



श्रीमान अशोक महाराज
मुन्शिवर, गोरखपुर जिला



नगर विकास न्यास, कांटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरपालिका क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग का
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

कमंड/ 1161

दिनांक 25-07-2022

पैसके अन्तर्गत, इलाक़ा के लिए, जहाँ अर्थात् इलाक़ा के तहत भूमि का पट्टा विलेख का नाम

पट्टा धारक का नाम पुत्र/पुत्री

पत्नी काजल कान्त का पुत्र सुखलाल सिंह निवासी गौरीगढ़ी पुरा का 1-4 तहसील गौरी पुरा
निवासी विस्तार क्षेत्र के 1 अर्द्ध पीछाई कांटा

अथवा

पट्टा धारक नैसर्गिक शहर काजल का 2021

अथवा

(पटना) श्री/श्रीमती/सुखी पुत्र/पुत्री

निवासी

गुरुद्वारा सा. Shop no. 1.C-1 दो-गल्ले 8.24 वर्गमीटर

राजस्थान राज्य काजल काजल का 96,47,49

को-नया नवीकरण से लिया है।

स्थानीय निकाय (ग्रहण कर्ता) द्वारा पट्टा धारक के पास में उक्त भूखण्ड का पट्टा दिनांक से
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2. _____

म. प्रवीण, कांटा (नगर)

प्रामाणिक अधिकारी को हस्ताक्षर मय मोहर
का निकाय प्राप्त हो

नोट - सर्वे की गई भूमि का अंकित है।

- पंजीकृत/पुनर्प्राप्त संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का पट्टा-कृषि इस्तेमाल के लिए उपयोग की अनुमति और आवंटन नियम, 2012)

पट्टे की शर्तें

- पट्टा धारक ने निहित विवादों के साथ एक मुक्त और स्वतंत्र रूप से काम करने की है। वह उस प्लॉट पर वर्गीकृत भूमि से मुक्त है।
ध्यान दें: पट्टा धारक को जलवेध एवं सीमा संबंधी मामलों में अपने सभी अवसरों पर से काम करने होंगे। एक बार निश्चित हो गई सीमा संबंधी 15 वर्ष के परामर्श और प्लॉट के इकोलॉजिकल/इस्तेमाल पर 25 प्रतिशत की वृद्धि होगी।
- पट्टा धारक द्वारा प्लॉट/विधेय क्षेत्र का उपयोग नहीं किया जाएगा जिस पर कोई भी पट्टा विलेख जारी किया गया है। प्लॉट पर वर्गीकृत भूमि इस्तेमाल में सम्बंधित अनुमति से सम्बंधित उपयोग अनुमति होगी। पट्टा धारक उपयोग हेतु निर्धारित परमिटों की मर्यादा निर्धारित की होगी।
- पट्टा धारक उस प्लॉट को जिस पर उपयोग करना चाहेंगे, उसे इस्तेमाल करने से पहले उस प्लॉट को जल-पट्टे (सिंच-लीज) पर भी दे लेंगे।
- उस प्लॉट के जलवेध/इस्तेमाल पर कंट्रोल के तहत से काम करने के लिए निश्चित व निर्धारित मुक्त आवंटन के साथ परमिट प्राप्त करने के लिए पट्टा धारक को आवश्यक है।
- पट्टा विलेख का सरकार/जीवन सेवा नियम/कानूनी सम्बंधों के पास सेवा (सर्वे) तथा उन सम्बंधों, जिसके लिए स्थानीय विभाग के प्राधिकारिता प्रमाण पत्र (PRC) को आवश्यकता नहीं होगी।
- प्लॉट पर पट्टा निर्माण प्राधिकारिता प्राप्त निर्माणों के सम्बंधों में काम करना होगा।
- पट्टा कर्ता (प्राथमिक विभाग) की बिना स्वीकृति के प्लॉट का सम्बंधित/डुप्लीकेट व नू उपयोग निर्धारित नहीं किया जा सकेगा।
- पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि से निर्माण करना होगा। निर्धारित अवधि से निर्माण नहीं होने पर निर्धारित कर से अगली विलेख दिया जा सकेगा। अतः पट्टा विलेख निर्माण किया जा सकेगा है।
- पट्टा विलेख के निर्माण के सम्बंध में निर्माण विलेख तथा तथा प्लॉट पट्टा विलेख प्राप्त किया गया है तो उस प्लॉट का पट्टा निर्माण किया जा सकेगा।
- पट्टा विलेख की योजना में वर्गीकृत किया जा होने वाले पट्टा विलेख/पट्टा निर्माण स्थापित करिबि द्वारा काम किया जाएगा।
- पट्टा विलेख के निर्माण के सम्बंध में निर्माण के तहत जारी होगा। इसके सभी प्राधिकार व शर्तें लागू होंगी जिसकी योजना नहीं करना पर पट्टा निर्माण किया जा सकेगा।

12. अन्य _____

नोट :- निर्धारित प्लॉट में शर्तें व शर्तें लागू नहीं होंगी।

ध्यान दें: (a) पट्टे की शर्तें पत्र पत्र।

प्लॉट के पट्टे की सीमाओं का निर्माण-

पूर्व रास्ता दक्षिण भूमि
ऊपर IC-2 दक्षिण रास्ता के E-26

पट्टा धारक के हस्ताक्षर

1 [Signature]

अनुमति

2 _____

अनुमति

साक्षी :-

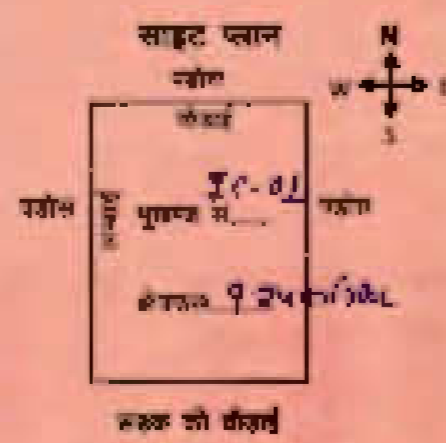
हस्ताक्षर [Signature]

