whather No Objection Certificate under the Income Tax Act of	1.	Not applicable
	ex quimal roly (ziged		<u> </u>
3.1	Dateds of RTC entractementalism extracte/faiths extracts personing	. ; :	Notapplical/a
	In the property in question		
35		… نے	Not applicable
**		i.	
_	Municipal-Village records *	i	
34:	a Whether the property effered accomming is clearly deportabled to	-	Yes
	b Witerter the demonstrate partition of the property is legally	.+-	Yes
	wind?	: 1	1 - "
	i		
	o Washin the property lanction manon as per discurrence ?	i.	Yes
	(The property should be legally accordible through promat	1	1
ļ	carties to branquel goods to factories / houses, or the care	.	1
	(may be).	İ	1
	, ···· • · ··		i
47	Weather the property can be identified from the following documents, and		Netavailable
	discrepancy. Wealthful discrementation, if my revealed up such scotting ?	į	-
	2. Procurement or relating to electricity conquestion.	137	Not available
	b : Seconds is adultion to water connection		Net avaciable
<u> </u>	y Department in relation to Salay Fee. Registration, if any profitable	+	Not available
	" " " " " " " " " " " " " " " " " "		
	Cler Ains With time	:	Notavialable
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	difference/discrepance is any of the role decimants or sens other decimants	:	<u> </u>
i	practice, voliculate regard initiaty Billionals \$150 the earned common hostedory 18		
	ou numero claborato' consenure on the name.		·
No.	Other collection report and an approved associated character are made available	+	Valuation report out avoidable
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	have the first property on the solid document and that is the fall: doods		
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	properties of TIR. please provide these connects solvenandly, or making	ı	
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10	Any be restriction for meeting of meetings under my local or specia	il .	Nii
1	connects, datast of proper presidential of development, polytopic of proper		İ
	! danse date als		ļ
,	!! <u>-</u>	1	1 22
4	Whether the Best will be globe to refer to 9,485 (VSI Ast, if required regarded	1:	* Not applies Me
	ரல் (வர்கள் குதின்) — பாளம் ந	.[



B.P. Dadhich

Adviscate

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

A In ease, the absence of command office dender about 10 forms and compared of the accommon of a payer scaled and commontation and opposition of a payer scaled and commontation and opposition of a continuous scale of a continuous scale of a continuous scale of a continuous scale of the con	Mot appearable : ** Not applicable .
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45 Militiani vaqaatian if my to niigavad he ustarat of Bank vanning the protection of security	1 N.A.
14) The epocitic measures who are required to create themselves deposit. the united desting measures:	M.S. Tienier Developers Limited, through authorized algoritory Sk. Rapeds Korman Path No. Flat No. 1273, Suscellar Righthii Schille Residency. P. No. 1-1, Raped Sendar Nagar Yota Rasel No. 1. 1914, Kota Raj.
") Whether the Real Estate Project consest tuden Real Listate	Net applicable
(Regulation and Development) Act.20182 — V-W.	<u>:</u>
Whether the project or required unit the Korl Matate Regulator. A charity of the the alle of such regions from an table travelled,	No: upplicable
Whether the register of unicement the schools present and in the above. Another transmisser is essected?	Shit systematic
Whether the details of the symbolistic plot in specificing, would be utility to the symbol and appear of operations to the second as appeared to the progression of the mediate of the Beitre Regulatory.	Виларупесной
Authority 1	:

Hate: 10 (8.3 ft) Plaze: Koro



Resident & Office -40. Vilkas Nagar, Nantai Road Kota (Raj.) MAD. - 98295-87807.

[1] EQUIDED IN THE PLANT.

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- L'aurline bavins multou seurch in dec Laut-Karonton (sonda, l'also confirm laving soritief and absolve the records of the release. Confirm Million, Sub-Berythaner Office in Theorem, Records, Samurpath secured Office, Land Auginition Office, Applicat or Companies (Mice. Walt: Board patronner) applicable) i do col find copyling advance which moved prevent the Dille Lolders from crosting a colid Matgage I am limite responsible, if any less as caused to the Bank due to reglige a color operation of part of progression.
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- There are no union Mertanae Complex careardomics, what occurs an english or more from the Estandariase Certificate the point of of Ot peans Bara 2022 to 1946.2002 permining to the annual be Protected many covered by above said this (Autis, Chapisport) to
- for some if second colorage datage in fascing of the Body those are no often contigued datages other than choosing stated in the Day to description, are special to the fire Nicotyppin and the Blank (Deletin plants) or a not applied to d'Al-
- Adings for and his their measure as he property from to be extent or N.A. Specify the store of the Atexet with America Section and a
- the Marsage it created will be see table to the Burt for the Legislations the natural patterns of Mic Benius Developers. Limitest, through sustensives signatory St. Raget: Kumar Patil Sin St. Rajeram Patil Rie Plat Sin 1273, Newstka Riddhi Shidhi Residency, P.No. 14. Rajecy Gaadhi Negar Lata, Rood No. 1, 1Pth. Rota Raj
- Comifs that Mrs Deniro Developers Limited, through authorized signatory Mr. Rajesh Assess Foot Sto Sto Rajarsan Patil Blår Flat No. 1273, Suesika Riddai Siddhi Beridang, P. Vo. 14. Rajera Guadhi Nagar Exto. Read No. 1, 1794, Kiele Raj, nectors as abolics, also need Markaches from over the second to properly meet 1 tenter commi that the above fille depth are research and a value overguge, can be excaled and the said kilorings could be defered by.
- in and of mathemati Confungative Depositive bits doods for confushed deposit of will want all decay decreases would exact a valid and a document's incompage.

Note: Planta copy of Parameted No. 1 to 5 to be taken for the registration of project unity RFD 1 Act.

- Confidence of Japan positions M/s Details Developer's Literard
- We solution better in Recognical St. Hojenh Kongar Katil
- Albamate Letter for, 1115 dt. 20.00.22
- 4 enafficiale No. 1115 do. 20.17321.
- Hepti Laws Beet with Ajaputt 29 07 27.
- 11. There are no legal impediments for creation of the Mortgage on production of showe title deeds, the contributionightal copies of which I have examined under any applicable Law! Bulet in force
- 12 it is combed that the property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY (\$25) XNa DC 22, Standards, Villag, Nucleati, Kota Raji

Law - Land

 $N_{\rm c} \approx 1-3~{\rm Mpc}~10^{\circ}~12$ Norta: 5 No. 10, 30

Statille S. No. 2012 1

Detail 19 DR 9077

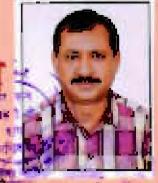
EUDHI PRAKASH DADHICH Advocate & R.A. Rec 40, Vikus Nagar Nama, KOTA (Rad.)





💶 नगर विकास न्यास, क

पट्टा—विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (काँमे भिन्न का गैर-कविक प्रयोजन के लिए उपयोग

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गोजना गाउँगिया				ਸੇਂ ਦਿਸ਼ਗ ਹੈ।
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करीक्त / प्याकन संतरन है।

Registered and Endorsement Attached

नोट — शर्त पीछे पृष्य पर अंकित है।

व्यवसायिक

पटटा विलेख की शर्तें (लीज होल्ड)

6614 भूमि का गैर-कृषि प्रतीलान के लिए उपयोग की अनुक्ता और आवटन नियम, 2012)

पटटं की शतें

पटता परका ने निविध निकर्ता के जारत हम नहम लीज राजि जना करा में हैं। तात चवत भूदेगढ़ एक वर्षीय लीज में पड़न हैं। "

पति वर्ष प्राप्तरक रूप से क्या करानी होती। एक बार नियम की गई जीव रहि। अ वर्ष पुरुष्टा धारक को उन्होंन को शील पाति। के सकता और मुख्यम्ब के महील विकास हता स्टब्स पर 25 अंग्रेशन की नहिंद होती।

- ucer करना दार पश्चाप्त / निर्भेत और का समयोग प्रती विका जाएगा जिस उनका है। करना विकास जाने किया गया है। सलाख का स्कॉटन नका विभिन्न में सम्बन्धित अनुसूर्य में कर्कियन कर्कान अनुसंध होते, परन्तु प्राचेक करकेन हेनू निधारित वामदश्रद्ध की पालन सुनिहितत की जाते।
- करता प्राप्तक तत्त्व शुक्राक्य को नित्तव अववार शब्द प्रचार से उच्चानगरित कर सामेगा तथा भूषण्य को उप-पट्टे सिक्न लेकी के भी दे अग्रेगा।
- बाब, मुहारद है विकार / सम्पन्धरम कर कहा के पाप में जन पहिलांग के जिस निकाय में निर्धारित मुख्य आदेवन के साथ गरीवान विकार गरा आदे प्रस्ता किये जावते, जान्यु पत्रतायाच्य के प्रतासाधिकारी के पापले ने कोई सभी दंश नहीं सोगी।
- करन दिसान का परकार / जीवन बीचा निरम / क पदानी संख्याओं के पास तमक (भोनेक) रखा जा खबेना, जिसके लिए स्वामीय निरम पाम अनामीता हन्य पन रेप(८८) वी समस्यकता नदी होती।
- भूतुम्ह पर भूका विमान प्रवृत्तित मुद्रम विनिद्यने क गामदण्यो तहत करना होता.
- करना एको (क्यामीय किस्पत्र) की किन को कृति के पुरावद का उपदेशालन / पुनवदन र यु उपयोग प्रकारन नहीं किया जा स्थागन
- -टटा मिलवा लारी अरने ही पिनाबा से निर्वाधित अबधि में निर्माण जरून, होगा। निर्वाधित अवधि में निर्माण नहीं होने कर निर्धाधित दर से संदर्धि चेन्नार चेन्या का भवेना अन्यक्षा करूप दिल्ला केंद्रत चेटा का राज्या है।
- करन विकास के निमादन के प्रकार दिया विकाद नया तथा प्रधानर पटट विलेख गरा किया गया है तो उन्हां पुजारत का पटटा निरहा किया ता कर्मन ।
- ्रुप्त (देस्था अ) प्राच्या में आल्यानेक विकास पर होते करने खट विकासकर्ता / पुत्र निर्माण सहकरी समिति हाल नहन किया कार्यमा .
- फरन हिलेल देन अधिनेदन दिया जीति जिल्हा है नहत तारी किया गया है। इनके रागी प्रतापन व पर्त जातू होगी तिनकी पातना जाते करन पर करना विश्वत किया जा सर्वणा।

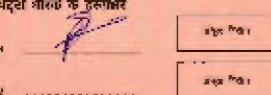
नीट :- विभिन्न भूटण्ड ने बर्त न. ६ त्यान् नहीं होती।

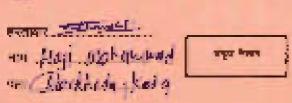
रकान कपती है। पहले की प्रती फल करिया

पुराण्ड के पड़ीय की सीमाओं का नि एम

पर्व ... स्वयत् ह पश्चितन conv. T.C. 24 दक्षिण

भटना भारत के हरूगतर





- पंजीवता / प्रशासन जीवान है।
- Registered and Endomernant Attached

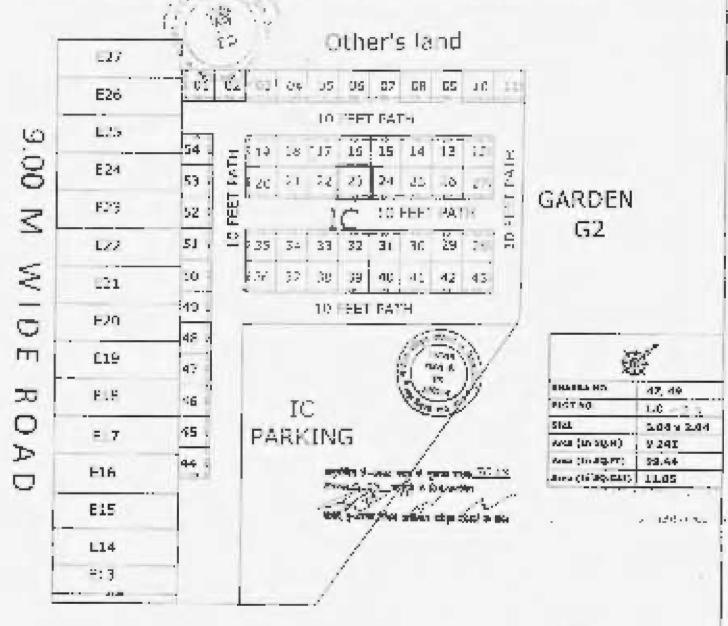


सफ्ट प्लान अलग से मी हलाग का सकत है।

हा विकास प्राप्त जोता

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, TENSIL-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, JPIA, KOYA-324005 (RAJASTHAN)



12.00 M WIDE ROAD



SIGNATURE OF OWNER

A. T.

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

Fee Renalpi Appandix (-Form No. 9) Rule 75 & 181)

Print Date :

12-08-2522 BJ05 PM

Fala Radelpt No	4 20220212	5010907	Рановір: Виси	:	12/12/04/02
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Document Type	a Inspection	වාස් කියන්:			
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Lb, 25 34	. 40		Cortes assista	5	. 10
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			Cash Arequet Received	=	14
			Other than Çash	7	₹ 50
Feynm Year 2022 To Y	Myr 2022		Total Amount	- 1	7.64

Medit of Payment (Alliada Number Amount f)

Good Challen 85470012,0-50

Signature of better terror applicant for copy or Broach conditions

Signature of morphis and Sate of return recept.