नाम Maji Mohan

पता Barkhadan Road

अनुमति

- फोटो/पुष्टिकृत संलग्न है।
- Registered and Endorsement Attached

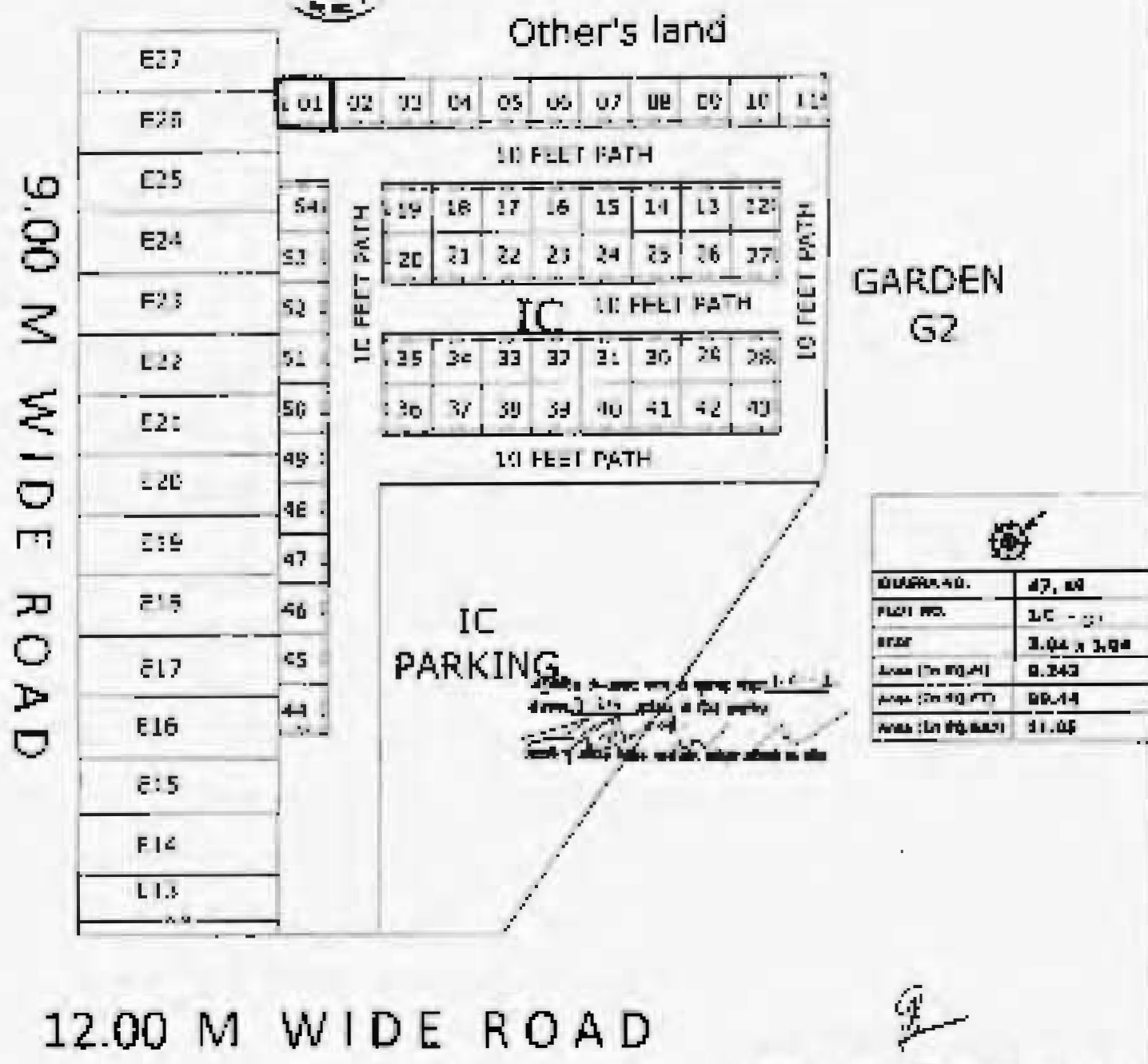


साइट प्लान बनाया है और संलग्न कर सकते हैं।

प्रमाणित अधिकारी
प्रमाणित अधिकारी के हस्ताक्षर पर होगा
कर दिनांक पास करें

**SIT: 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, IPHA, KOTA-324005 (RAJASTHAN)**



[Signature]
SIGNATURE OF OWNER

IC-1

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

Fee Receipts
 Appendix I-Form No. 5 (Para 15 & 131) **Print Date :** 10-08-2022 3:07 PM

Fee Receipt No	: 202202-250-9681	Record Date	: 10/08/2022
Name	: H.P. JAIN (HJI) ADVOCATE, M/s Dorian Developers Ltd	Document No	: 2022011274/10/20
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_61_67	: ₹
CS	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Chemo (Memorandum)	: ₹	Reg memorandum	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_26_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Made of Payment (Mode Number Amount ₹)

Mode Number Amount ₹

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Officer

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 PROPERTY**

1	a	Name of the Search/Revenue Land Office seeking opinion	Rajasthan Road Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil		
	c	Name of the Borrower	M/s. Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1271, Suwalka Rightly Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
2	a	Name of the mortgagor/ company/ person offering the property as security.	M/s. Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1271, Suwalka Rightly Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
	b	Constitution of the Unit/concern/ person/body/authority offering the property for creation of charge	Individual Firm		
	c	State as to whether what security is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3		Complete or full description of the immovable property was offered as security including the following details:			
	a	Survey No.	S.No. 10-1, Gandaria, Village Kumbhari, Kota Raj.		
	b	Door/House no. (in case of house property)	S.No. 10-1, Gandaria, Village Kumbhari, Kota Raj.		
	c	Extent/area including built up area in case of house property	9.24 Sq. M.		
	d	Location (the name of the place, village, city, registration sub-district etc. Boundaries)	East - Road West - Other Land North - S.No. 10-2 South - S.No. 8-26		
4	a	Particulars of the documents scrutinized serially and chronologically	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1163 dt. 25.07.22 4. Certificate No. 3161 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering land revenue office authorities be examined.	Regd. Lease Deed dt. R.No. 1 V.No. 1634 P.No. 42 S.No. 2022H5123112507 dt. 05.08.22		
	Sl. No.	Date	Name/Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1	05.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registration office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fees paid for obtaining certified copy of documents searched, embargo certificate along with the TR.		No	
6	a	Whether the records of registration office in revenue authorities		Nil	

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R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

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	relevant to the property in question are available for verification through any online portal or computer system "	
b	If such online computer records are available, whether any verification or cross checking are made and the comments findings in this regard	Not available
c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
3	a Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj
b	Whether it is possible to have registration of documents 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 offices ?	No
c	Whether search has been made at all the offices named at the above ?	Yes
d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
4	Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. Application for Mazer's interest or other claim on title is involved, search should be made for a further period, depending on the need for clearance of such claim on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory	01 years 2022 to 30.08.2022 UT Kota allotted a S.No. 10 L/Gardens, Village Ranshad, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pandi No Sh. Rajaram Pandi R/o Flat No. 1271, Surwaha Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
5	Name of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy Possession Rights or lease Holder or Govt. Tenants & Others etc.)	Freehold
6a	If leasehold, whether :	Not applicable
a	Lease Deed is duly stamped and registered	Not applicable
b	Leasee is permitted to mortgage the Leasehold right	Not applicable
c	duration of the Lease/unexpired period of lease	Not applicable
d	If a sub-lease, check the lease deed in favour of lessor as to whether lease deed permits sub-leasing and mortgage by Sub-leasee also	
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
f	Right to get renewal of the leasehold rights and nature thereof	Not applicable
11	If Govt. grant/Leasehold/Leasehold-Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not applicable
12	If occupancy right, whether	Not applicable
a	Such right is heritable and transferable	
b	Mortgage can be created	Not applicable
13	Nature of Minor's interest, if any and if so, whether creation of mortgage would be possible, the modalities procedure to be followed including court permission to be obtained and the reasons for coming in such conclusion	Not applicable
14	If the property has been transferred by way of Gift/Settlement Deed, whether	Not applicable
a	The Gift/Settlement Deed is duly stamped and registered	Not applicable
b	The Gift/Settlement Deed has been attested by two witnesses	Not applicable


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 Advocate & R.A.
 40/10, Vikas Nagar
 Nanta, KOTA (Raj.)

	c	The Gift Settlement Deed transfers the property to Donee	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by acquiescence in his actions	Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question	Not applicable
	f	Whether the Donee is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not applicable
15	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	Not applicable
	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If no, the requisite procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share.	Not applicable
	c	Whether the partition made is valid in law and the mortgagee has acquired a mortgageable title thereon	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completely complied with	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
16		Whether the title documents include any testamentary documents/wills?	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will?	Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
	c	Whether the property is mortgaged on the basis of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original death certificate of the testator is available?	Not applicable
	f	What are the circumstances upon documents to establish the will in question is the last and final will of the testator? Comments on the circumstances such as the possibility of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mortgagor's Original title deeds are to be explained.	Not applicable
17	a	Whether the property is subject to any water rights?	No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	Not applicable
	c	Precautions/precautions, if any, in respect of the above issues for creation of mortgage?	Not applicable
18	a	Where the property is a H.U. joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection given in execution, minor's share if any, rights of female members etc.	Not applicable
	b	Plase also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	c	If so additional precautions/precautions to be observed for creation of valid mortgage?	Not applicable