Cash yr -

SUB-REGISTRAH

Advocate

Resident & Office – 48, Vikus Nagar, Nanta Road Kota (Raj.) Mob. 98295-87897

ARMORT OF INVESTIGATION OF TITLE IN RESPECT

		OF IMPROVABLE PROPERT	T _	
Ι	А	Name of the Period Resistant Point (ICTes: embing ages in	::	Rajanthan Real Essate Regulatory Anthonity, Inipar Raj.
	Ь	Retisence: Not seel date of the letter under the cover of which the documents tendered for sometry are forwarded.	•	Nil
	4	Name of the Bermeer		Mth Denisu Developers Limited, through authorized signatury St. Rajeth Kuthan Patil Sia Sia Rajetum Patil Rin Flat No.
4	L	Name of the universees, someony person affecting the property flux on successive.	:	1273, Navyama Étádhi Siddhi Residency. P.No. 1-4, Major Candhi Nagar Leta, Rand No. 1, 1974, Kreta Hağ. M/S Benim, Developers Limited, through antiseciend Genetary St. Kajorh Kuntur Patid Ste St. Rajprane Patid RA: Flat No. 1273, Savyalka, Itidahi Siddhi Rasidency, P.No. 1-4, Sajory Candhi Nagar Leta, Kord No. 1, 1974, Kara Pat.
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1		kts or full description of the immessible property is a differed in unity including the following details.	:	
		Survey No.	; [5.No. 1C-23. Gardenia, Village Kanhadi, Keta Raj.
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		Notice of documents wenthed and as to whether they are originals or certified suplies in registration extracts duly excitient.	- 1	Negd. Lease Beed at B.No. 1 V.No. 1624 P.No. 56 S.No. 202203123112511 dr. 65.00.12
		Note: Coly originals or partition entracts from the respectively land revenue father auditorists be examined.		
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BUDHI PRAKASH DADHICH Advoca: R/o 40, Villa Nanta, KOTTA (ISSA)

B.P. Dadhich

Advocate

Resident & Office 40, Vikas Nagar, Nanta Ruad Nota (Raj.) Mata - 98295- 87807

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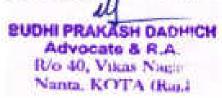
B.P. Dadhich Advocate

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

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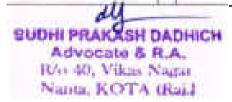
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		chaify whether the same is a resistantal document and hence to				
		has enoted an interest in favors of the builder/developer and				
1		security is immensible as not been				
<u> </u>		In case the citie document is executed by the PUA holder.	.	Not applicable		
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i		Apprenient of Sale. Sale Deeds, etc. to twent of buyers of				
1		Hele units (Builder's POA) or (ii) other type of POA.				
į ,		(Continue POA)				
	d	In case of Raildar's POA, whether a securified copy of POA is	-	Not applicable		j
1		available and the same has been varificationequated with the				j
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		In case of common PITA (i.e. POA other than Builder's POA).	- 1	Not applicable		
		pleases aborify the full towing about in nagogs of POA				
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		P. Whether the PDA consours a specific authority for		Mot applicable		
		Execution of title document in position?				
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		Invalid on the date of exercision of the document is green as ?	- 1	,		
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1 22		e property is a flat/apartment or residential/commercial complex,	- '	240		
_		k and comment on the Ibiliowing:	_			
	8	Promoter's I and owner's title to the land/brilding		Not applicable		
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	6	Extent of authority of the Developer builder				
	ıl	Independent title varification of the Land and/or healting in	٠,	Net applicable		
		ipodian		<u> </u>		
	<u></u>]	Appeniest, the sale (duly equistional)		Not applicable	. — .	
	. 7	L'aymorte of proper stamp duty	- !	Not applicable		
1 -	7			Not applicable		
1 1	i `	german, POA, vic				
	l u l	Approval of hulling plan, purposite of purporistoleral	_	Net applicable		- —
	"	sufficient to remain pass, pass, partitions of appropriate received	-			
	lil	Convergence in the our of Society/ Condominium concerned	. :	Not apphicable		
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		Memoership details in the boolety esc.		Not applicable		- 1
\vdash	-	Shary Cartiflicates	1	Mot applicable		
	_'		<u>:</u>			
<u> </u>	괴	No Objective Lattax From the Secrety		Not applicable		
	п	All legal requirements under the local/Musicopal laws.	7	Mor applicable		
		regarding ownership of Bas/Apurements/ Building				
		Regulations, Development Coursel Regulations, Compensive				
		Source: Laws etc.				
	15	Recuirements, for waiting the Paris charges on the recents of	1	Mot applicable		
1		the Bhazsing Society, if any				
	L PL	If the peoperty is a vacant band and administration is yet to be	1	him am licoble		
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	4 Whather the numbering potters of the units/flate tally in all the units/flate tally in the units/flate t	. Nut applicable
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	or the property in question.	
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1	the property offered as seconds ?	
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B.P. Dadhich Advocate

Resident & Office – 40. Vikas Nagar, Nanta Road Kota (Raj.) Mob. – 98295- 87867

42	In case of absence of original life death, death of least and other	l:
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46	Inc streets persons who are required to cross northwest descrip-	· Mr. Itenim Developers Limited, through
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		1273, Sawadka Raddhi Sidahi Rasidang,
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į	Solythers them advance afterment to sale as beassmood in me above.	Not apparable
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İ	with the list of number and types of apertonants or physicianska; as	
	apleoded by the position in the website of Bred Estate Regulatory	
: i	Authority"	

Date : 12,08,2021 Place : Knth BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nanta, KCYTA (Raj.)

B.P. Dudhich Advocate

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

CENTER WATER OF THE REAL

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- There are an prior Manager/Manager/manufactures of terrors of the order of the international control of the period of the record from 1973 or 12.06.1842 personning to the following the Property (1997) resolved by Above and Tube Beeds. The property is the internal following the control of the control of the period of the per
- 6 in own in proportion requires charge in Cooper of the Bank, there are no other usualgage and at gas, other data already stated in the 100h 100m and are appreciable for Medianness and the Bank (Defect whenever in our applicable) N.A.
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- 9. Couldy Jea. We Brain Brechipers Desided, through authorized signatury St. Reject Kumer Patil Sin St. Rejector Patil Rin Flat No. 1213, Sewarter Buildin Septim Restrictory, P.Ne. 1-4, Reject Gendel Negar Exter Read No. 1, 1783, Soft Rej. Research statements, P.Ne. 1-4, Reject Gendel Negar Exter Read No. 1, 1783, Soft Rej. Research statement of the conference property of the Laurence of Septiment and a word conference on the recoverient of the and Managing would be connected.
- 10. In case of continued Mortgage by Tepure of Info Asada, we note y that the deposit of tellinoung tale Asadaylocurous would never a social and encourage the moregage.

Note: Photo copy of Occument No. 1 to 5 to be taken for the registration of project under RERA Act.

- Containment to amperation Mits Design Developers Limited.
- 2. Heschielen Ferter in Ferdag of Sit. Rajeth Hauste Paril
- A Adolesce fatter No. 1106 dt. 2027, 22
- A. Continues No. 1016 de. 2017 22
- 5. Rept. Lease Reed with Map of BS, M, 22
- 11. There are no legal appealments for overtion of the Martgage on production of above the deeds, the sertified original copies of which I have examined under any applicable Law! Rules in force.

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

Na NICOLD P. OF THE PROPERTY (195) S.No. (C-2), Gardenia, Villey, Karshaki, Kota Raj.

East Bend

World R.Ne. 16-16 Merth CNa. 10-21 South S.Ne. 10-12

Hare: 12.0013022

B.P. Dailbert, Advacate

ROTA (No.)





पद्दी विलेख (लीज होल्ड) व्यवसायिक

राजस्थान नगरीम क्षेत्र (कृषि भूमि का गैर कृष्टिक प्रदेश्वन के लिए सप्रे

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पश्चीकृत/पृष्ठांकन रांलण है।

Registered and Endorsement Attached

202 E 202 E

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ब)

(१५)वे भूमि का नैर-व्येषे प्रयोजन के लिए जपयोग की अनुका और आवटन नियम, 2012)

गर्ट की शते

पहुत बारक में निष्टित निवामों के नहत एक मुक्ता हैंकर होते जामा करा दो है। अब उनक भूतापत १६ वर्षीय कील से मुक्त है। अक्ष्या

- पहल अस्य इत्तर मुंख्यक शिनित क्षेत्र का तमयोग बहा किया प्राएमी किया समयोग हेन्दु पहल विकेश जाते किया गया है। भूतराह पर प्रचारित परन विकित्य में सामाधिक अनुसूर्य के प्रकाशित उपयोग अनुहोत्र होंगे। अनु प्रदूषक प्रकाश हेन्द्र कियेरित मानवस्थी की पात्र म सुनितित्य की आहे।
- पटल धारण करता गुलण्ड को लिएम अथना अन्य प्रकार के वस्ताना के चन्न <u>क्या</u> कथा पूछान्द की उपन्यदर्श (संकन्तीज) पर भी वे संकेता।
- व्यक्त भूतम्य क विकास हस्सामारण पर केवा के प्रधाने गाम प्रिकृत के लिए होकार में निर्धारित आहा आवेदन के माथ प्रयोक्त विकास एक आवेद प्रश्नुत किये लागेंगे, परानु प्रदूष्णारण के एकार विकास के प्रथम में कार्य हैं के एक नहीं होती ;
- पट्ट दिलंख का सरकार/ तीवन रीम निमम, कारणानी सम्बन्धा के पास कार्य (भोगेज) रखा जा सकेगा, जिसमें लिए स्वानीम निस्ताम क प्रमापति।
 प्रमाप पत्र (%00) की आवस्थ्यक नहीं होती।
- भूतम्ब पर रचन निर्माण द्वारिक रचन विनिधमों के पनदाओं नक्त करते होगा।
- पद्ध कर्त देख्य में इंदिस मा की केन स्वीकृति के भूखण्ड का उपिना पैन ⊀पन्नोदन का भू अवर्ष के पति हैन नार्व किया कर पासंचा
- अपन्य दिससी लागे करने की दिसक में निर्धारित कराये में निर्माण करेंगी होगा। निर्धारित अर्थाय में निर्माण वही हमें पर निर्धारित कर से अन्ति। निर्माण किया और कर्माण्य संस्था निर्देश निर्देश किया जा महता है।
- प्रभाव विशेष के विभावन के प्रमान निर्माणिकत तथा गया पुनाकर पहुंदा विशेष्ठ प्रथा किया गया है तो तस्त मुख्यक का पहुंच विश्वत किया जा सकता।
- प्रदेश विजेश्व की गोलन के पालचेक निकास पर होने जाने त्या जिलासकती / पृष्ट निमाय गाइनाचे गायित द्वारा बहुन किया पावना
- ा पर. दिल्ला विकासिनियाँ, नियमी देश जिलेशन के दावा व्यक्षे विचा तक है। इनके सभी प्रवासन व सर्व लागू होती जिलको जातवा नहीं इस्ते पर मध्य विहस्त के दा वा सर्वना।

		म् नर्गमं मंती ।

रटान्। हमूटी हेत गटरे की धति परा सरि।।

पुरतका क पुन्तेश की सीमाओं का डिटरण -पूर्व - निरुती पश्चिम

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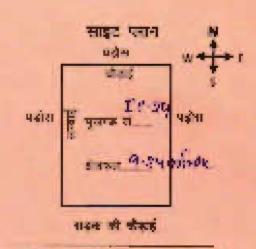
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प्रवीकृत / पृष्ठकेन संतस्य है।

Registered and Endorsement Attached



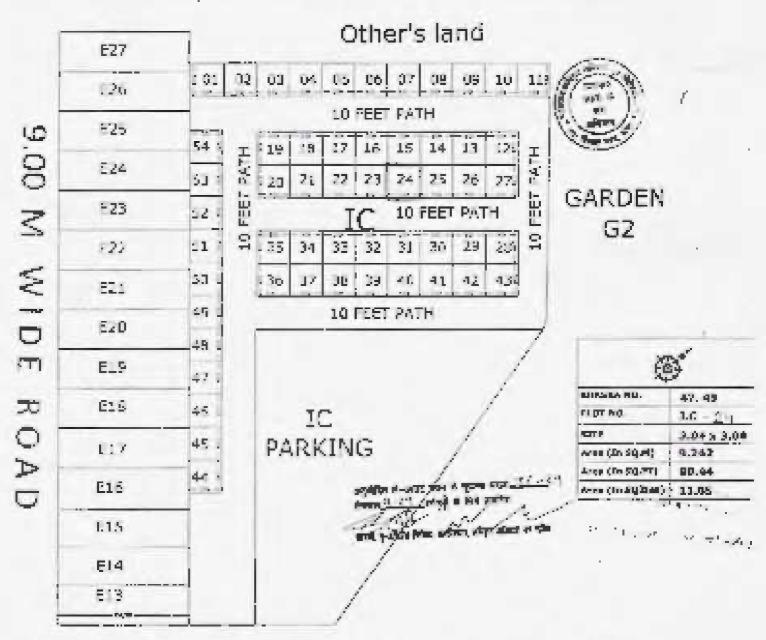
शाह्य स्थान अजग ने भी संज्ञान कर राकते हैं।

प्राचिकत अधिकारी पापिकृत अधिकारी के इस्त्रास्त्र सप सेहर क्या विकास साथ करेंट SITT 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 Rajasthan REGISTNATION & STANPS DEPARTMENT, RAJASTHAN, AJMER SUB-REGISTRAN : KOTA-I

Foe Receipt Appendix I-Form No. 9 (Rule 75 & 125)

 Figs Recept No.
 ; 2072/02/12/8/00/234
 Recept Date
 ; 26/06/2022

 Name
 ; B.P. DADHICH
 Document 5, No.
 ; 2022/01/23/0165/5

ADVOCATE M/s Denm Developers Ltd.

Denim Develope

Advisors

ATCN::

Decunient Type : Inegration And Search

Andrew Company

ووالأن السابية بالشهوا	- 1	problem vist Select			
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ds 25-34	2	7.0	Commission	i	2.0
Guslody	7	t	Officia	:	₹0
			Cash Areount Received	:	5.0
			Other then Cash	1	7.50
From Year 2022 To 1	Year	2022	Total Amount	:	÷ 50

Mode of Payment (#Mode Humber Amount #)

Fa-Cas Codes \$5000400 \$ 51

Signature of presenter or applicant for copy or Search (Strikkerte

Signature of recipient and date of return receipt

Problikata:

26-08-2033 5 38 PM

Contier

SUB-REGISTRAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

			OF IMMOVABLE PROPER	TY	
1	а	STORING STREET	auch/Bustness Unic/Office secking opinion	÷	Rajosthan Real Estate Regulators Authority, Jaipur Raj
	1		and date of the letter make the cover of ments rendered for scruting are less waged	-	NII .
	c	Name of the Bo			Mis Denim Developers Limited, through sutherized signatory Sh. Rajesh Kumst Patil S'o Sh. Rajorum Patil R'o Flat No 1273, Suwalka Riddhi Siddhi Residency P.No. 1-4, Rajesy Gaudhi Nagar Exin, Road No. 1, IPIA, Kora Raj.
2	n	propertyvies as		:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kama Potil S/o Sh. Rajeram Potil R/o Flat No 1273, Suwalka Riddhi Siddhi Residency P.No. 1-4, Rajesy Gundhi Nagar Fatts. Roos No. 1. IPIA, Kota Raj.
	5		I the Unit/concern /person/bydy/authoricy	1	Individual/?irm
	В	State as to und	perty fix creation of charge or who, capacity is security offered (whether of celeborrewer of as appropriat, etc.)	!	Ветеми
7		lete ar full deser	iption of the immoveble property as offered of fewers details		
Ì	2	Survey No.			S.No. IC 24, Cardeniu, Village Rashadi, Kota Raj,
7	- 8 -	Door House no	(in case of house property)	1	S.No. 1C-24, Gardenia, Village Kunlodi, Kota Ruj.
	¢	Extensures including	lading plimile built up area in case of house	Ŧ	9.24 Sq. Ma.
	ď	Locations Like Jame of the place, viriage, viry, registration, sub-district exc. Rounderies.			Lint - Ross West - S.No. 1C-15 North - S.No. 1C-25 South- S.No. 1C-23
4	9	Particulars of the documents scriminized-serially and chranelogically.			Certificate of Incorporation M2: Denius Developers Limited Resolution Letter in Invour of Sh Bajesh Kumur Patil Allolment Letter No. 1117 dt. 20.07.22 Certificate No. 1117 dt. 20.07.22 Regd. Lease Deed mith Map 31 17.98.32
	b	originals or ce certified.	ments verified and as to whether they are entified copies or registration extracts duly originals or certified extracts from the	=	Regd. Lease Deed of R.No. 1 V.No. 1626 P.No. 20 S.No. 202203123112885 at 17.08.22
			freverue adser moliopinies be examined		
ь,	NO.	Dete	Name Name of the Dawners		Original contified in case of copies supy regarded whether the extract original was photocopy, see scratinged by the Advacate.
557		17.08.22	Regd. Leave Diger)		Original Not applicable
5	releva availal origina	nt sub-registeer of ble hy the prop al receipts of f	of all title documents are obtained from the like and compared with the decoments neede costs martgagur? Please also enclose allows paid for obtaining certified copy of abrance certificate along with the TIR.	=	No. 2.0.0

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ė.	9	Whether the rescents of registral office in resentic authorizes administ to the property in question on available for sombission through any online penul or computer vestion?	:	No
	ls	If such online computer usands are available referber any ventioning or come receiving are made and the comments findings to this regard.		Nutriculable
	d	Whether the mannerness of the stable parter is possible to be put verified from any entine pental and it so whether such senties me was quade?	Ė	Net available
7	4	Property offered as security fulls within the jurisdiction of which sub-registra effice ?	:	Sub Registrar Kota Raj.
	'n	Whether it is possible to have registration of documents an respect of the property in question, at more than one office of sub-registrar district ergustrar registrar-general. It see please name all such offices.	7	No
	ς	Whether search has been made at all the offices nemed at (b) above?	1	Yes
	ń	Whether the searches or the utilizes of registering authorities or any other criserils reveal registration of multiple table obscurrents in respect of the property in guestion?	:	Ne
8	Chann of the tracking the title from the object title dead to the latest title dead establishing title of the comparty in question from the predecessors in title interest to the current title holder. And wherever Minor's anterest or other clog on title as involved, search should be made for a further period, depending on the need for clearance of such clog to the Title. In case of prospecty offered as security for known of Rs. 1.00 urner and above, search of title energiphroposes for a period of our less than 30 years is mandatory.		3	4t years 2622 to 26.08.2025 1TT Kuta allotted a S.No. 1C-24, Carrieron, Vittago Kunbada. Kata Raj to Mis Denimo Developers Limited, through authorized signatory Sh. Rajesh Kumar Patli No Sh. Rajerana Patli No Sh. Rajerana Patli No Flat No. 1273, Survatka Raldhi Sishifai Residency, P.No. 1-4, Rajerov Gondisi Nagar Epin, Rosal No. 1, 1P1a, Kota Raj, on dt. 28.47.22 and execute a Regd. Lease Deed in favour of firm on dt. 17.08.23.
3	red	so of Efficient the intended Missignour user the Property (whicher in when drip inglits, Leonahold Rights, Ceengousy, Prosessor is or from Holder or Goog, Grantee Algoritos est a		Freehold
Ri		sedentil, whether		Not applicable
100	21	Leave Deed is duly stamped and requirered		Net applicable
=	h	Economic permitted to moregage the Lenschold right	-	Not applicable
	· ·	ditration of the Lease unexposal period of lease		Net applicable
	d	31. a sub-lease, check the lease dood in lawsur of Leasee as to whether lease deed permets sub-leasing and mortgage by Sub- Lesser also.	:	
	0	Whether the leasehold rights permits for the creation of any superstructure (if applicable) *	:	Not applicable
	-1	Regist to get renewed of the heasehold regists and reduce thereof		Not applicable
11	If Gove grant allegment Leave-cam. Sale Agreement whether grant agreement on provides he alterable rights to the murigager with or arithmet conditions. The nurse grant is computed to create charge on such property. Whates any permission from Govel, or any other authority is required for creation of coorgane and if so whether such valid permission is available.		0	Not applicable
.2	BI we	estunes right, whether		Nos applicable
	9	Such melo is jamtable and transferable	Ħ	
	þ.	Michigage cus be created	:	Non applicable
13	mmi mah	ore of Mour's inferest, if any and if so, whether createst or tyage could be possible. The conductors procedure to be tiskness, cling could permission to be obtained and the squares for course, whereasters or		Nat applicable
	102.50	DI SIIKSIIKKE		

BUDHI PRAKASH DADISCH Advocate & R.A. 18'n 40, Vikas Nagu Nater, ECOTA (Rail)



		The Grift Settlement Deed is duly stapped and or esteroil		No applicable	
	1	The Cit's Settlement Deed has been oftened by two works set		Not appliesble	
-	0	The Cift Settlement Deed transfers the property to Dones		Not applied the	-
	à	Whether the Damer loss arraying the gift by spering the		No, applicable	
		Cult Settinium Devil set by a separated regions or by nupleoseon or by actions	: ' '	1 Just of Justine	
	ė	Whether there is any restriction on the Donar in exceeding the self-self-energlebers in question.	•	Null appel source	
	4	Whether the Dance is in provincion of the pulled property		Not applied the	
	я	Whether are life interest is reserved for the Donor or any other person and whether there is a need for any other person to jump the creation of strongage.	=	Not appliestile	
	h	Any other aspect affecting the validity of the title passed shough the zelf settlement doed		Not applicable	
*	a	be cose of potetion founds settlement deads, whether the respond these is available for deposit if not the modality procedure to be followed to create a valid and enforceable mortgage.		Νοι επιδικούδε	
	5	Whether mutations has been effected and whoden the mortgoger is in possession and enjoyment of his share.		Not applicable	
	6	Watther the post from mark is valid to last and the contragor has acquired a mortgagable title thereon		National south	
	d	In respect to partition by a decree of court windher such decree has become final and all other combines formulases, are completed complications.	! ;	Not appliantly	
	ŗ	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional presentations to be taken for avoiding multiple montgages?		Sociapplicable	
		ther the title documents traducte any testamentary ments to be		Naturphoenic	
	8	In case of walls, whether the wall is registered will or management wall?	1 :	Nini appiacance	
	9	Whether will in the matter useds a mandatory probate and if so whether the same is probated to a competent energy?	7	Not applicable	
	L	Witesting the property is mutated on the lights of will if		No applicable	
	J	Whether the original will be available "		Non applicable	
	ė	Whether the original death confilence of the testator is available.		Notapplicable	
	T	What are the concumstances and an demonstrate to contribute the will at question is the last and local will at the testator? (Comments on the minimumstances such as the resiliciality of a declaration by all the beneficiaries about the perointenses validity of the will, all parties have series upon the will, etc., which are relevant to tells on the will assemblately at Mather Original rule decays are to be explained.		Niet appliestide	
	9	Wiseline the property is subject to any wake rights?		Na	
	h	Whether the property belongs to church temple or any religious of the coefficients having any recation in creation of Congressions with properties?	: :	Not applicable	
	¢	Precentions permissions at any in respect of the above gards. for exemption of intergrape 2	:	Not upplicable	
8	34	Where the property is a ISUV joint Sumity property, continued is created for family hereful legal recovery, whether the Masse Coparomers have its objection join in execution manages since it may make as female members are		Nst appliesble	
	24	Phase also comment on any other espect which may advessely affect the rability of security in such cases?		Not applicable	
ļ	4	Whether the property belongs to any trust in its subject in the rights of any trust?	÷	No	
	15	Whether the host is a private or public or squad whether tree, deed appropriately authorizes the measure of the property		Not approable	





	× -	If so additional processions permessions to be obtained for	2	Necapplicable
	á	creation of valid mortgage. Responsests of sets for creation of prortgage as per fis-		Net appipeable
		sement state laws applicable to the trust in the matter.		
30	2	if the property is Agreed and bad, whether the bear lows permit mentgage of Agreed turn had said whether there see any restrictions for equipper enforcement of mortgage.	:	lsa) applicable
	b	Is once of agricultural peoperts infer subscent inspects documents as per fixed laws in any one to be non-and to consent the validation of the tribe and rights to enforce the moregage?		Not anydnestric
	e	In the case of enurersium of Appendime land for enumerous purposes in officiwies. Whether expusée procedure followed proposes althought.		Ses applicable
21	геди Аул	ther the property is adjusted by any total laws on other lations having a bearing on the escalant secondy (size solling) Laws weaker sections unsupplies found Laws, SIV, Island, Custal Zeser Begréatises, Europeanmental Cleanner,		No Grappi est de
22		Whether the property is solven to any powers or proposed band sequestion remandings.	1	Ne
	5	Whether any search enquiry is sende with the final Assumation Office and the influence of such senich corpusy		Swit appliesble
23	54	Whether the property is revolved in or subject matter as any literature which is pending in camelinhed?		No.
	ls.	It an admitter such higgsion would adversely affect the execution of a valid mortgage or have any implication of its foture endocrement?	:	Not applicable
		Whether the title documents have any court end-gracking which people out any literation autochment succeive to court in organit of the property or question? In such case obtain comment on such seed marking.		Not applicable
3-	я	In case of partnership firm whether the property belongs to the firm out the dust is properly registered.	1	No: applicable
	P	Property belonging to partners, whether thrown on herehood? Whether formalities for the some horse been completed as per- applicable have?		Not applicable
	6	Whether the persons occurring managing less have numberely to accuse managing for each male half of the form.		Sus applicable
24	ner with par	Whether the property befores to a Samited Company, check the covers powers, isolid resolution auditorisation in excate gage execution of documents. Registrations at any joint cleary is the Company Registration (ROC). Articles of Association costs for common sent etc.	:	Not applicable
	niom Part	Whether the property (to be more aged) is quickessal by the Company from any other Company or Comited Ladulity arising (LLP) from Piers (No.		Nut spytuotik
	m re work	I was, whether the search of charges of the property (in be- tagged) has been carried our meth Resocian of Companies (RoC) espect of such vendor company (* 112 (seller) and the combin- cary (purchasor)?		Not applicable
	(ii) Whether the above search of changes recents one prior charges sociate brances, on the property (generosal to be muripy pol- ceated by the readin changes; (softer)? ³ Yes: No.			Nut applieshie
		If the south repeals encountrances I charges, whether such personneumbrances have been satisfied. No		Not applicable
36	Sangar.	ase of Sedetics. Association, the importal authority proug to over and whether the martipage can be created, and the requised intons, bus-laws.	:	Not applicable
27	ā	Whether any POA is involved in the chain of title?		Nn