	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the land in the question.	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creating refinancing of mortgage.	Not applicable
	b	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 create the mortgage ?	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, ST/ regulations, Coastal Zone Regulations, Environmental Clearances etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	No
	b	Whether any search/enquiry is made with the Land Acquisition Officer and the outcome of such search/enquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/attachment/suit/s in suit in respect of the property in question ? In such case please comment on such seal marking.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether thrown on hypothec ? Whether formalities for the same have been completed as per applicable laws ?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a)	Whether the property belongs to a (Joint) Company, check the Memorising powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (RuCo), Articles of Association provision for common seal etc.	Not applicable
	ii) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Not applicable
	ii) ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RuCo) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No	Not applicable
	iv)	If the search reveals any encumbrances / charges, whether such charges/encumbrances have been satisfied ? Yes/No	Not applicable
26		In case of Societies/ Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite procedures, bye-laws.	Not applicable
27	a	Whether any POA is involved in the chain of title ?	No
	b	Whether the POA is one coupled with interest i.e. a Developmental Agreement cum Power of Attorney. If so, please	Not applicable

B.P. Dadhich

Advocate


Resident & Office -

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		clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is enforceable to the best.	
	a	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies, Firms, Individual or Proprietary Concerns in favour of their Partners/Shareholders/Authorized Representatives to sign the Affidavit/Deeds, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats, flats (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
	b	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
	c	In case of common POA i.e. POA other than Builder's POA, please clarify the following queries in respect of POA: i) Whether the original POA is available and the title investigation is done on the basis of original POA? ii) Whether the POA is a registered one? iii) Whether the POA is a special power of attorney? iv) Whether the POA attains a special authority to execution of title document at question? v) Whether the POA used in favour and not is voided or lost because invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also.)	Not applicable
	d	Please comment on the genuineness of POA.	Not applicable
	e	The procedural opinion on the enforceability and validity of the POA?	Not applicable
25		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the intent of the person given Deed and whether the same is properly registered/stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
26		If the property is a flat/apartment or similar residential complex, check and comment on the following: a) Promoter's/Land owner's title to the land/building b) Development Agreement/Power of Attorney c) Existence of subsector of the Developer/Builder d) Independent title verification of the Land and/or Building in question e) Agreement for sale (if registered) f) Payment of proper stamp duty g) Requirement of registration of sale agreement, development agreement, POA, etc. h) Approval of building plan, permission of appropriate local authority, etc. i) Undertaking in favour of society/Co-ownership concerned (Language Certificate/affidavit/Jettification of association) j) Membership details in the Society etc. k) Share Certificates l) No Objection letter from the Society m) All legal requirements under the Local/Municipal laws, regarding ownership of the Apartments/Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc. n) Requirements for doing the Bank charges on the records of the Housing Society, if any o) If the property is a vacant land and construction is yet to be commenced, comment on the cost and other precautions, if any.	Not applicable


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	q	Whether the numbering pattern of the instruments tally in all documents such as approved plan, agreement plan etc.	:	Not available
40		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
41		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	:	01 years 2022 to 19.06.2022
42		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	:	Not applicable
43	a	Urban land ceiling clearance, whether required and if so, details thereof.	:	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	:	Not applicable
44		Details of R.O. extracts/ratification extracts/Kathia extracts pertaining to the property in question.	:	Not applicable
45		Whether the name of mortgagee is reflected as owner in the revenue/Municipal/Village records?	:	Not applicable
46	a	Whether the property offered as security is clearly demarcated?	:	Yes
	b	Whether the demarcation/partition of the property is legally valid?	:	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be.)	:	Yes
47		Whether the property can be identified from the following documents, and discrepancies/doubtful circumstances, if any revealed on such scrutiny?	:	Not available
	a	Document in relation to electricity connection.	:	Not available
	b	Document in relation to water connection.	:	Not available
	c	Document in relation to Sales Tax Remission, if any applicable.	:	Not available
	d	Other utility bills, if any.	:	Not available
48		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate comment on the same.	:	Not applicable
49		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property in the said document and that in the title deeds. If the valuation report and/or approved plan are not available at the time of preparation of TR, please provide these comments subsequently, on making the same available to the advocate.	:	Valuation report not available
40		Any law/restriction for creation of mortgage under any local or special enactments, details of proper constitution of documents, payment of proper stamp duty etc.	:	No
41		Whether the bank will be adverse charging S.M.O. at S.O. Act, if required against the property offered as security?	:	Not applicable


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12	In case of absence of original title deeds, details of land and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	:	Not applicable
13	Whether the governing law constitutional documents of the mortgagor either their actual personal permits creation of mortgage and additional precautions, if any to be taken in such cases.	:	Not applicable
14	Additional aspects relevant for investigation of title as per local laws.	:	No
15	Additional suggestions, if any to safeguard the interest of bank, concerning the perfection of security.	:	N/A.
16	The specific persons who are required to execute mortgage deposit documents creating mortgage.	:	M/s. Deshm Developers Limited, through authorized signatory Mr. Rajesh Kumar Patel S/o Mr. Rajaram Patel R/o Flat No. 127A, Susevalka Khiduli Budhi Residency, P.O. B-3, Rajeev Gandhi Nagar Extn. Road No. 1, I.P.I.A. Kota Raj.
17	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 Authority? If so, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement for sale is presented in the above Act files there upon is executed?	:	Not applicable
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

Date : 10.08.2023

Place : Kota


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(CERTIFICATE OF TITLE)

I have examined the Original Title Deeds intended to be deposited relating to the schedule properties, and offered as security by way of "Equitable Mortgage" and that the Documents of Title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list code Annexure B and the other relevant factors.
3. I, on my having made a search in the Land Revenue records, I also confirm having verified and checked the records of the relevant Government Offices, Sub-Registration Office (if Revenue Records), Municipal Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Ward Board (wherever applicable). I do not find anything adverse, which would prevent the Title Holders from creating a valid Mortgage. I am further responsible, if any loss is caused to the Bank due to negligence on my part or by my Agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned register office and encumbrance Certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspensions (if any), if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage Charges encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 years from 2022 to 19/08/2023 pertaining to the immovable Property now covered by above said Title Deeds. The property is free from all encumbrances.
6. In case of onward subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the loan documents are agreed to by the Mortgagee and the Bank (Delete, whichever is not applicable) N/A.
7. Minor(s) and his/her interest in the property (if any) is to be extent of N/A (Specify the share of the Minor with Name & Share and if not applicable).
8. The Mortgage, if created, will be payable to the extent for the liability of the extending Borrower, M/s Denim Developers Limited, through authorised signatory Sh. Rajesh Kumar Pant S/o Sh. Rajaram Pant R/o Flat No. 1273, Survalika Riddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn, Road No. 1, 191A, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorised signatory Sh. Rajesh Kumar Pant S/o Sh. Rajaram Pant R/o Flat No. 1273, Survalika Riddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extn, Road No. 1, 191A, Kota Raj, has been in absolute, clear and Marketable title over the schedule property (see 2 further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable).
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the receipt of following title deeds documents would ensure a valid and enforceable mortgage.

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

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Pant
3. Allotment Letter No. 1161 dt. 25.07.20
4. Certificate No. 1363 dt. 25.07.20
5. Road - Lease Deed with Map dt. 05.05.12

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law Rules in force.