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	ь		ther the POA is one crupted with interest i.e. a	3	Not upplicable
		dam has -	dispersent Agreement-come Power of Attenues. If we, please by whother the squae is a registered document and between it invoced an inversel in layeon of the builder developer and ich is inverseable as per law.		
	e	ploas the 1 Cons Repr Agre (late	asse the title document is executed by the PCIA histories clarify whether the PCIA arrowed is (i) one executed to Pullders viz Companies Firms Individual or Proprietary terms in layour of their Partners Employees Authorized assentatives to sign Flat Allinment Letters, NOCs, sense of the Sale, Sale Deeds, etc. in favour of bayers of units (Paidon's 190A) as (n) other type of PCIA manner PCIA).		Neut applicación
	d	avad	se of Hubbler's 190A, whether a certified copy of POA is table stall the source has been ventical compared with the table 190A.	1	Nni application
	e	lu case of common \$50A (i.e. POA other than Bubber's POA), please clarify the following clauses in respect of POA.		:	Not applicable
			Whether the original POA is verified and the inte- iornostigation is done in the basis of original POA.?	:	Not applicable
		- 0	Whether the POA is a registered one.		Nint applieshie
		. 111	Whether the POW is a special or general rate?		Nut applicable
		10	Whether the POA contains a specific authority the execution of interdocument in question."	1	Not applicable
	T	inva (Pies	then the JCSA, was in three and not revoked in had beginned ful on the date of espectant of the skirongers, in operation? we clerify whether the same has been discritained from the e of sub-regionar also?)	1	Nint applicable
Ė	5	The	se comment on the gowineness of POA. It unexperseed operion on the enforcedulity and validity of		Not applicable Not applicable
		I The S	40A "		
	gena gene stien	other Scients of the yeal ar	Con, it is being created by a POA halder check is not the Power of Adamsey and the extent of the powers were test whether the statte is properly executed athenticated in terms of the Lors of the place where it is		Nos applicable
	gene geve stem e size la de	other anouth or the spector antist	contgage is being created by a POA halder cheek is of the Power of Adarway and the extent of the powers rect and whether the state is properly extented otherwised in torus of the Lans of the place where it is early is a flat apartment or resolvation commercial complex.		Not applicable
	gene sten eruse la de ches	ether wents or the spector ential se peop ek and	contgage is being created by a POA halder cheek is of the Power of Adarway and the extent of the powers rectional whether the state in properly extented otherwised in terms of the Lans of the place, where it is early as a that apartment in resolvation commenced complex comment as the tell-more.		No
	gene geve stem e size la de	ether arents or the qual or ordes! as prop de and Prop	contgage is being created by a POA balder cheek is of the Power of Adarway and the extent of the powers rectional whether the state in properly extented athenticated in terms of the Lans of the place, where it is very as a that apartment in resolvation commenced complex comment as the trakeway.		No Notapplicable
	gene geve sten e vec le de chez	ether Artente n the question onto! se prop de and Proc Then	contgage is being created by a POA builder cheek in the Power of Adarway and the extent of the powers rect. Itself whether the state in properly extented athenticated in terms of the Lans of the place, where it is easy to that apartment in resolvation commenced complex comment as the trakeway, notes's Land owner's tide to the land building elegation Agreement Power of Allgage.		No
	gene gete stien erese to the chex	other colories nother nother notes! no prop de and Prop Den	contigues is being created by a POA builder cheek in the Power of Adarway and the extent of the powers need and whether the state in properly extented athenticated in torus of the Lans of the place, where it is easy to a that apartment in resolvation commenced complex comment as the telleromy, noted's Land owner's tide to the land building elegation Agricument Power of Allgreet in of authority of the Developer businer pendent title vessionation of the Land and on building in		No Notapplicable
	gene gete sten eruse la rie ches 1 8	ether whenter of the question ontes! c prop de and Proc Den Exac hade specs Age.	contgage is being created by a POA backlet cheek is of the Power of Adarway and the extent of the powers rich and whether the state in properly extented athenticated in terms of the Lans of the place, where it is easy to that apartment in resolution commenced complex, comment as the tellancing, motor's Land owner's tide to the land building elegated Agreement Power of Allgory, is of authority of the Developer business and authority of the Developer business product the verification of the Land and on building in thing remembers the solutions.		No Not applicable Not applicable Not applicable Not applicable
	gene gete sten exce le ris cliex 1 3.	ether anents of the question offer. Every Den Exter Inde- ques Ago.	contgage is being created by a POA backlet cheek as of the Power of Adarway and the extent of the powers rich and whether the state in properly extented athenticated in terms of the Lans of the place, where it is easy to that apartment in resolution commenced complex, comment as the tellanguage motor's Land owner's tide to the land building eleganted Agreement Power of Allgory, is of authority of the Developer business and authority of the Developer business proceeding the verification of the Land and on building in thing rement for sole (duty registered).		No Not applicable Not applicable Not applicable Not applicable
	gene gete sten exce le ris cliex 1 3.	other atents of the open of the open of the open of the open of the open of the open of the open open open open open open open ope	contgage is being created by a POA backlet cheek as of the Power of Adarway and the extent of the powers rectues of the Power of Adarway and the extent of the powers rectues at whether the state in properly extented athenticated in terms of the Lans of the place where it is easy to that apartment in resolution commensal complex comment as the tellanguage motor's Land owner's tide to the land building elegated Agreement Power of Allgary, in of authority of the Developer business of authority of the Developer business product title ventilation of the Land and on building in thou		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	gene gete sten ence le de chez e d	other actions of the specific outs! c prop de and Proc Don Exter Index specific Approximately Approx	contgage is being created by a POA backlet cheek is of the Power of Adamsey and the extent of the powers rich and whether the state in properly extented athenticated in terms of the Lans of the place where it is easy to that apartment in resolution commensal complex comment as the tellanding chapmand Agreement Power of Allgory is of authority of the Developer business and authority of the Developer business and authority of the Developer business proceeding the verification of the Land and on business in thing rement for rate (duty registered) is control proper stamp duty or ement of requestions of sale agreement development enters. POA, exception of business at backleng place processes of second properties only sete.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	gene gete sten exce le de char t de de de	other anientes of the specific order being and being b	contgage is being created by a POA backlet cheek is of the Power of Adamsey and the extent of the powers rich and whether the state in properly extented athenticated in terms of the Lans of the place, where it is easy to that apartment in resolution commenced complex comment as the tellanding chapmand Agreement Power of Allgory, in of authority of the Developer business of authority of the Developer business and authority of the Developer business property of the property o		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	gene sten execute of the check	other actions of the property	contgage is being created by a POA backter cheek as of the Power of Adamsey and the extent of the powers when wall whether the state is properly executed athenticated in terms of the Lans of the place, where it is easy to that apartment in resolution commenced complex, comment as the tellering, motor's Land owner's tide to the land building eleganted Agreement Power of Allgory, is of authority of the Developer budger pendent title ventication of the Land and on budging in thing rement for sale (daily registered) sent of proper strong daily are ment of registration of sale agreement development and sale (daily registered) are ment of registration of sale agreement development and sale (daily registered). POA, extension of budging place promises or segmaption forced registre in fermur of Secrety Condomination assessed apartment of possession.		Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	gene sten execute of the check	other actions of the specific model. c properties Done Done Done Done Done Done Done Done	contgage is being created by a POA backlet cheek is of the Power of Adamsey and the extent of the powers when said whether the state is properly executed athenticated in terms of the Lans of the place, where it is easy to that apartment in resolution commenced complex, comment as the tellering, motor's Land owner's tide to the land building eleganted Agreement Power of Allgory, is of authority of the Developer budger pendent (title ventication of the Land and on budging in thing rement for sale (daily registered) sent of proper strong daily account of registration of sale agreement development entered to registration of sale agreement development entered to budging place promises or second proper entered to temperature of Society Condomination causement apartment of Society Condomination causement apartment of properties also apartment of possession aborehip details in the Society 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 Not applicable Not applicable Not applicable Not applicable
	gene sten execute the check of	other actions of the property	contgage is being created by a POA backter cheek as of the Power of Adamsey and the extent of the powers when wall whether the state is properly executed athendrated in terms of the Lans of the place, where it is easy to a that apartment in residential commenced complex, comment as the tellering, noter's Land owner's tide to the land building exponent Agreement Power of Allgory, is of authority of the Developer businer pendent (title ventication of the Land and on buggling in thing rement for sile (daily registered) is entited by respectively are not broken given the specialism of sale appropriately are not broken given permanent of registration of sale appropriate or the booking plan permanent of set appropriate property. POA, exception of broken given premises of set appropriate property of the permanent of personal international plants. Continued algorithm of personal in the society Condomination as according to the power of personal in the society of the personal passes.		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
	gene sten execute diax c d d e e d d e e d d e e e e e e e e e	other antentes of the question of the question of the property of the property of the question	contigues is being created by a POA lankler cheek as of the Power of Adamsey and the extent of the powers when wall whether the state in properly executed athenticated in terms of the Lans of the place, where it is easy to a that apartment in resolvation commenced complex, comment as the tellering, notes's Land owner's tide to the land building exponent Agreement Power of Allgorge is of authority of the Developer businer pendent title vestination of the Land and on highling in ting rement for allegably registered; sent of proper stamp didy are ment of requestions of sale appropriate entert of building plan permassion of building plan permassion of setting plans are repaired in temperature of Society Condomination assessment aparty. POA, experience in termun of Society Condomination assessment aparty Continuous algorithm abstraction of properties. **Continuous Estates in the Society co** **Continuous Estates from the Society co** **Continuous Estates from the Society co**		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
29)	gene sten execute the check of	other attentes a the property and property a	contigues is being created by a POA backer, closed so of the Power of Adamsey and the extent of the powers when wall whether the state in properly executed athendrated in terms of the Lans of the place, where it is easy to a that apartment in residential commencial complex, comment as the tellering, noter's Land owner's tide to the land building exponent Agreement Power of Allgory in of authority of the Developer businer pendent (title ventication of the Land and on building in thing rement for sile (daily registered) is entited by respectively are not broken given the proper stamp daily are ment of registration of sale hypercount abording price entert of broken given permanent of segmentation of sale hypercount abording may steep expanse in fermur of Society Condomination assessment aparty. Conditioned algorithm absorption permanent of personal in the Society Condomination assessment abording details in the Society etc.		Not applicable Not applicable Not applicable Soft applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
	gene sten execute diax c d d e e d d e e d d e e e e e e e e e	other attentes a the property of the property	contigues is being created by a POA lankler closed so of the Power of Adamsey and the extent of the powers when each whether the statte is properly executed athenticated in terms of the Lans of the place where it is easy to a that apartment in resolvation commenced complex, comment as the tellanguage, noter's Land owner's tide to the land building experient Agreement Power of Allgeory is of authority of the Developer businer pendent falls vestination of the Land and or building in their constitutions of the Land and or building in their constitutions are greatest for selections after a selection of proper stamp duty are ment of requational real sale agreement development enters of building plan parameters of secondarian conservations of building plant permassion of secondarian conservations of building details in the Society Condomination concerned apartic Centricates. Dispection Cetter from the Society Condomination concerned alternation of ethers from the Society on. Certricates Dispection Cetter from the Society Tend requirements moder the local Municipal laws, rather greatestance of superiors. Co-constitute alternation, Development Central Regulations.		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

BUDHI PRAKASH DADHICH Advocate & R.A. ICA-10, Vikas Nagar Nagar Nagar



B.P. Dadhich

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	q	made, approval of levious and other precautives, if any. Whether the numbering pattern of the autoclass tally in all		Soft applicable
in:	h on	documents such as approved plan, agreement plan etc.		Not apply the
	Clos	otral or State or other Local notherities or Third Party claims, no etc. and details thereof.		INTERNE
21	2,000	e posted covered under the Encumbrances Certificate and the ne of the pursuit in whose factour the commission is created spill.	1	91 years 2022 to 26,89,2622
32	Ukri	is somethighnest charge, it are take regarding property has to band retenue or other statistics disc- digenessic as on date and of not past, what consists "		Nm applicatore
,n	c	Union had eating cleanance, whether required and it would talk therein.	:	Not spyčkoble
	ь	Whether No Obsection Certificate under the Income Tax Act is respected sidenast.	:	Net upplicable
\$ 1		ods of BTC extracts mulation extracts Katha contacts pertaining the property in question.		Nat applicable
187		refree the name of murigagor is reflected as owner in the resemble muripal Village records?	:	Nat applicable
M.	9	Whether the property offered as accordy is clearly demonstrate?	1	Yes
	h	Whether the demonstrate portion of the property is legally valid?	1	Yes
	L	Whether the property has clear excess as per discussions! (The property should be legally accessible through mesmal carriers to transport goods to factories / houses, as the case may be)		Yes
17		other the property can be identified from the following declinates, and repairey doubtful circumstances, if any rescaled on such sensition?		Nini available
	2	Occurrent in relation to controlly promotion		biot available
	b	Discomen in solution is, used contactions.	=	Not available
П	G	[Security in relation 5] Sales Tax Registration, if any applicable	:	Nist available
	÷	Other addity balls, if any	1	Nat smultible
J.S.	one (max)	respect of the boundaries of the property whether stars is a break discorpancy in any of the title discorpancy or when documents the submission report, gitting high, signor she agreed convers becoming ? If these disherence communition rise same.		Nat application
(8)	plan bon (III 1 proj	he valuation report and or approved smeltened place are made analytic, use communities the same metuding the communities on the descripcion and indation of the property on the said document and that in the title deeds, the valuation report and/or approved plan are not available at the time of equations of TRL places provide these community subsequently, on making some available to the advantage.	-	Valoatoo repert not available
ļu.	cana.	become for mention of mortanee under any local or special elements, defaults of proper registration of distunctors, postured of proper registration of distunctors, postured of proper registration of distunctors.	:	No
41	W1.	ether the Bank will be able to enfance SAMPARSI Act. if required against		Not applicable

Subhi Prakash Dadhich Advocate & R.A. R/o 40, Vikas Nagat Nama, KOTA (Rai.)



B.P. Dadhich

Advocate

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

415	In case of absence of original tribs deeds, details of legal and other requirements for creation of a proper coled and enforceshible manager by deposit of credited execute daily credited ato, as also any procession to be taken by the Bunk in this regard.	-	Not applicable
45	Whether the presenting his constitutional documents of the montance orthor than natural personal partitle species of medgage and additional processions, if any to be taken in each cases.	:	Not spplicable
++	Additional aspects relevant for investigation of title as per local laws	-	No
43	Additional augmentions in any to subsprant the inverses of Pane consume the perfection of equality	-	N.A.
41.	The specific persons who are required to opene purigage to response discurrents creating mortgage.		M's Denim Developers Limited, through authorized signatury Sh Rajesh Kumar Patil Sie Sh Rajesan Patil Rin Flat No. 1273, Somalka Blabib Siddlik Besidenry, P.No 2-4, Rajese Gandhi Nagar éxin Bond No. 1, 1914, Kota Raj.
41	Whether the Real Estate Proper tropes under Real Estate (Regulation and Development) Act 2016" YIN		Not applicable
	Whether the pargent is negistered with the Real Estate Regulatory Authorary? If so, the details of such registration are to be formshed.		Not applicable
	Whether the registered squarment for sale as prescribed in the above. Act Rules there ender is executed?		Not opplicable
	Whether the details of the apartment plot is, question are verified with the LM of number and types of apartments or plots banked as uploaded by the promoter in the website of Real Estate Regionary Authority?		Net applicable

Deter 26,9820<u>33</u> Place : Kota





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

CERTIFICATE OF THE

I save command the Chaina? Title Deads intended to be deposited relating to the schedule present ones, and offered as seems y by way of "Equatible Mot tonge" and that the documents of fitte referred to in the opinion are called orderate of right, rule and amount and that if he said Bautable Mortgage is exerted, it will esticly the requirements of creeks of Tryallable Mortgage and I further entitly state:

- I have exemined the Discoverts to detail taking into account all the problems in the object list rate. Amorting it and the other
- I continue having made a search in the Land flavoranc records. Laise commentating vention and checked the records of the relevant Concernson (Africa Sub-Registrary, Office a), Revenue Records, Managed Pan hayed Office, Lead Augmented Office, Registrary of Companies of these, Welt Board (where or applicable) I do not find another adverse which would prevent the Title Halders from arcating a ratiof Marijuge. I am liable impoundly, if any, loss is caused to tar Back due to nealigence on my part or by any capit in
- Willeway versum of Land Records Revenus Becards, relative Title Deeds, certafied capies of such title deeds obtained from the concerned resistant of first and encombrance contificate (EC). I havely centrally the permitteness of the Title Deeds. Suspicious Doubt of on the Secondaria by making recovery exquisite.
- There are no prior Marigago Charges encumbrances whatever an accould be seen from the Francish resear Cortificate for the period of Of yours from 2022 to 2008.2022 pertaining to the Immovable Property (car) exceed by show said Title Decale. The property is Inc. from all Encembrances
- In case of second consequent charge in harver of the Hark. Here are no other coorpages charges when their already stated in the Lean decuments are agreed to by the Mortgager and the Horb of token, whichever is not applicable, NA
- 7 Minority; and two their interest in the property lies) as to be coded of N.A.(Specify the share of the Minor with Name). States out if not applicable)
- The Mortgage of creshed, will be combable to the Bank for the Landilly of the intending Borrows. Mis Domin Developers Limited, through notherized signatury Sh. Rejosh Kumar Patil See Sh. Rajaram Patil Ric Flat No. 1215. Sowalka Riddhi Saddhi Residency, P.No. 1-4, Rajeov Gandia Nagar Exm. Road No. 1, IPFA, Kota Raj.
- Unorderfor Mes Denim Developers Limited, flamingh authorized algoratory Sh. Rajesh Kamar Patil Sin Sh. Rajaram Patil Rin Flot No. 1273. Suwalka Riddhi Siddhi Residoncy, P.No. 1-4, Rajery Gandhi Nagar Extra Read No. 1, 1954. Kinta Raji, has been an abuilate access and Marketcher rate over the orientale property (see 1 harbor could). that the above this doods are generice and a valid mortgage can be enasted and the east Microgrape world by outlineable.
- Control of the time of Mangage by Deposit of Sie deeds, we cantify the Deposit of inflorming take decide decompose would recom-Solid and the assume morticus:

Note: Plants copy of Danument No. 2 to 5 to be rules; for the registration of project under RERA Act

- Conditions of Incorporation Mrs Denim Developers Limited
- Resilution Letter in Javour of Sh. Rajesh Kumar Posti. 1
- Mikatmont Leiter No. 1117 dt. 20 07 22
- Camificate No. 1117 dt. 20 97.22
- 5 Regd. Loase Doed with Map dt. 1144.22
- 11. There are no legal impedments for disation of the Mortgage on production of above the deeps, the certified original copies of which I have examined under any applicable Law/ Roles in force

12. It is certified that the property is SARFAES: Compliant.

SCIEFIX LE OF THE PROPERTY (ILS) S No. 5C 24, Gardenet, Village & subadi, Kora Raj.

First Kingd

West - S.No. 10115

North- A-No. 141 25

South 8 No. 10 23

Date : 36,09(2)(2)

Me-PUDIN PRAKA SHOUSHOH Advocate & R.A. Rec. 10, Vilege Nagrou Names, KCYFA (Rai I





नगर विकास न्यास,

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय छेट्र (सृष्टि सूनि का गैर-कृषिक प्रयासन के लिए समयोग की अनुवा और आवटन) नियम, 2012 के नियम 22 के अन्तर्गत सूमि का पटटा विलेख

कार्यका बाद आवश्यो । तम	14, 2012 के नियम 22 के अन्तर्गत मूम का पदया जिल्ला	
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	न्सं रिक व्यरिये क्लीकृत हत्साव्यक्तां चर्णत सुमार माटिल पुत्र	की राजाएम पादिल
पटटा धारक का नाम	9/5 TE/59/77	
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पियाकृत कागात्म मस्तर गण- विस्तार शंद नं। । अर्थः पीआ		
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Shon no	o. 1.C2-25	मीटर
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भूखण्ड में	o. I.C25 এককল 9.24 বৰ্গ	मीटर
भूखण्ड में Shop to	o. I.C25 हाडी खसरा में <u>५८</u> , ५	मीटर 7, 49
भ्वन्त्र में Shop to राजस्य जम पुर योजना गाड ि च्या	0. I.C25 होडी खसरा में 	नीटर 7, 49 में रियत है।
भ्वन्त्र में Shop to राजस्य जम पुर योजना गाड ि च्या	o. I.C25 हाडी खसरा में <u>५८</u> , ५	नीटर 7, 49 में रियत है।
भ् खन्द्र म Shop क राजस्य जम कु योजना गाड ैनि या	0. I.C25 होडी खसरा में 	नीटर 7, 49 में रियत है।
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भ्वन्त में. Shop to राजस्य जाम. कुर योजना गार्द्धनिया स्थानीय निकास (पट्टा कर्ता) द्वारा पट्टा	0. I.C25 होडी खसरा में 	नीटर 7, 49 में रियत है।
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भ्वन्य में प्रतिकास प्रमाणिया प्रतिकास प्रमाणिया प्रतिकास (प्रदेश कर्ता) हाश प्रदेश विकास प्रदेश किया जाता है।	 त. I.C25 क्षेत्रफल काडी प्रस्ता में प्रमाण का पट्या विनाक धारक के प्या में उपन पूजार का पट्या विनाक प्राधिकृत अधिकारों के 	नीटर 7, 49 में रियत है।
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- गंजीकृत / पृष्ठांकन शंतान है।
- Registered and Endorsement Attached

- at. 301 -

व्यवसायिक

पदटा विलेख की शर्ते (लीज होल्ड)

(दृषि भूमि का गैर-कृषि प्रयोजन हो जिए अपधेन ही अनुझा और आरंटन नियम, 2012)

पट्टे की हती

1.	ालूट भारत ने निर्देश निवर्षों के सुरह एक मुख्य लीक प्रांची तथ करा है। इस उन्हें भूलाफ एक वर्षीय लीज से पूरत है।	1	
	MIL.		

- पहला पारक हार भूखका/ विर्मित क्षेत्र का नमकीय नहीं किया आहता निर्म समझन हेनु पहला विरम्भ आहे किया गया है। मुख्यक पर प्रचितन पहल विभिन्न में सभाकेत अनुसूच्या में नाकेकिन द्यानीय अनुद्रोप होते, पतन्तु प्रक्रीक खरावेत हैं। विभक्ति सानदाकों की पालता सुनिविका की जाये।
- 3 पद्दा घारक उन्हें भूलका को विलय अथवा अन्य प्रकार से एक्नाकरित कर स्थापा एथा गूलका को एप पद्दे (स्व−वीन) पर मी दे चलेगा।
- हम्ह भूलाक के विकास हम्मान्य का के पहा में नाम परिवर्तन के लिए विकास में निवासित मुख्य आदेवन के साथ परिवर्तन पर आदि। प्राप्त किये कार्यने, परन्तु प्रत्यक्षक के जनकाधिकारी के नामने में कोई राशि देव नहीं लियो।
- ५ । एक्ट मेलेख का सरकार / जीवन शेक निकार का समझाने सरकाओं के भास उनक (मार्गात) क्या का रक्तिक निकार का अन्याधि मानवारक (NOC) की अवस्थानक नहीं होगी।
- भूतुम्ह पर अवन निर्माण स्थानित अवन विविधानों के नामदण्डी एड्ट करना होंगता
- गृहता कर्ता (व्यानीय विव्याय) को लिना स्वीकृति के नृष्याक का अविधानन / पुरार्वान व मु रमधोग परिकृति गए। लेका का रफ्तिन।
- ह, पटटा मिल्ल कार्य करने भी दिनांड है निर्मारत अपने में निर्माण करना होगा। निर्मारित स्थाने में निर्माण नहीं और पर निर्माण दर में उनहीं विस्तार दिया का राजेगा सन्ताम करूप दिसेख निर्माण का सकता है।
- प्रत्य किलेख के विकारण के गल्लाक नियम विकास एका करत पूर्णकर पहुँ। विकेख जन्म किया गया है हो उनक मुख्यम कि २००१ निरस्त किया का स्थापा।
- पहल विकेश की वीजन में आवारिक विभाग पर होने पाले क्या विकासकर्त / पृत भेनांच कहनारी शांपिर हास पहल क्या करेगा.
- 11. पहल विलक्ष किन अधिविवसी, निवासी, नीति, विविधस के तहन जाती निज्य गया है। इनके सार्व प्रान्थान व कर्त आप कीनी जिनकी गालना नहीं। करने क पहल विकास किया ना सबीता।

नीत :- निर्मित पुरुष हैं शर्त ने 8 लागू नहीं होती :

रदाम्य बुकूरी हेतु पद्दे की भी गल रहि।।

मुखण्ड के पहोत्त की संगाओं का दिवस्य.-

पूर्व <u>राष्ट्रका पश्चिम १८:14</u> असर <u>२८:24 दक्षिण १८:24</u>

पट्टा बाएक के इस्तावार

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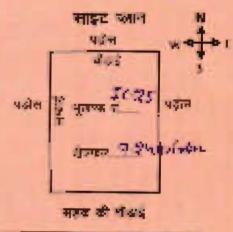
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• वंजीकत/प्रयोकन संसम्ब है।

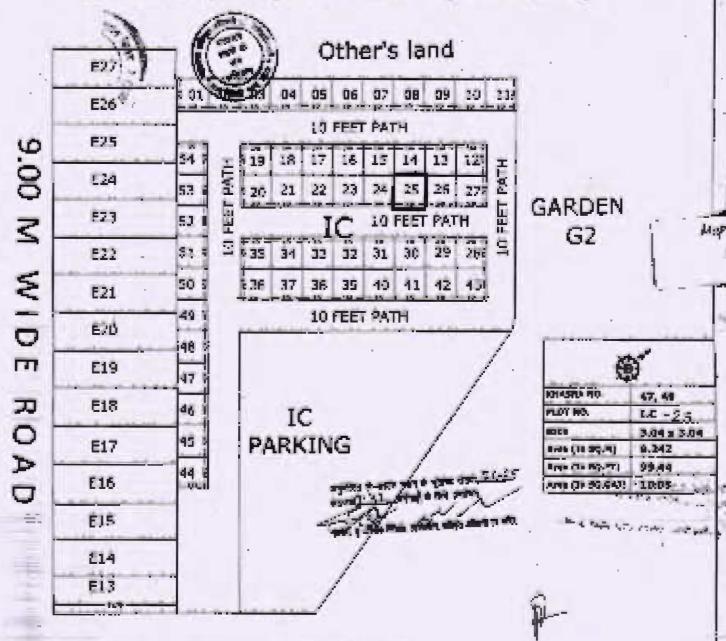
Registered and Endorsement Attached



राष्ट्रद प्लान्द अलग से में लंबान का सकते हैं।

प्राप्तिकृत अधिकारी के अधिकारी में मेंडर स्थान के अधिकार के अधिकार मेंडर स्थार विकास स्थान, 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

Soversmont of Raisethern REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, ARMER BUB-REGISTRAR : MOTA-I

Fee Respire

Appendix afform hot 3 iRule (5 & 131) Fifty State : Fee Rece of No. : 2022/02/23040038 Renalpti Date: : 14/04/5402E ; 907701123015659. Nume : B.P DAGHISH Document S. No.: ADVOCATE, MK. Control developers be. Audroca. : KCHA. Dogument Type: : mauschun Aud Starch e.u. : 80 Huse Value Screing led Water City-Hagtains) on hour . 14 nee for Managardum Ca. 65, 47. . 14 80 CSI. Central copy of feed Us. 57. : des (numerandure) System (Vierture Ment) ; F Samp Date ₹Ş. Synchologie 1.00 timum dia 1 (co. ₹ 5D Parally. : 85 ₹D. Community. Uni 25 34 1 : PD: Others. ₹D. : 1 Codesa Cash Amount Hecaland 60 F 50 Other than Cash. Fig. 1 Year 2022 To Year 2022. 7 60

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SUM-RECISTRAR.

Advocate

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT

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

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40, Vikus Nagar, Nanta Ruad Kota (Raj.) Mob. - 98295- 87807

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24	ш	To case of partnership firm, who then the property belongs to the form and the dead in property registered.		Nut applicately
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25	In c	need of Serietaes. Assumeiation the required authority/power to some and whether the montgage can be removed, and the complete lations, hypothesis	:	Not applicable
27	۵	Whether any PUV, is anyogyed at the chain of cate Y		Na



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

6	Whether the 190A or one constant with interest its, un-	Not applicable	
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ıl		Notapplicable	
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Resident & Office – 40, Vikos Nagar, Nanta Ruad Kota (Raj.) Moh. - 98295- 87807

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31	330	period case and water the Franchestrase Certificate and the or of the person in whose sover the encurebrance is evented and emission of observe, if any.		U1 years 2023 to 18/08/2023
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93	7	Urbon land ceiling elemance. Whether required and d'avy details.	:	Not applicable
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34		alls of RTC extraorimetarius corrects. Kuthy extracts pertaining the property in exestion.	:	Montphysian
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B.P. Dadhich Advocate

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

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B.P. Dadhek Deserte

BUDHI PRAKASH DADHICH Advocate & R.A. 10 o 10, Vicas Nagat Nama, KOTA (Rai.) Advecate

Resident & Office

40, Vikus Nagar, Nanta Road Kata (Raj.) Wala. - 98295- 87807

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- 2 There experies the Damaganto in tisket, taking into account all the paintifices in the class. But such terreties 8 and the other rates and factors.
- 3. I confirm human means search in the care Recense records it are confirm having confired and declare the records of the relevant formation of Office. Sub-Regional of Office (e.g., Research Research Meansport Agont, office a search records of Companie. Office. With Board telepolar replicables I local find anything allowed which would prove the Title Hollow to increasing a visit Almberra it am fundors growth at the relevant and according to the increasing of the increasing
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- 10 in task of continued Yearlyng, as Deproi of the deeds, we confes that the describ of Dillowins alto decay exceeded would wrate a collaboration continuency.

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- A. Cemificale No. 1108df, 2/117.12.
- 5 Rogel Tower Book with Map at 19 07 27
- 11. There are no legal impediments for disation of the Mortgage on production of shows little deads, the contributed applies of with these examples order any applicable (level Autes in force).

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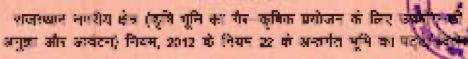
BUDHI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nanta, KOTA (Raj.)