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

LOCATION OF THE PROPERTY (see) S.No. 00-1, 4, 5, 6, 7, Village Kumbhari, Kota Raj.

East - Road
West - Other Land
North - S.No. 00-2
South - S.No. 1, 2, 6

Date : 19/08/2023

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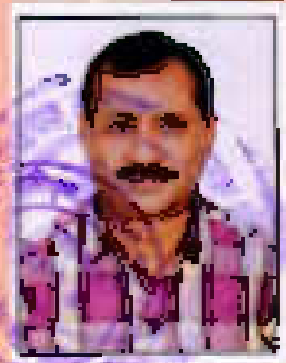


श्रीमान् श्रीमान् श्रीमान्
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक 71.56

दिनांक 25/7/2021

मेसर्स लेनिंग अवलपर्स लि. जसिं अर्जुन हस्तमयस्वर्ण राजेश कुमार फटिन पुत्र श्री राजाराम फटिन

पट्टा धारक का नाम

पुन/पुत्री

पत्नी/पुत्री कार्यालय फ्लैट नं० 1271, गुणसका विन्दी निवासी 4, डी.के.सी. फ्लैट नं० 3, 4, राजीव गांधी नगर

निवासी विलास रोड नं० 1 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक मेसर्स

★ शहर

कार्यालय पता

2021 ★

जसिं

(पदनाम) श्री/श्रीमती/सुश्री

पुन/पुत्री

निवासी

मुख्यमंडल नं०

Shop no. I.C.-2

मेजकल

824 वर्गमीटर

राज्य नाम

कुन्हाडी

खसरा नं०

48, 47, 49

बीजना

गार्डनिया

1967 है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पता में उक्त मुख्यमंडल का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2. _____

अथ प्रमाणित करण (प्रमाण)

प्रमाणित अधिकारी के हस्ताक्षर मय मोहर

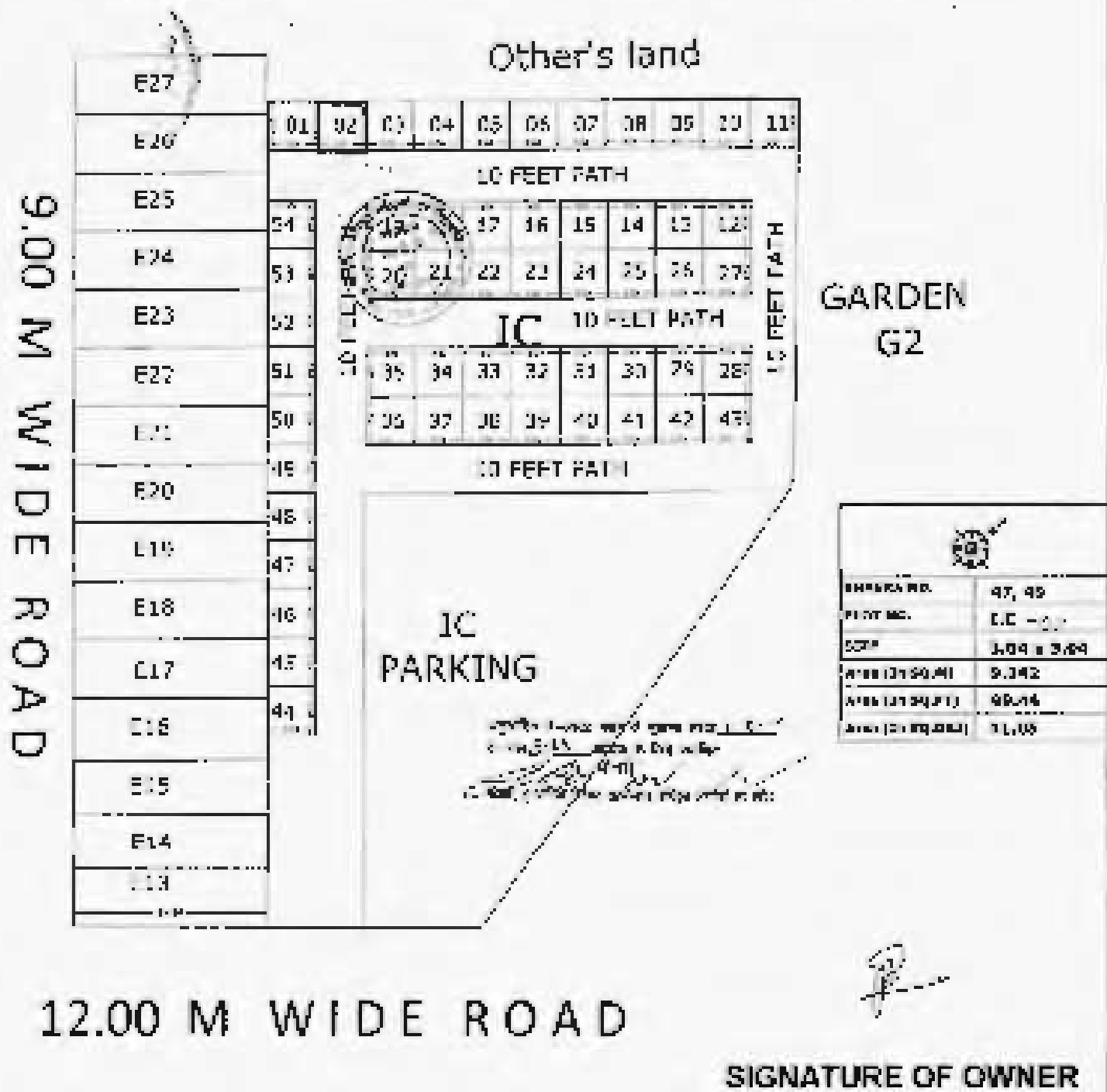
नगर विकास न्यास, कोटा

नोट - शहरी बीजे फ्लैट पर अंकित है।

- पंजीकृत/प्राधिकृत संलग्न है।
- Registered and Endorsed/Annotated

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, IP1A, KOTA-324005 (RAJASTHAN)



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

Fee Receipt
Appendix I Form No. 5 (Rule 75 & 101) Print Date : 19-10-2022 12:01 PM

Fee Receipt No	: 20220123016002	Receipt Date	: 19/10/2022
Name	: R. P. DASHICH ADVOCATE, M/s Datta Developers Ltd	Document S. No.	: 20220123016002
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Estimated Value	: ₹ 0
Und Registration Fee	: ₹ 0	Fee for Memorandum Us_84_57	: ₹
CGI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Fee (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_16_34	: ₹ 0	Commission	: ₹ 0
Cusody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (AMode Number Amount ₹)

A/c-Draft Cheque 000000000000 ₹ 50

Signature of presenter or applicant for
copy of Search certificate

Signature of recipient
and date of receipt receipt

Collector


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 PROPERTY**

1	a	Name of the Branch Business Unit Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Nil		
	c	Name of the Person/s	M/s Densim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Samalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPA, Kota Raj.		
2	a	Name of the institution/company/person offering the property as security	M/s Densim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Samalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPA, Kota Raj.		
	b	Constitution of the Unit/concern /person/body offering the property for creation of charge	Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or co-owner, etc.)	Borrower		
3		Complete or full description of the immovable property as offered as security including the following details			
	a	Survey No.	S.No. 10-2, Gardens, Village Keshavnagar, Kota Raj.		
	b	Door Number (in case of house property)	S.No. 10-2, Gardens, Village Keshavnagar, Kota Raj.		
	c	Extent/area including portion built up area in case of house property	9.24 Sq. M.		
	d	Locations like name of the place, village, city, registration sub-district etc. Boundaries.	East - Road West - Other Land North - S.No. 10-3 South - S.No. 10-1		
4	a	Particulars of the documents scrutinized serially and chronologically	1. Certificate of Incorporation M/s Densim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patel 3. Allotment Letter No. 1156 dt. 25.07.22 4. Certificate No. 1156 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.06.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering /land revenue/other authorities be examined.	Regd. Lease Deed dt. B.No. 1 V.No. 1624 P.No. 43 S.No. 300203123112506 dt. 05.06.22		
	Sl. NO.	Date	Name/Nature of the Document	Original /certified copy /certified extract /photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	05.06.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search encumbrance certificate along with the TR.		No	
6	a	Whether the records of register office or revenue authorities		No	