विकास न्यास, कोट

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



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नोट – शर्ते पीछे पृष्ट पर अकित है।

- पजीक्ट / पृथ्डोकन संकान है।
- Registered and Endorsement Attached

व्यवसायिक

पदटा विलेख की शर्ते (लीज होल्ड)

(कृषि भूमि का नैर-कृषि प्रयोजन के लिए उपयोग की अनुवा और माउंटन नियम, 2012)

पट्टे की सर्वे

पद्म भारत ने विधित निवर्ण के तथन एक पुष्ट कीय नांत्र क्या करा दी है। अस उत्तर भूकण्ड का वर्णन कीय से पुक्त है।

- 2 पहिल्ला क्षेत्रक अनुस्थित के का उनकी नहीं किया जाएगा किया उनकी हैत पहला किया जाते किया गया है। भूछन्छ पह प्रचिक्त करना विभिन्न में नकिया अनुस्थि में उनकीय अनुस्थित करना अनुस्थित प्रचल के किया अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित के प्रचल अनुस्थित अनुस्थ अनुस्थित अनुस्थित अनुस्थित अनुस्थित अनुस्थित अनुस्थित अनुस्थित अनुस्थित अनुस्थित अनुस्थित अनुस्थित अनुस्थित अन
- ा पहुंच आरम् एका पूछान को विकार अनव अना प्रकार से इस्तानारित कर सकेगा तथा पूजान को सप-पहुँचे (सब-लीज) पर भी दे सकेगा।
- कार क्ष्मण्ड के किमान क्लानवार कर होता के पत में नाम प्रकारन के लिए निकास में नियारित मुख्य आवेदन के लाग प्रतीकृत निकार पत अर्थर प्रसार निकार नामें में परन्तु परस्ताय कर के उत्याधिक के सामक में ओई सीता देव नहीं होती।
- ६ फर्य किन्त का सरक्य / जीवन दीम निगम / जागदात्री राम्याधी के गाय क्वक (मार्गेज) रखा ता शक्या जिसके थिए स्वानीन निकार क अनगरित समाम नत्र (NLM) की आध्यापना नदी हों ें ।
- भूखण्ड क भाव निर्माण प्रयक्तित भवन विभिन्नों के भावतम्त्री लुका करना होगा।
- गहरा कर्ण (स्थानंद निकार) की किन स्थीकृति के मुखाना का नामीधालन / पुनर्गकर व मु अपनेम प्रियक्ति की किया का सालेगा.
- पट्टा मिलक आरी स्थले की विलोक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित पर से अन्धि।
 विलोक किया ला संबंदा अध्यक्त पट्टा दिलक किया जा सुवका है।
- पहुँच दिनीय के निवादन के पहुँचन विका विका किया करा क्ष्मांकर पटक विकास प्राप्त किया गए है से एका पुरुष्ट का पट्ट निरक्त किया का संक्ष्मा।
- 10. पट्टा विनेता की ग्रीमन में आकारक विकास पर ग्रीने करने खट विकासकते / एक निर्माण बहुकारी निर्माण देश करने किया आदेश ।
- ा, पहल किलेज जिल क्रिकियमी जिल्ला नीति विजित्य के मुहत अभी किया गया है। इनमें मुगी लक्कर व करी आपू होती विजयने पालना नहीं करन पर पहला निरम्त किया जा सकेगा।

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स्टाम्प अंदरी हेत<mark>् पटटे की प्रति पन्न राशि।</mark>

पुळाड हो पड़ोस गी सीनाओं का विवरण-

पूर्व <u>गामक स्थल 1.0-13</u> बहार <u>1.0-22 दक्षिण 1.0-25</u>

पटला वारक के इस्तायक

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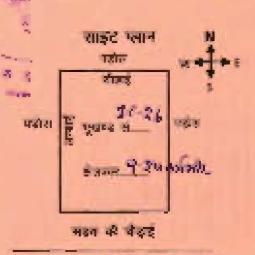
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• अतीक्त / पृष्ठांकन संतयन है।

Registered and Engansement Attached

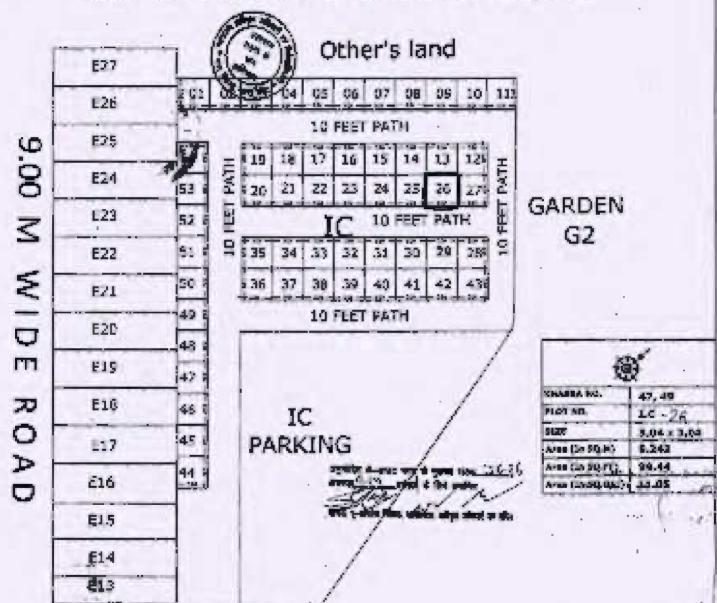


सङ्घर प्राप्त अलग से भी संसाम कर सकते हैं।

प्रापिक्त क्रिक्तमी के हमीकर पर पेटर विकास 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)

E . 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)



12.00 M WIDE ROAD

SIGNATURE OF COMPLETE

Government of Rejection Resolution Tight & CTAMPS DEPARTMENT, ROLLASTHAN, AUMER SUB-REGISTRAN; NOTA+

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BUB-REGISTRAR

Advocate

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

REPORT OF INVESTIGATION OF TITLE IN REAPTOR. OF ISMAN MARK DIRECTOR.

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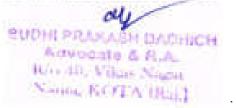
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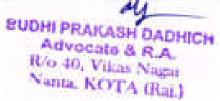


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B.P. Dadhich Advotate

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BUDHI PRAKASH DADHICH Advocate & R.A. 100-40, Vikas Nagar Nagar KOTA (Rai.)

B.P. Dadhich Advocate

Resident & Office – 40. Vikas Nagur, Nanta Hoad Kula (Rai.) Mob. - 98295-87307

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Matthe S. No. 4, 25

Date: la inicialità

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





🚅 नगर विकास न्यास, कोटा

पद्टा—विलेख (लीज होल्ड) व्यवसायिक

राजरबान नगरीय धेर (कृषि भूपि का गैर-अभिक प्रयोजन के लिए प्रयोग की अनुद्रा और आवटन) निवस 2012 है नियम 22 के असार्गत मृति का पेट्रोप किन्छ

Builty 1083

東京を20 年 202 Z

नैसर्स वेभिन उनलपर्स किए जिस्से धार्मोन्ट्रत इस्ताक्षरकर्ता राजेत कुमार पाटिल पुत्र की राजाराम पाटिल

पटटा धारक का नाम	गहर	पर/परी		Jan
पंजीकृति कांश्रीलड़ विकास रोज कं	व कोई तेत. १२१३, भुवात १ केई पी.जार्ब.ए. कोटा	क्य क्षित्री रिजी रेजी हे	न्त्री प्रो ष्ट के 1→ राज	वि गोर्धा नगर
L	1	3. 2.2.2	27	
गट्टा धारक मैशर्सकू				
(पदनाम) औ/श्रीमती/सुर्अ		पत्र ८५औ		
	Shop no. LC27		9.24 वर्ग	भीटर
भूखरह स		क्षेत्रफूल 📒 🚛	ennam manada.	
राजस्य याम	कुकार्वी	जिसेना स.	46,4.	1,49
गाडीन्या		Towns March		at Proce Bill
स्थानीय निकाय (पट्टा कर्ता) निव्यक्ति किया जाता है।				
	0	7		
पट्टा शास्क के इस्तासर 1.	उप अभीक	के कोटा (एक्स	দাভিত্য অধিকারী ক জন কল	हस्ताबर मय नोहर ब कोक
2				
नोट – बार्ने बीछे पृष्ट पर	अकित है।			

- पंजीकृत / पृष्ठोकन सलग्न है :
- Registered and Endorsement Attached

* own 2221 *

व्यवसायिक

पट्टा विलेख की शर्ते (लीज होल्ड)

(कृषि भूमि का नैर कृषि प्रमोजन के निर् रूपमोग को उनुता और अवटन निगम, 2012)

पहरे की सन

पद्दः स्कंत ने निवित निवर्ण के तहत एक पुरत तीज वारि जाए क्या दी है। अव उड़ा पूछ फ एवं दर्शव लीज ने पूछा है

- पहुर धारक द्वार भूलपह / मंदित क्षेत्र का तमग्रीप वही किया जाएना किया कमनीम हेतू पहुरा दिलेक जाने किया नया है। भूमपत पर धनारेक नकन निक्रिया में सामनिक अनुसूत्तों में परलेक्षित द्वपनाम अनुहोत्र (मेंगे परल) प्रशंक स्पर्माम हेतु निक्रीरित मनदरकों की जातना नृतिरिक्ता (१ जार्ग)
- पट्टा प्रकार करन भूकाद को निक्न अपने अप अकर में इस्तानाकेट कर मकेना गया मृह के को जरू करने (मद-लेक) पर भी है नविना।
- 4. तकत भूतमान के विकास हरतान्त्रण पर केला के एक में साम परिश्लेंग के लिए विकास में निर्धारित कुल्क आनेवल के ताथ मलेक्झ विकास मन आदि प्रस्तुत किया आर्थमी परन्तु मलकामारक के उत्तरकित्यार्थ के भागते में गरिदे नाथि देन नाथ और्थीत
- पट्टा विलेख का सरकार / लीवन वीधा विवाद अध्याची सम्बद्धकी के पास देनक मिर्चाची स्थापना स्थित किसके लिए स्थानीय विकाद के अवाधिक प्रमाण पत्र (NOC) की आवश्यक नहीं हांगी।
- ह. कुछाब्द पर कान निर्माण हवालेन अपन विनिधारों के पानदवर्द तक बनना होंगा।
- पट्ट क्या स्थानिय निकास) की जैना स्थाकृति के भूतपत्र का व्यक्तिमानन / गुनगंकन व भू उपयोग धीवर्तन नहीं किया जा सकेगा।
- ह । परस्य विजेश जानी करने की विकास से नियारिक अवधि में निर्माण करना होगा। नियारिक अवधि में निर्माण नहीं मेंने पर निर्मारिक वर से उनकी जिन्तार किया जा सक्त्या अनुस्य पद्धा जिलेख निरक्ता किया जा जलता है।
- प्रदेश दिलेख के निकादन के प्रधान निवम दिसके गथा तथा नामक प्रदेश दिलेख जाना किया गया है तो स्था मुलगढ़ का करूत निस्ता किया जा गर्दन ।
- m । यहंदा दिलंक में केलना में जानारिक कियास का होने पाते कथ चेकालवर्ती / पूर निभाव सहावनी सन्तिये हार वहन विदा व्यवेपा
- पट्टा दिलेक किन अधिकारों, निवासे, नीटि, विनिधास के बहुत कारी किया गया है। इनके क्यों आवधान व आई कानू होगी जिनकी पानना नहीं करने कि पहुँच निवस्त किया का करकेया।
- 12 ਕਾਰ, ਜੀਟ :- ਜਿੱਜਿਹ ਦੁਲਾਫ ਹੈ ਵਹੀ ਜੀ ਰ ਜਾਂਧੂ ਸਤੀ ਗੋਵੀ।

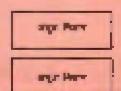
ब्हार अयुक्ते हेतू पहले की प्रति जल संबि

मुख्यक के प्रजीस की लीवाओं वन विवस्पा

ूर्ग विकास प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार प्रकार

पटला बारक के तस्ताकर

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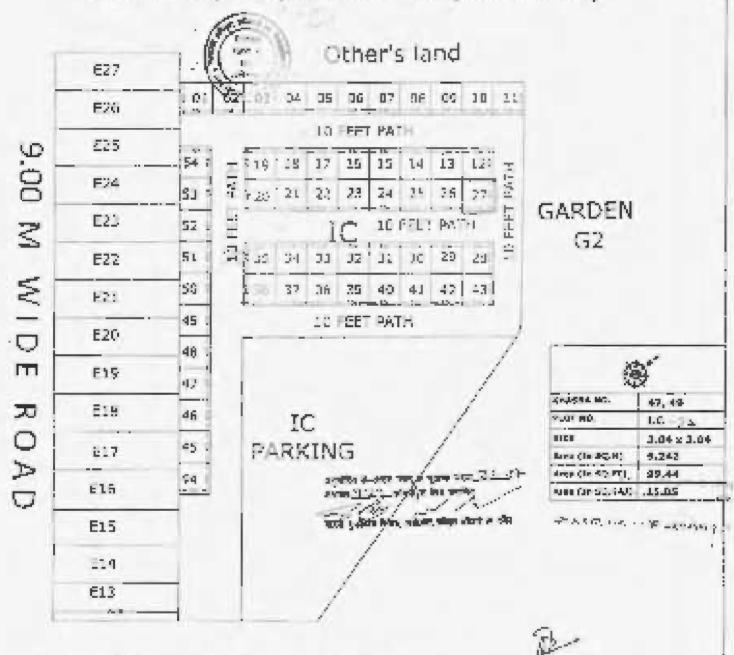
- साहर प्लान N प्रतिष्ट प्राप्त अपने हैं। स्थान कर सकते हैं।
 - प्राधिकृत अधिकारी के हमरोबीर वर्ष विकास

- यंजीवन / एक्टोकन संतरन 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

Government of Rapsilhan REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJWER SUB-REGISTRAR: KOTA-I

Fee Receipt

Appendix I-Form No. 8 (Rule 15 & 131)

Print Date :

26-06-2522 5:24 PM

Fee Reca pi No Noma	:	20220212302625- B.P. DADHRON ADVOCATE, WS Danin Developers 1,50	Receipt Date Document S. No.	:	20/08/2022 20250/1230/8803
Address	:	котд			
Document Type	2	Inspection And Sweets			
Face Value	1	FO	Business Value	:	70
Ond-Registration Fee	11	• 0	Fee for Memorandum Us_64_67	- 1	
CSI Y		6.0	Cwitfied copying feas Us 57		60
Stamp (Mamprangum)	i	*	Neg (memorandum)	:	
Surcherge	!	₹n	Stamp Duty	:	4.0
Penally		0.0	hispector fee		7.50
Us 25 34	- 7	₹U	Commission	1	7.0
Custody	- 5	*	Others	ī	40
			Cach Amount Received	:	6.0
			Other than Each	-	₹ 50
Fram Year 2022 To Y	fear	2022	Total Amount	=	1 50

Mace of Payment (#Made Number Amount #)

m-Gott Challen STRESHAG # 50

Signature of presenter or applicant for copy in Search contributes

Signature of recipient and date of return receipt.

Cashier

7 .

SHE-REDISTRAR

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

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

			OF IMMOV ABLE PROPE.	KITY			
1	0	Name of the Ho	each Husiness Less Office secking opinion			sthan Real Ex ority, Jaipur Raj.	tale Republicay
	h		and date of the letter under the cover of sents tendenced for senting are linewarded.		Nil		
	e	Name of the Be	TUNEF		Patil 1273 P.No	Denim Developers orized signatury N No Sh. Rajaram , Suwalka Rijishi , 1-4, Rajers Gaudhi , IPIA, Kota Raj.	h. Rajesh Kumar Patil Rin Flat Ng. Siddhi Residency
2	3	Name of the property less as s	orations.com/ company/person alkning the ecority.		Patil E273 P.No	Denim Developers, orized signatury S Sie Sh. Rajerara Sewalka Riddhi 14, Rajers Gandhi 1, IPIA, Kote Raj.	h Rajesh Kumar Putii R/o Hat Ne. Siddhi Residency.
	h		the Unit consent person leady authority	1	loslis	idual/Firm	
	U	Space as to unit	porty for exertine of charge or what capacity is security offered (whether for borrower or us guaranter, etc.)	1 :	Burti	meer	
3		lete or hill descri	ption of the immovable property is offered following details.	1			
	п	Sarvey No.		T.	S.No. Raj.	1C-27, Gardenia, Vi	llage Kunhadi, Kata
ī	Ъ	Duor House no.	(in case of house property)	ī	S.Ne. 1C-27, Gardenie, Village Konlaudi, Keta Raji		
I	е	Estimatiance inco property	uding plinth built up area in case of house			Sq. Mt.	
	đ	Licitions Lice SIB-district etc	anne of the piane, village, only, registration Beamdaries	:	Wist	- Read - S.No. 10-12 - Read - S.No. 10-26	
4	2	Puriodars of chemologically	the documeres sentinizes senially and		200	Ceriffcate of Degim Develops Resulption Lefter Bajesh komme Py Adolment Lefter Ceriffcage No. 10	ers I.hmited r in factor of 56, ga No 1800 dt, 20,05,32
	b	neignoils or co- mulified.	ments conflict used as to whether they are niffed copies or registration extracts duly originals or certified estrats from the freezeachthus authorities by commined.			L Lease Deed at R 60 N.No. 202 322	
	SL, NO.	Date	Name Nature of the Decument	•		Original certified catrical photocopy, its.	odetker the original was scrutinized by the Advocate
-	1	05.08.22	Regd. Lease Herd			Ongotal	Niii applicable
5	reteva avoital origina	nt sub-registriu oil ble by the psopu il receips of to	of all title decoments are obtained from the free and compared with the decoments mark seat mantgages. If Phoner also emplose all as past for obtaining certified copy of decome certificate along with the TIR.		No		

SUDMI PRAKACH DADMICH Advecte & R.A. Rio 10, Ville Nagar Nagas KOTA (C.) SUDHI PRAKASH DADHICH Advocate & R.A. IVo 40, Vika Nagai Vener K.V.V. (R.i.)

B.P. Dadhich

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

6	8	Whether the mannis of registral office or revenue authorities relevant to the property in question are available for verification through any unline portal or computer system."	-	Nn
	ь	If such administration remails are made and the comments fundings in this regard.	1	New available
	ē	Whether the genuineness of the stamp paper is possible to be got verified from any entire portal and if so whether such an illustrative was made?		Not available
7		Property officers as security falls within the paradiction of which sub-registrar office ?	=	Sub Registrer Kate Raj.
	b	Whether in is possible in have registration of documents in respect of the property in question, at more than one office of sub-registrat district registrating stranggrams. If so, please more of such offices?	-	Nu
	c	Whether search has been made at all the offices named at (b) whose ?	=	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of cauthiple title documents in respect of the property in question?	5	No
8	citle pred Mire mad wach for e sped than	in of this tracking the sittle from the object title dend to the latest accordestablishing either of the property in question from the excessors in discinnenss to the current title holder. And wherever or's inscress or other clag on title is involved, search should be a for a further period, depending on the need for clearance of a clag on the Tate. We uf property offered as security for bound of St. Lift cross above, search of (file) engagebragancy for a period of out less a 10 years is mandalocy.	:	Of years 2022 to 26,08,2022 UTF Keta allowed a S.No. 10-27, framients, Village Knobads, Keta Raj, to MA, Denim Developers, Limited, through authorized signatory Sh. Rajesh Kumar Patil No Sh. Rajeram Patil Roo Flat No. 1273, Sawalka Raddhi Siddhi Residency, P.No. 1-4, Rajeen Ganchi Nagar Exto. Road No. 1, IPLA, Kuta Raj, on dt. 20,07,22 and execute a Regil Leasy Beesl in farman of firm on 40, 05,08,23.
9	Tid!	on of Title of the intended Mortgager over the Property Twhether ownership inches. Leasehold Rights, Occupancy Presencer as or lines Helder or Govt, Grance Albetwe etc.)	:	Freebaki
10		asotrád, Selection	7	Not applicable
		Lease Doed is duly stamped and registered	Ξ	Not applicable
	1.	Lessee is permitted to markstage the Lassedania right		Net applicable
	8	duration of the Louse unexpired period of lease	١.	Not applicable
	ď	If, a sub-laste, check the leave deat in become of Leaves as to otherhor leave short permits sub-leaving and meetings by Sub- Leaves also	5	
	8	Whether the seasofuld rights permits he the electron of any supersymmetric (d applicable) "	-	Nat appuisable
	1	Right to got renewal of the teasehold rights and nature thereof.		Not applicable
11	gaur with chan othe	(and grandathment Lease-cum-Sale Agreement whether to speciment the provides for allocable rights to the mortgager of which more provides for allocable rights to the mortgager of competent to existe the mortgager is competent to existe the most property. Whether any permission from Covil, or my rapute thy is required for creation of mortgage and if so whether a valid permission is available.	-	Net applicable
12	If or	cuparcy right, whereir Such right is hornable and transferable	i	Nos applicable
13	National minutes	Mortgage can be created as a mild so whether president of graph could be precible. On madelships procedure to be inflavous acting court permission to be obtained and the means for reasing acts constitutes.	:	Nist applicable Nist applicable
14		property has been transferred by way of Gift Settlement Deed.	1	Not applicable

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800H PRAKASH DADNICH Advocate & R.A. R/o 40, Vikas Naga Nanta, KOTA (Raj.)

	0	the Girl/Sculement Dead is duly stamped and registered		Not applicable
	h	The CiR/Settlement Deed has been attested by two winnesses		Not applicable
	e ·	The Ciril/Settlement Dearl transfers the property to Dozen		Not applicable
		Whether the Dance has accepted the gift by signing the Gift/Septement Deed or by a reported writing or by implactation or by accepts.	:	Not applicable
	e	Whether there is any restriction on the Donor in casesting the prid/settlement deed in question.		Not applicable
	F	Whether the Draws is as preservational the gilbed property		Ner appliesble
	E	Whether any life interest is reserved for the Decor or any other		Not applicable
		person and whether there is a need for any other person to join the eventure of montgage.		
	h	Any other aspect affecting the validity of the title presed through the pirt/settlement deed.	: 	Not applicable
15	я	In raise of partition/family settlement death, whether the original deed is available for deposit. If not the modality/procedure to be fullowed to create a valid and enforceable mortgage.	:	Nug applicable
	Ь	Whether mutation less been efficient and whether the mortgager is in presussion and rajegueent of his share.		Nes spyllicative
	c	Whether the partition made is valid to low and the mortgagor has acquired a mortgagolile rate therein.		Mon applicable
	d	In respect of partition by a degree of court, whether each degree has become final and all other covariance formalizes are completed/complied with.	: !	Not applicable
	e	Whether any of the decomment in question are excepted in counterparts or in more than one on ? If so, additional propartions to be taken for avoiding antitiple mortgages?	; ()	Nut applicable
16	Whe	When the table disconnectes include any testamentary		Nie applicable
	ditor	meats/wills !		
	3	In case of wills, whether the wall is registered will or unregistered will?		Nnt applicable
	ь	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent count?	1	Not applicable
	0	Whether the property is musered on the brais of will?	1	Not applicable
	Ğ.	Whether the original will is available?	1	Nnt applicable
	e	Whether the original death continues of the testator is available?	1	Okya application
	1	What are the disconstances under documents in establish the wild in question is the last and small will of the testature? (Comments on the disconstances such as the availability of a declaration by all the beneficious, about the genomenous calleby of the will, all parties have solved upon the will also, which are rehoont to rely on the will assume the property of Markon Meighnel (ittle decels are to be explained.)		Natuppiicable
17	1	Whether the property is subject to this work l'rights ?		Nn
	h	Whateo the property belongs to charch/temple or any orligious/ other institutions having any restrictive in creation of charges on such properties?	1	Not applicable
	0	Precordinate/permissions, if any in respect of the above cause his quanting of everypage?	1	Not applicable
15	a	Where the property is a HSPF joint family property, martgage is created for family bandhilegal occasion, whatles the Major Coparceners have no objection join in consultan, minurature if any, region of knowle mendion, etc.	:	Not applicable
	ŀ	Please also comment on any other espect which may adversely affine the collecty of security in such cases?	1	Not applicable
19	4	Whether the property belongs to any tract or is subject to the rights of any tract?	:	No
	Ь	Whether the trace is a private or public crost and whether trust deed specifically outhorizes the manager of the property?		Not applicable

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	ė	If so addingual precautions permissions to be abased for creation of cots impropers ?	:	Not applicable
	d	Requirements, if any for existion of mergage as per the central state laws amplicable to the trust in the metter.	:	Not applicable
10	9	If the property is Agricultural local, whether the local lews pennix more property of Agriculture local substitute there are toty restrictions for creations embracement of mestgrees	1	Not applicable
	ь	In case of agricultural property other relevant records dominents as per lived laws, if any me to be verified to ensure the salidity of the title and right to colour the attempage."		Not applicable
	ō	In the case of conversion of Agriculture had the overence of purposes or otherwise, whether requisite procedure followed performance of the performance.	:	Nett reprise the
1	гери Адаг	that the property is affected by any level love or relico- laritors having a bearing on the creation security (viz- cultural Laws, weather sections, minorities, Land Laws, SEZ- laritors, Costal Zone Regularisms, Environmental Clearance,	:	Not repueable
2	8	Whether the property is series to any penaltry, or proposed land acquisition proceedings 9	i	No
	h	Whether my residence progress made with the Land Acquisition. Office and the extense of such standard injury.	-	Net applicable
)).	a	Whether the property is tovolved in an orbital matter of any Prigation which is pending or concluded?	=	Ne
	b	If so, whether such litigation weeks adversally affect the equation of a valid merugage or have any implication of its factor enforcement.		Not applicable
	P	Whether the title decorated have any court seal-marking which points out any linigation attachment/security to exact in respect of the property in question? In such case please comment on such seed marking.		Nec applicable
24	а	In case of partnership time, selection the property belongs to the firm and the dead as gampaly registered.		Not applicable
	h	Property belonging to parasers, whether duriwit on boschpets? Whether formalities for the same trave been completed as perapplicable trave?	1	Not applicable
	e .	Whether the person(s) creating energiage has bave authority to create moregage for and on behalf of the firm.	i	Not applicable
10	Ban. Ikir wi <u>ck</u>	Outher the property belongs to a kineteal Company cheek the owing provers. Bused resolution authorisation at accompany less than the company less than the Company Registrar (ROC). Articles of Association vision for communistal ma.	:	Nue applicable
	b) I) Whether the property fin he coordinged) is proclassed by the above Company from any other Company or Limited Lindulty Partners and LPI from "Yes / No.			Nat applicable
	ii) If yes, whether the search of charges of the property (so be managaged) has been carried and with Registers of Companies (Rod') in respect of such washes assupancy / TTP (seller) and the washes estimate (purchaser)?			Nim applicable
	iii) Whether the above search of charges reveals any prior charges/controllounces, on the property (proposed to be mortgaged) arouted by the vendor company (seller)? Yes / No.			Nnt applicable
	 iv) If the second reveals measurements I charges schedge such, charges communicates have been satisfied? Yes Mu 			Not applicable
76	bern	user of Successes. Association, the required authority/power to nower and whether the stortgage can be created, and the requisite lations, byte-laws.		Nut applicable
2.9	3	Whether any POA is involved in the chain of tall: "		Nu

200HI PRAKASH DADHICH Advocate & R.A. R/o 40, Vikas Nagar Nanta, KOTA (Rai.)