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		relevant to the property in question are available for verification through any online portal or computer system ?	
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	: Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	: Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	: Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrars-general. If so, please name all such offices ?	: No
	c	Whether search has been made at all the offices named at (b) above ?	: Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	: No
8		Chain of title tracking the title from the earliest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Minor's interest or other cling on title is involved, search should be made for a further period, depending on the need for clearance of such cling on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	: 01 years 2022 to 19.08.2022 UFI Kura allotted a S.No. 10-2, Gardenia Village Kuchank, Kota Raj. to M/s. Devika Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Son Sh. Rajaram Patil R/o Flat No. 1273, Sonelika Bhikhi Siddhi Residency, P.No. 1-4, Rajaw Ganshi Nagar Kura, Road No. 1, ITPL, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
9		Nature of Title of the intended Mortgage over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession Rights or Inam Holder in Govt. Granted Allotment etc.)	: Freehold
10		If leasehold, whether:	: Not applicable
	a	Lease Deed is duly stamped and registered	: Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	: Not applicable
	c	duration of the Lease/unexpired period of lease	: Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-letting and mortgage by Sub-Lessee also	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	: Not applicable
	f	Right to get removal of the leasehold rights and re-use thereof	: Not applicable
11		If Govt. grant allotment/Lease-lease/ Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	: Not applicable
12		If occupancy right, whether	: Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	: Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	: Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	: Not applicable
	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable

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	c	The Gift Settlement Deed transfers the property to Donee	:	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed in by a <u>separated</u> writing or by implication in his actions	:	Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question	:	Not applicable
	f	Whether the Donee is in possession of the gifted property	:	Not applicable
	g	Whether any life interest is reserved for the Donor in any other person and whether there is a need for any other person to join the creation of mortgage	:	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift 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 mortgage	:	Not applicable
	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share.	:	Not applicable
	c	Whether the partition made is valid in law and the mortgagee has acquired a mortgageable title thereon	:	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with	:	Not applicable
	e	Whether any of the documents in question are executed in counterparts or at more than one set ? If so, additional precautions to be taken for creating multiple mortgages ?	:	Not applicable
16		Whether the title documents include any testamentary documents/wills ?	:	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	:	Not applicable
	b	Whether will in the matter needs a machinery/probate and if so whether the same is probated by a competent court ?	:	Not applicable
	c	Whether the property is mutated on the basis of will ?	:	Not applicable
	d	Whether the original will is available ?	:	Not applicable
	e	Whether the original death certificate of the testator is available ?	:	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother's Original title deeds are to be explained.)	:	Not applicable
17	a	Whether the property is subject to any waqf rights ?	:	No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties ?	:	Not applicable
	c	Presumptive possession, if any in respect of the above cases for creation of mortgage ?	:	Not applicable
18	a	Where the property is a HUF joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	:	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	:	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	:	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	:	Not applicable
	c	If so additional precautions/precautions to be obtained for creation of valid mortgage ?	:	Not applicable

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	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	:	Not applicable
	b	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
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, tenant statutes, minorities, Land Ceiling, SIF regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	:	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	:	Not applicable
	c	Whether the title documents have any read and marking which points out any litigation/attachment/seizure in respect of the property in question? In such case please comment on such read marking.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether thrown on hypothec? Whether mortgages for the same have been compared as per applicable laws?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Sharewarp powers, Board resolution, authorisation to create mortgage, execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association provision for creation etc.	:	Not applicable
	b) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	:	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company / purchaser?	:	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No.	:	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No.	:	Not applicable
26		In case of Societies, Association, the required authority power to borrow and whether the mortgage can be created, and the requisite resolutions, by-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title?	:	No
	b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please	:	Not applicable

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		clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is irrevocable as per law.	
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flat units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
	ii	Whether the POA is a registered one?	Not applicable
	iii	Whether the POA is a special or general one?	Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
	f	Whether the POA was in force and not revoked or had become void on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
	g	Please comment on the genuineness of POA?	Not applicable
	h	The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
24		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed, stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
25		If the property is a flat/apartment, or residential/commercial complex, check and comment on the following:	No
	a	Promoter's/1 and owner's title to the land/building	Not applicable
	b	Development Agreement/Power of Attorney	Not applicable
	c	Extent of authority of the Developer/Builder	
	d	Independent title verification of the Land and/or building in question	Not applicable
	e	Agreement for sale (duly registered)	Not applicable
	f	Payment of proper stamp duty	Not applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
	h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
	i	Consentance in favour of Society/ Condominium registered	Not applicable
	j	Occupancy Certificate/allotment letter/letter of possession	Not applicable
	k	Membership details in the Society etc.	Not applicable
	l	Share Certificates	Not applicable
	m	No Objection Letter from the Society	Not applicable
	n	All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws, etc.	Not applicable
	o	Requirements for noting the Break charges on the records of the Housing Society, if any	Not applicable
	p	If the property is a vacant land and construction is yet to be made, approval of layout and other permissions, if any.	Not applicable

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	a	Whether the numbering pattern of the anti-date tally is all documents such as approved plan, agreement plan etc.	: Not applicable
30		Encumbrances, Attachments, and in claims whether of Government Central or State or other Local authorities or Third Party claims, Etc. etc. and details thereof.	: Not applicable
31		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	: 04 years 2022 to 19.08.2022
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy ?	: Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereof.	: Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	: Not applicable
34		Details of KTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	: Not applicable
35		Whether the name of strongman is reflected as owner in the revenue Municipal Village records ?	: Not applicable
36	a	Whether the property offered as security is clearly demarcated.	: Yes
	b	Whether the demarcation pattern of the property is legally valid ?	: Yes
	c	Whether the property has also access as per documents ? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	: Yes
37		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on each section ?	: Not applicable
	a	Document in relation to electricity connection	: Not available
	b	Document in relation to water connection	: Not available
	c	Document in relation to Sales Tax Registration, if any applicable	: Not available
	d	Conveyance bills, if any	: Not available
38		On respect of the boundaries of the property whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) for the actual current boundary ? If so please elaborate comment on the same.	: Not applicable
39		If the valuation report and/or approved sanctioned plans are made available please comment on the same including its comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of LTR, please provide these documents subsequently, on making the same available to the advocate.)	: Valuation report not available
40		Any representation for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	: No
41		Whether the Bank will be able to enforce S.M.T. Act, if required against the property offered as security ?	: Not applicable


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42	In case of absence of original title deeds, deeds of legal and other requirements for creation of a proper, valid and enforceable mortgage in favour of certified contract duly certified etc., to also ask permission to be taken by the Bank in this regard.	Not applicable
43	Whether the governing constitutional documents of the mortgagor (other than listed person) provide creation of mortgage and additional provisions, if any to be taken in such cases.	Not applicable
44	Additional aspects relating to investigation of title as per local laws	No
45	Additional suggestions, if any to safeguard the interest of Bank, ensuring the perfection of security.	N/A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/S Dentin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel No Sh. Rajaram Patel R/o Flat No. 1273, Suseelika Riddhi Siddhi Residency, P.No. 14, Rajeev Gandhi Nagar Extn. Road No. 1, BPLA, 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 Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as presented in the above Act Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 19/08/2022

Place : Kota


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R/o 40, Vikas Nagar
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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security in way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the deed but vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records, I also confirm having verified and checked the records of the relevant Government Offices, Sub-Registrar's Office (s), Revenue Records, Municipal Corporation Office, Land Acquisition Office, Registrar of Companies Office, Work Board (wherever applicable). I do not find anything adverse which would prevent the Title Deeds from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following creation of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar/office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspenses/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage(s), charge(s)/encumbrance(s) whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 years from 2021 to 19.08.2022 pertaining to the Immovable Property (s) covered by above said Title Deeds. The property is free from all the encumbrances.
6. In case of second/ subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Title documents are agreed to by the Mortgagor and the Bank (Delete, wherever is not applicable) N/A.
7. Minor (s) and his/their interest in the property (s) is to be extent of N/A. (Specify the share of the Minor with Name(s), State and if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the intending Developer, M/s Densim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Son Sh. Rajaram Patil Rtn Flat No. 1273, Sumanika Rikhi Rd Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
9. I certify that M/s Densim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Son Sh. Rajaram Patil Rtn Flat No. 1273, Sumanika Rikhi Rd Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj, has have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

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

1. Certificate of Incorporation M/s Densim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Agreement Letter No. 1156 dt. 25.07.22
4. Certificate No. 1156 dt. 25.07.22
5. Regd. Lease Deed with Map dt. 05.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI Compliant

SCHEDULE TO THE PROPERTY (IES) S.No. 10-2, Gaudwara Village Kunhad, Kota Raj

East – Road

West – Other Land

North – S.No. 10-3

South – S.No. 10-1

Date : 19.08.2022


B.P. Dadhich Advocate

BUDHI PRAKASH DADHIGH
Advocate & R.A.
10/40, Vikas Nagar
Nanta, KOTA (Raj.)



श्रीमान अशोक गाँवस
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (एचए भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग के
अट्टा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/1/55

दिनांक 25/2/2022

वेतन क्षेत्रीय उद्योगिकी लिए जमिने अधिकृत हस्ताक्षरकर्ता राजेश कुमार पंडित पुत्र श्री राजाराम पांडेय

पट्टा धारक का नाम पुत्र/पुत्री

पञ्जीकृत कार्यालय फ्लैट नं. 1273, मुवाल्का सिटी सिटी केजीकेनसी प्लॉट नं. 1-4 राजीव गांधी नगर
निवासी बिलास रोड नं. 1 आई.पी.आई.ए कोटा

अथवा

पट्टा धारक मैसर्स ★ शहर ★ कार्यालय कोटा 2021 ★

जमिने

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

मुख्यपट्टा रं Shop no. 1.C.-3 क्षेत्रफल 8.24 वर्गमीटर

राजस्थान ग्राम कुन्दाजी खसरा नं. 46, 47, 49

योजना बांधविषय 5 स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त मुख्यपट्टा का पट्टा विभाजन को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

श्री अशोक, कोटा (पुत्र)

अधिकृत अधिकारी
अधिकृत अधिकारी को हस्ताक्षर मय मोडर
नगर विकास न्यास कोटा

नोट - शर्तें पीछे पृष्ठ पर अंकित है।

- पञ्जीकृत/पुष्पांकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर कृषि प्रयोजन के लिए उपयोग को अनुज्ञा और आरंभन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने विहित नियमों के तहत एक मुक्त लीज शर्तें बना द्या हैं हैं। अतः उक्त भूखण्ड का संबंध लीज से मुक्त है।
अर्थात्
- पट्टा धारक को प्रत्येक वर्ष लीज रशि..... की गई आवश्यक रूप से जमा करानी होगी। एक बार लीज की गई लीज रशि के वर्ष के अन्तर्गत और भूखण्ड के प्रत्येक विक्रेत/हस्तांतरण पर 25 प्रतिशत की रशि होगी।
- पट्टा धारक द्वारा भूखण्ड/निर्दिष्ट क्षेत्र का उपयोग कही किया जाएगा जिसे उपरोक्त हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर अनधिकृत गमन विनियम में उल्लिखित अनुमति में उल्लिखित उपयोग अनुज्ञा है, परन्तु अन्य उपयोग हेतु निर्धारित मानदण्डों की बातचीत सुनिश्चित की जानी।
- पट्टा धारक उक्त भूखण्ड को विक्रेत करवा अन्य प्रकार से हस्तान्तरण कर सकेंगा तथा भूखण्ड को का-पट्टे (सब-लेज) पर भी दे सकेंगा।
- उक्त भूखण्ड से विक्रेत/हस्तांतरण का होता है कि वह भी गमन परिवहन के लिए विकास के निर्धारित बूज्ड आरेख के तहत गठबद्ध विक्रेत पर कोई अनुरोध नहीं करेंगे, परन्तु पट्टाधारक के अन्तर्गतिकारी के मामले में कोई रशि देना नहीं होगी।
- पट्टा विलेख को समाप्त/लीज रशि नियम/अनुज्ञा में संशोधन के तहत कथित (मॉडिफ) क्या जा सकेंगा, किन्तु किन्हीं स्थानीय विनियम न अनुपस्थित प्रमाण पर (मॉडिफ) की अनुमति नहीं होगी।
- भूखण्ड पर गमन निर्माण प्रकृति गमन विनियमों के मानदण्डों तहत करना होगा।
- पट्टा उक्त स्थानीय विक्रेत/का-पट्टे का उपयोग/परिवहन व भू उपयोग परिवहन नहीं किया जा सकेंगा।
- पट्टा विलेख जारी करने की तिथि से निर्धारित अवधि में निर्माण करनी होगी। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित रूप से अवधि विस्तार होगा जो सामान्य प्रमाण पट्टा विलेख विलेख नियम का सुझाव है।
- पट्टा विलेख व निष्काशन के पश्चात् स्थान विक्रेत तथा अन्य कृषिगत गमन विलेख जारी किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेंगा।
- पट्टा विलेख को गैर-कृषि के अन्तर्गत विकास पर होने वाले अन्य विक्रेतकर्ता/भूत निर्माण साक्ष्यी समिति द्वारा मान लिया जाएगा।
- पट्टा विलेख गमन भविष्यवाणी, निर्माण रशि, निर्माण व गमन जारी किया गया है। इनके तहत उपकरण व अन्य जानू होगी किन्तु गमन नहीं करने पर पट्टा निरस्त किया जा सकेंगा।

12. अन्य.....

नोट :- निर्मित भूखण्ड में सर्वे नं. 8 काटू चोरी होगी।

स्थान हकूदी हेतु पट्टे की प्रति फल शर्त।

भूखण्ड की गहोरा की सीमाओं का विवरण:-

पूर्व.....रास्ता..... पश्चिम.....अन्य भूमी.....

उत्तर.....IC-4..... दक्षिण.....IC-2.....

पट्टा धारक के हस्ताक्षर

1. 

सहज निशान

2.

सहज निशान

नामी :-

हस्ताक्षर.....