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	- 10		e RIA is one coupled with intenst i.e. a		Not applicable
		clarify what has carated as such is in	c Agreement-cum-Power of Attorney, \$f so, please for the same is a registered document and hence it an interest in favour of the buildentdeveloper and revocable as per law.		
	e	pkasached die Huikeer Consums in	title decorrent is executed by the POA holder, y whether the POA involved is (i) one executed by viz. Companies Firms Individual or Proprietary a favour of their Parages Limphygon Authorises to sign. Hat Allouwert Letters, NOCs.		Not applicable
		flus units (Common P			
	d	In case of Builder's POA, whether a certified copy of POA is evailable and the same has been verified compared with the original POA.		-	Not applicable
	В	In vase of common POA (i.e. POA ofter than Builder's POA), please clarify the following clauses in respect of POA.		=	Not applicable
		myrsá	ner the original POA is verified and the tisle agricum's skine on the basis of original PDA ¹	-	Non applicable
			ner the POA is a registered one?		Not applicable
			ez the PDA es a special se general que ^o		Not applicable
		6,00,00	ner the POA contains a specific authority for tion of title document in question?	:	Nos applicable
	r	invalid on 0 (Please clan	M24 was in force and not revolved or had become to date of execution of the document in question? ify whether the same has been ascentained from the registrar also?	:	Net applicable
	10	Physical ingrea	real on the genemeness of POA?		Net applicable
	h			_	
		the POA ?	need opinion on the colorecaterity and colidity of	2	Not applicable
S	Who give sum	the PLA ? ther moregan incress of the determinal	or is being created by a POA holder, check e Power of Anomey and the extent of the powers at whether the same is properly executed aled in terms of the Law of the place, where it is	:	Not applicable
	Who give som evec (f)sk	the POA? ther mongationers of the cherein a pedauthenric ared.	se is being arraned by a POA holder, check e Power of Asserbey and the extent of the provers ad whether the same is properly executed	:	
	Who give som evec (f)sk	the PDA ? ther morega- ineness of the characteria is ped authorate and, property is a light company.	se is being created by a POA holder, check e Power of Assemes and the extent of the powers ad whether the same is properly executed aled in terms of the Law of the place, where it is affat apartment or residential communical complex, at on the following:	:	Not applicable No Not applicable
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28	Who part your pive some evec of the control of the	the PDA ? ther moregan incress of the characteria is ped authorizing and property is a land congree Pronumer al Developmen Laterr of au Independent question Agractmen Agractmen Agractmen Conveyance Occurrency Membershy Shore Conti No Objectio All legal regarding Regarding Regarding Regarding Regarding Regarding Regarding	se is being created by a POA holder, check a Power of Anomey and the extent of the powers ad whether the same is properly executed aled in terms of the Law of the place, where it is a flat spartment or residential communicial complex, and comes's title to the buildministry. If Agromous Power of Anomey theory of the Developer building in title verification at the Land and/or building in title verification of the Land and/or building in title verification of sale agreement, development POA, etc. If building place permission of appropriate/keed to festills in the Stationy etc. Including place permission of appropriate/keed to festills in the Stationy etc. Including place permission of appropriate/keed to festills in the Stationy etc. Including place permission of appropriate/keed to festills in the Stationy etc. Including place permission of appropriate/keed to festills in the Stationy etc. Including the Development Continue Regulations, Co-operation, Development Control Regulations, Co-operation.		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 Not applicable

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

		mode, approval of lay-out and other precautions, if any.		
	9	Whether the mindrang pattern of the mitsellers fally in all comments such as approved pein, agreement plan ex-		Not upplicable
340	Forwards and Attachments, and or claims whether of Government, Control or Stase or other Local authorities or Throd Party claims. Liens etc. and details thereof.		=	Nut applicable
81	The point revered make the free indexests Certificate and the name of the person to whose favour the encumbrance is created and if so, satisfaction of charge, if any.			66 years 2022 to 26.08.2022
M.			-	Nut speškalik
33	8	Urban land reiling clearance, whether required and it so details therein. Whether No Objection Carrificate under the Income Tax Act is	:	Not appricable Not applicable
	"	required obtained	-	
34		nils of KTC extracts/unitation extracts/Katha extracts purtaining. he property in question.	-	Nint applicable
33		ether the name of mongagor is reflected as notice in the resonne microst Village records?		Nut igrescable
36	8	Whether the property offered as security as clearly demarcated?	Ξ	Yes
	ь	Whether the demarcation parition of the property is legally valid?	:	Yes
	e	Whether the property has clear access as per documents? (The property should be legally accessible through normal cattriets to transport grants to factories? America, as the case may be).	=	Yes
37	Witable the property can be identified from the following discussors, and discussors dealstful decomplaners, if pay revealed an each senting for		:	Not ovalable
	3	Designed in relation to electricity connection	:	Nut available
	b	Decument in relation to writer commencions	:	Nm available
	c	Decument in relation to Sake Tax Representation of any applicable	Ξ	Nm available
	d	Often utitas bilk, if on	:	Not available
9IR	d To	respect of the boundaries of the property whether there is a protect theorymap in any of me note documents or any other documents is as inhorated report, pulling bulb, ere) or the acoust current boundary? If dissert disharmed comment on the same	1	Nett open earlike
30	plan min (111) pang	to exhibition report and or approved continued place on made contains, so continued on the same metalling for comments on the description and notation of the property on the sold document and that in the title deeds for exhibition report and/or approved plan are not available at the title of property of TIK, please provide these comments subsequently, on making some available to the advocate.)		Valuation report net condults
10	enu	bullesminim for meation of moregage under any local or species. County details of proper regressions of discussions, payment of proper ny data see		Nn
		other the Bank will be plue to engage SARD ALSI Act, if required azonat.	-	Not applicable

200HI PRAKASH DADHICH Advocate & R.A. R/o 10, Vikas Nagai Nama, KOTA (Raj.)

B.P. Dadhich Advocate

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

documents crossing moreage mathemised signatury Sb. Rajesh Kanna: Petil S/o Nb. Rajarana Patil R/o Flat No 1273. Sawatha Rialdhi Residency			
thus restoral personal presents covered of markeys and astitional presention if any to helakes in such cases 44. Addressed aspects relevant for meastanates of littless per least lower. 45. Addressed aspects to the an astinguard to into the of Rante manning the perfection of secure. 46. The specific persons who are required in anomal meastanable deposit. 47. The specific persons who are required in anomal meastanable deposit. 48. Addressed asgustery. Sh. Rajesh Kamas. 49. Petil No. Na. Rajeshor. Partil No. 1273. Sawaitha Raiddle Saiddle Residency. 40. Petil No. Na. Rajeshor. Partil No. 1273. Sawaitha Raiddle Saiddle Residency. 41. Petil No. Na. Rajeshor. Partil No. 1273. Sawaitha Raiddle Saiddle Residency. 42. Petil No. Na. Rajeshor. Partil No. 1273. Sawaitha Raiddle Saiddle Residency. 43. Petil No. Na. Rajeshor. Partil No. 1273. Sawaitha Raiddle Saiddle Residency. 44. Petil No. Na. Rajeshor. Partil No. 1273. Sawaitha Raiddle Saiddle Residency. 45. Petil No. Na. Rajeshor. Partil No. 1273. Sawaitha Raiddle Saiddle Residency. 46. Petil No. Na. Rajeshor. Partil No. 1273. Sawaitha Raiddle Saiddle Residency. 47. Whether the Real Estate Project corners sander Real Estate Regulatory. 48. Addressed assistant of the apartment of apartments or place brooked as uplicated by the promote and types of apartments or place brooked as uplicated by the promote and types of apartments or place brooked as uplicated by the promote in the series of apartments or place brooked as uplicated by the promote in the series of apartments or place brooked as uplicated by the promote and types of apartments or place brooked as uplicated by the promote and types of apartments or place brooked as uplicated by the promote in the series of apartments or place brooked as uplicated by the promote and types of apartments or place brooked as uplicated.	42	resourcements for constition of a proper variet and confirmable market by skepare, of contribute that contribute the law also any properties to be	Not applicable
45 Additional suggestions of the page-state of the desired with the Real Estate Project correct ander Real Estate Regulatory Whether the Regulation of the desired with the Real Estate Regulatory Additional suggestions of the apartment' plot in question are smiller! Whether the registered agreement for a presented in the share Activities of the apartment' plot in question are smiller! Whether the details of the apartment of plots brooked as uploaced by the promote in the swingle of Real Estate Regulatory Whether the details of the apartment of Real Estate Regulatory Whether the details of the apartment of Real Estate Regulatory Whether the details of the apartment of Real Estate Regulatory Whether the propose and types of apartments or plots brooked as uploaced by the promote in the swingle of Real Estate Regulatory	43	thus ratual personal promits examine of modgage and additional	Not applicable
### Processor of Security ### This security persons who are required in some nonequarks deposit : Mile Decim Developers Lamided, clamage authorized signatory. Sh. Rajesh Kama: #### Patil No. Na. Rajeshor. Saidhi Residency P.No. 1-4. Rajeshor. Gandhi Nagar Extr. Read Na. 7. IPTA, Kota Raj. #### Whether the Real Estate Project comes under Real Estate #### Regulation and Developments Act 2016? Y.N. #### Whether the project is registered with the Real Estate Regulatory Authority? It so the details of the operation are to be formished. ###################################	44	Addrocool aspects referred for investigation of littless per local laws	No No
documents creating moregage authorized bigulatory. Sh. Rajesh Kama: Petal S/o Na. Rajesh Kama: Na. 1. IPIA, Keta Kaj. Not opplicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable	45	· · · · · · · · · · · · · · · · · · ·	N.A.
Whether the Real Estate Project comes under Real Estate Mot applicable (Regulation and Development) Act 2016? Y.N. Whether the project is registered with the Real Estate Regulatory Authority? It say the details of weight registration are to be formished. Whether the registered agreement for paysoribed in the above Act/Rules there under is executed? Whether the details of the apartment' plot of questions are varified. Whether the details of the apartment' plot of questions are varified. Whether the details of the apartment' plot of questions are varified. Whether the details of the apartment or plots booked as uplicated by the promote in the suggestion of Real Estate Regulatory.	46		M/s Decim Developers dumited, through natherized signatory Sb. Rajesb Kamaz Petil S/o Sh. Rajesas Patil R/o Flat No. 1273. Sawatha Riddle Siddle Residency, P.No. 1-4. Rajesv Gandlei Nagar Exts. Read No. 3, 1984. Marc Rei
Authority? It so, the details of such registration are to be formished. Whether the registerial agreement for sale as prescribed in the above. Act/Rules there under is executed? Whether the details of the opartmeer' plot of questions are varified with the first of number and types of apartments or plots booked as uploaced by the promoter to the suggests will the Regulatory.	47		l
Act/Rules there under is executed? Whether the details of the opartmeter' plot of questions are verified. With the first of number and types of apartmeter or plots booked as uploaced by the promoter to the suggestional Healt Estate Regulatory.			Not applicable
with the first of number and types of apartments of place brooked as uphraced by the promotes in the suggestional Real Estate Regulatory			Not applied blo
Anahority?		with the first of number and types of aparametes or plots booked as	Not applicable
		Authority?	ļ <u></u>

Date : 26.08.4022 Place : Kota PUDHI PRARUSH DADHICH Advocate & R.A. B/o 40, Vikas Nagar Nanta. KOTA (Rai.)

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

CERTIFICATE OF THILE

have commed the Crimical Take Decak entraded to be deposited relating in the wheelth programmes and efficient as security by way of "Equitable Mostgage" suction he Assuments of the referred to in the opinion are valid evidence of right, the and interest and the right suid formable Minisper is access. It will suit y the requirements of messive of Equipme Stangary and I have records that

- I have essential the Decuments in detail taking rate around of the quaternes in the creat list wide American B and the orien referenced forces of
- Learning busing mask a search in the Land Kesamue records. Laten confirm basing vertiled and checked the records or one records: Gustamural Offices, Note Registraries Office (x). Remove Receeds, Municipal Panciagos Office, Land Acquisition Office, Pagaster of Companies Office, World Burnit wherever applicable; I do not line projeting adverse which would present the Title Blotders from example solut Managage. I am highle/responsible, if any, loss is caused to the Bank due to nealigence on the part of its are agent in
- Following streamy of Land Records/Revenue Records, reliance Title Deads, centained copies of such talk deads obtained from the concerved registrar office and encombrance certaficate (EC), I morely cantify the generotrons of the Title Deads. Suspicious/Dondo, if any, has been clarified by making necessary organics.
- 5 There are no prior Mongaze/Charges/encumbrances whoseever, as could be seen from the forcembrance Centificate for the pound of Of years from 2022 to \$6.04.2022 proteining to the horomorphic Property (see assembly above one large Heegy. The property is free from all findunitaments.
- 6. to case of second-subsequent charge or favour of the Brank, there are no rather mangages where their already exists in the Loan documents are agreed to by the Municipagns and the Bank (Delete, whichever is not applicable), N.A.
- 7. Minurgh; and his/hair interest in the property-freque to be expert of N. Auspective (to share to the Minor with Name). Surke say, if
- The Mintgage of country will be available to the Bank for the Links by of the manning Borrower, Mile Demine Developers. Limited, through authorized signatory Nh. Rajesh Kumar Patil S/o Sh. Rajaram Patil Rio Flat No. 1273. Samaika Riddhi Siddhi Residency, P.No. 1-4, Rajecy Gandhi Nogar Lvm. Ruail No. 1, 1914, Kota Raj.
- I could then Mis Denim Developers Limited, through authorized signatory Sh. Rajeth Kumar Polid Sie Sh. Rojaram Paril R'o Flat No. 1213, Suwalka Hiddhi Nobilhi Nesaleury, P.No. 1-4, Rajers Gamilii Nagar Extra Road No. 1, IPLA. Kets Raj. baseline: an absulate clear and Marketine rive over the sensible preserve (es.) I harber equity that the above title don't are growner and a said numbers can be completed and the said Mongage would be enforced by
- In case of creation of Martieres by Deposit of title strole, we comify that per deposit of following true deeds documents would proceed a su'il and informable mongage.

Note-Photo copy of Document No. 1 to 5 to be taken for the registration of project under RERA Act.

- Certificare of Incorporation Mrs Denim Developers Lamited.
- Resolution Letter in favour of Sh. Russish Kumur Patit Alleterent Letter No. 1985 dr. 2007 23 2
- 3.
- Certificate No. 1481 gt. 7047,27
- 5. Regil, Louis Beed with Map 40, 03-00,27.
- 11. There are no logal impediments for creation of the Mortgage on production of above title deeds, the cortificonniginal copies of which I have examined under any applicable Law! Rules in force.

t7. It is certified that the property is SARFAESI Compliant.

SCHEDULE OF THE PROPERTY (III S) S. No. 10-12. Gardents, Village Kunhadi, Kaia Raj.

Fast Smill West 5.No. #C-13

Nursite Items Smith S.Np. 10126

Plane : 26,08,2922

B.P. Darlhich, Salsonate

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