नाम Haji Mohan Singh

पता Chandigarh

सहज निशान

साइट प्लान



सहज की नक़्शे

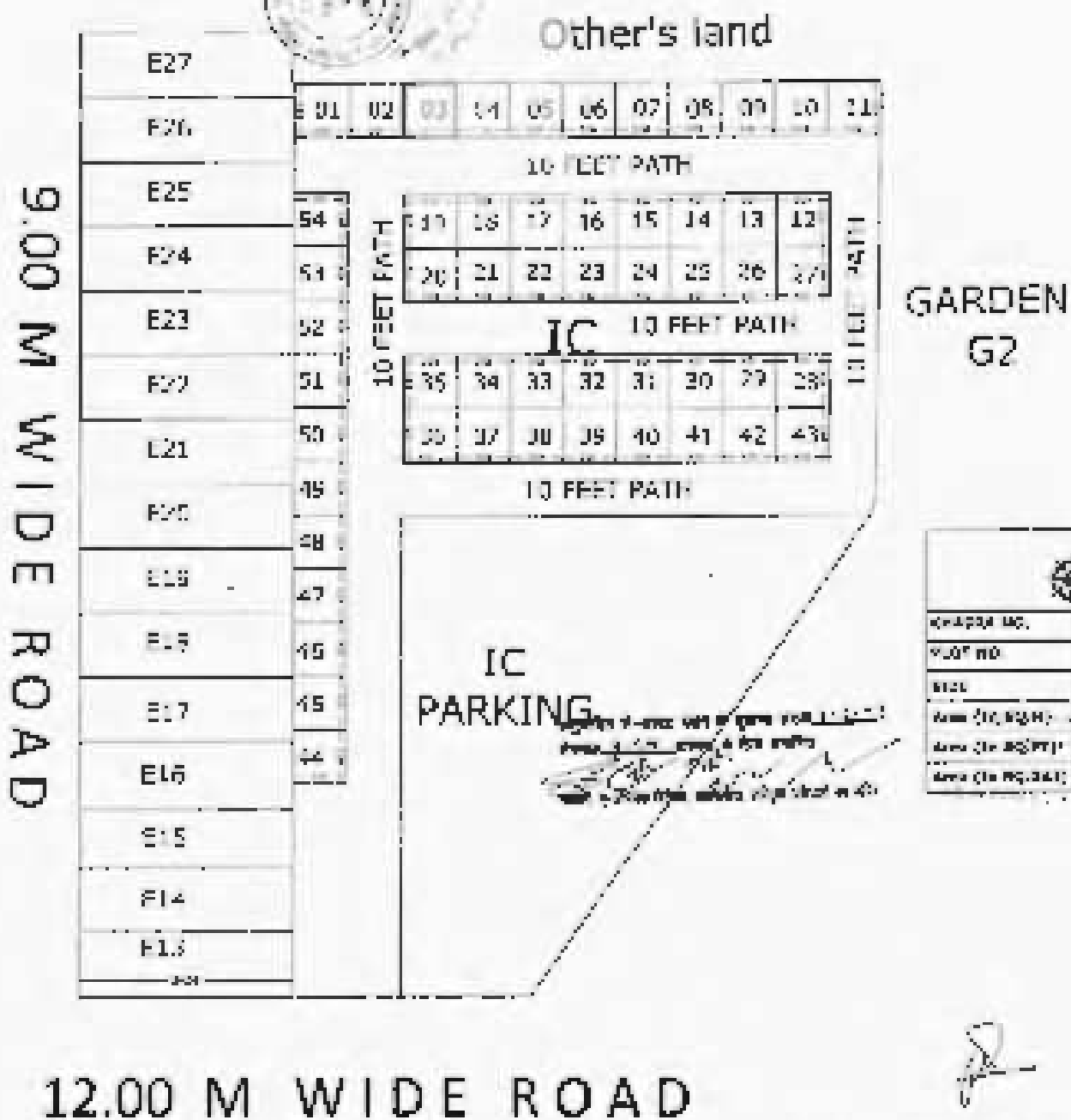
साइट प्लान अलग से भी संलग्न कर सका है।

प्रमाणित अधिकारी के हस्ताक्षर एवं मोहर
(सहज निशान)
गमन विकास गमन होला

- जमीन/पूजावन संलग्न 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)



SIGNATURE OF OWNER

IC-3

Appendix 2 from 4c 2 (Page 25 of 131)

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Signature of member of signatory for
copy of Search certificate

Signature of reporter:
Name of interviewer:

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 PROPERTY**


1	a	Name of the Branch/Business Unit/Office seeking opinion :	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil.		
	c	Name of the Borrower :	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil B/o Flat No. 1273, Sewadka Kaddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
2	a	Name of the unit/concern/ company/person offering the property/ies as security.	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil B/o Flat No. 1273, Sewadka Kaddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
	b	Constitution of the Unit/concern /person/body/authority offering the property for creation of charge	Individual/Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3	Complete or full description of the immovable property/ies offered as security, including the following details.				
	a	Survey No.	S.No. IC-3, Gardania, Village Kunhedi, Kota Raj.		
	b	Door/House no. (in case of house property)	S.No. IC-3, Gardania, Village Kunhedi, Kota Raj.		
	c	Extent/area including plinth built up area in case of house property	9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	East – Road West – Other Land North- S.No. IC-4 South- S.No. IC-2		
4	a	Particulars of the documents scrutinized-serially and chronologically.	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1155 dt. 29.07.22 4. Certificate No. 1155 dt. 25/07.22 5. Regd. Lease Deed with Map dt. 05.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registering extracts duly certified. Note : Only originals or certified extracts from the registering/ land/revenue/other authorities be examined.	Regd. Lease Deed at B.No. 1 V.No. 1624 P.No. 45 S.No. 202203123112510 dt. 05.08.22		
	SL. NO.	Date	Name/Nature of the Documents	Original/ certified copy /certified extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1	05.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/search/encumbrance certificate along with the TOR.		No		
6	a	Whether the records of registrar office or revenue authorities		No	

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		relevant to the property in question are available for verification through any online portal or computer system?	
	b	If such online computer records are available, whether any confirmation or cross checking are made and the comments findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj
	b	Whether it is possible to have registration of documents 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 offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8		Chain of title tracking the title from the oldest title deed in the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Meeuw's interest or other claim on title is mentioned, search should be made for a further period, depending on the need for clearance of such claim on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory.	01 years 2012 to 19.08.2022 111 Kota allotted a S.No. 10-3, Gardenia, Village Kumbhari, Kota Raj to M/s Denna Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Son Sh. Rajaram Patil R/o Plot No. 1272, Sureshika Bishdhi Nalghi Residency, P.No. 1-4, Rajrow Gandhi Nagar Extn. Road No. 1, JPLA, Kota Raj, on dt. 23.07.22 and execute a Regd. Leave Deed in favour of firm on dt. 05.08.22
9		Nature of Title of the intended Mortgagee over the Property (whether full ownership rights, Leasehold Rights, Occupancy, Pre-emption Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Freehold
10		If leasehold, whether	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessor is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/reexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessor as to whether lease deed permits sub-leasing and mortgage by Sub-Lessor also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11		If Govt. grant allotment Lease-anti-Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is obligated to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable
	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	Not applicable


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	c	The Gift Settlement Deed transfers the property to Donee	:	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	:	Not applicable
	e	Whether there is any restriction on the Donee in encumbering the gift settlement deed in question	:	Not applicable
	f	Whether the Donee is in possession of the gifted property	:	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	:	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	:	Not applicable
17	a	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the machinery procedure to be followed to create a valid and enforceable mortgage.	:	Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	:	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	:	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalities are completed/complied with	:	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	:	Not applicable
18		Whether the title documents include any testamentary documents/wills ?	:	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	:	Not applicable
	b	Whether will in the matter needs a mandatory attestation and if so whether the same is prepared by a competent court ?	:	Not applicable
	c	Whether the property is mutated on the basis of will ?	:	Not applicable
	d	Whether the original will is available ?	:	Not applicable
	e	Whether the original death certificate of the testator is available ?	:	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother's original title deeds are to be explained.)	:	Not applicable
19	a	Whether the property is subject to any wakf rights ?	:	No
	b	Whether the property belongs to charitable or any religious/ other institutions having any restriction in creation of charges on such properties ?	:	Not applicable
	c	Precautions/premisses, if any in respect of the above cases in creation of mortgage ?	:	Not applicable
20	a	Where the property is a HUF joint family property, mortgage is created for family benefit legal succession, whether the Major Coparceners have no objection (even in execution, minor's share if any, rights of female members etc.	:	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	:	Not applicable
21	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	:	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	:	Not applicable
	c	If so additional precautions/ premisses to be obtained for creation of valid mortgage ?	:	Not applicable


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	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage.	:	Not applicable
	b	In case of agricultural property submit 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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, water sources, minerals, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	:	No
	b	Whether any search/enquiry is made with the Land Acquisition Officer and the outcome of such search/enquiry.	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/attachment security to court in respect of the property in question ? In such case please comment on such seal marking.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether thrown in mortgages ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	:	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Incorporating papers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association, purchase for company seal etc.	:	Not applicable
	b(i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	:	Not applicable
	b(ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	:	Not applicable
	c	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/No	:	Not applicable
	d	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied ? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title ?	:	No
	b	Whether the POA is not coupled with interest i.e. a Development Agreement with Power of Attorney. If so, please	:	Not applicable

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		clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is irrevocable as per law.		
	c	In case the title document is executed by the POA holder, please clarify whether the POA document is (i) one executed by the Builders viz. Companies/ Firms/ Individuals or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA)	:	Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified compared with the original POA.	:	Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.		Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	:	Not applicable
	ii	Whether the POA is a registered one ?	:	Not applicable
	iii	Whether the POA is a special or general one ?	:	Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question ?	:	Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?)	:	Not applicable
	g	Please comment on the genuineness of POA ?	:	Not applicable
	h	The unequivocal opinion on the enforceability and validity of the POA ?	:	Not applicable
	28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed stamped/authenticated in terms of the Law of the place, where it is executed.	:	Not applicable
	29	If the property is a flat/apartment in residential/commercial complex, check and comment on the following:	:	No
	a	Promoter's/Land owner's title to the land/building	:	Not applicable
	b	Development Agreement/Power of Attorney	:	Not applicable
	c	Extent of authority of the Developer/Builder	:	
	d	Independent title verification of the Land and/or building in question	:	Not applicable
	e	Agreement for sale (duly registered)	:	Not applicable
	f	Payment of proper stamp duty	:	Not applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.	:	Not applicable
	h	Approval of building plan, permission of appropriate local authority etc.	:	Not applicable
	i	Conveyance in favour of Society/ Condominium concerned	:	Not applicable
	j	Occupancy Certificate/allotment letter/letter of possession	:	Not applicable
	k	Membership details in the Society etc.	:	Not applicable
	l	Share Certificates	:	Not applicable
	m	No Objection Letter from the Society	:	Not applicable
	n	All legal requirements under the local/Municipal laws regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	:	Not applicable
	o	Requirements for meeting the flat charges on the records of the Housing Society, if any	:	Not applicable
	p	If the property is a vacant land and construction is yet to be made, approval of lay out and other provisions, if any	:	Not applicable


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	a	Whether the numbering pattern of the units flats fully as documents such as approved plan, agreement plan etc.	: Not applicable
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 Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	: 01 years 2022 to 19.09.2022
32		Details regarding property tax or local revenue or other statutory dues paid payable so on date and if not paid, what remedy ?	: Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereof.	: Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	: Not applicable
34		Details of RTC extracts/mutation extracts/Kacha extracts pertaining to the property in question	: Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue Municipal Village records ?	: Not applicable
36	a	Whether the property offered as security is clearly demarcated ?	: Yes
	b	Whether the demarcated portion of the property is legally valid ?	: Yes
	c	Whether the property has clear access as per documents ? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be.)	: Yes
37		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any recorded on such scrutiny ?	: Not available
	a	Document in relation to electricity connection	: Not available
	b	Document in relation to water connection	: Not available
	c	Document in relation to Sales Tax Registration, if any applicable	: Not available
	d	Other utility bills, if any	: Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents, (such as valuation report, utility bills, etc.) or the actual current boundaries ? If so please elaborate comment on the same.	: Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the conformity on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TOR, please provide these documents subsequently on making the same available to the advocate.)	: Valuation report not available
40		Any intervention for creation of mortgage under any local or special arrangements, details of proper registration of documents, payment of proper stamp duty etc.	: No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?	: Not applicable

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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	:	Not applicable
43	Whether the governing law constitutional documents of the mortgagee (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	:	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	:	No
45	Additional suggestions, if any to safeguard the interest of bank/ ensuring the perfection of security.	:	N.A.
46	The specific persons who are required to create mortgage/ deposit documents creating mortgage.	:	M/s Dwarim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pahl S/o Sh. Rajaram Pahl R/o Flat No. 1173, Sunculka Badlihi Sadlihi Residency, P.Nu. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPDA, 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 Authority? If yes, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement the sale as prescribed in the above Act/Rules there under is executed?	:	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as advertised by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

(Date : 19-08-2022)

Place : Kota


B.P. Dadhich, Advocate

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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that

2. I have examined the Documents in detail, taking into account all the provisions in the check list vide Annexure II and the other relevant factors.
3. I confirm having made a search in the Land Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar(s) Office(s), Revenue Records, Municipal Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Water Board (wherever applicable). I do not find anything adverse which would prevent the Title Holder(s) from creating a valid Mortgage. I am not responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned revenue office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspensions/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 40 years from 1982 to 19.08.2022 pertaining to the Immovable Property (s) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable).N/A.
7. Minor(s) and his/her interest in the property(ies) is to be agreed of N/A.(Specify the share of the Minor with Name(s) Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the remaining Borrower M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sarawalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, UPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sarawalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, UPIA, Kota Raj, has/have an absolute, clear and marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we verify that the deposit of following title documents would create a valid and enforceable mortgage :

Note: Photo copy of Document Nos. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Appointment Letter No. 1155 dt. 25.07.22
4. Certificate No. 1155 dt. 25.07.22
5. Regd. Lease Deed with Map dt. 05.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

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

SCHEDULE OF THE PROPERTY (ES) S.No. 10-A, Gaudania, Village Kumbhari, Kota Raj.


East – Road

West – Other Land

North S.No. 10-B

South S.No. 10-C

Date : 19.08.2022


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श्रीमान् अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषिक प्रयोजन के लिए उपयोग के
अनुज्ञा और लायटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 115/21

दिनांक 25/11/2021

मैगार्स ग्रैनुल मयलपर्व लिड प्रसिद्ध अर्थात् हस्ताक्षरकर्ता, राजेश कुमार पाटिल पुत्र श्री रत्नसुख पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं० 1213, सुवर्णका-हिंदी सिटी रेजीडेंसी प्लॉट नं० 1-1A, राजीव गांधी, 199

निवासी विस्तार सेक्टर नं० 3, आई.पी.आइ.ए. कोटा

अथवा

पट्टा धारक मैगार्स * शहर * कार्यालय प्लॉट 2021 *

अथवा

(पदनाम) श्री/श्रीमती/शुश्री पुत्र/पुत्री

निवासी

मूलांक सं. Shop no. LC-4 सोचकर 924 वर्गमीटर

राजस्व नाम कुम्हारवा खसरा नं० 146/1/1/19

योजना गार्डनिया व कंपाउंड है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के प्ला में उक्त मूलांक का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

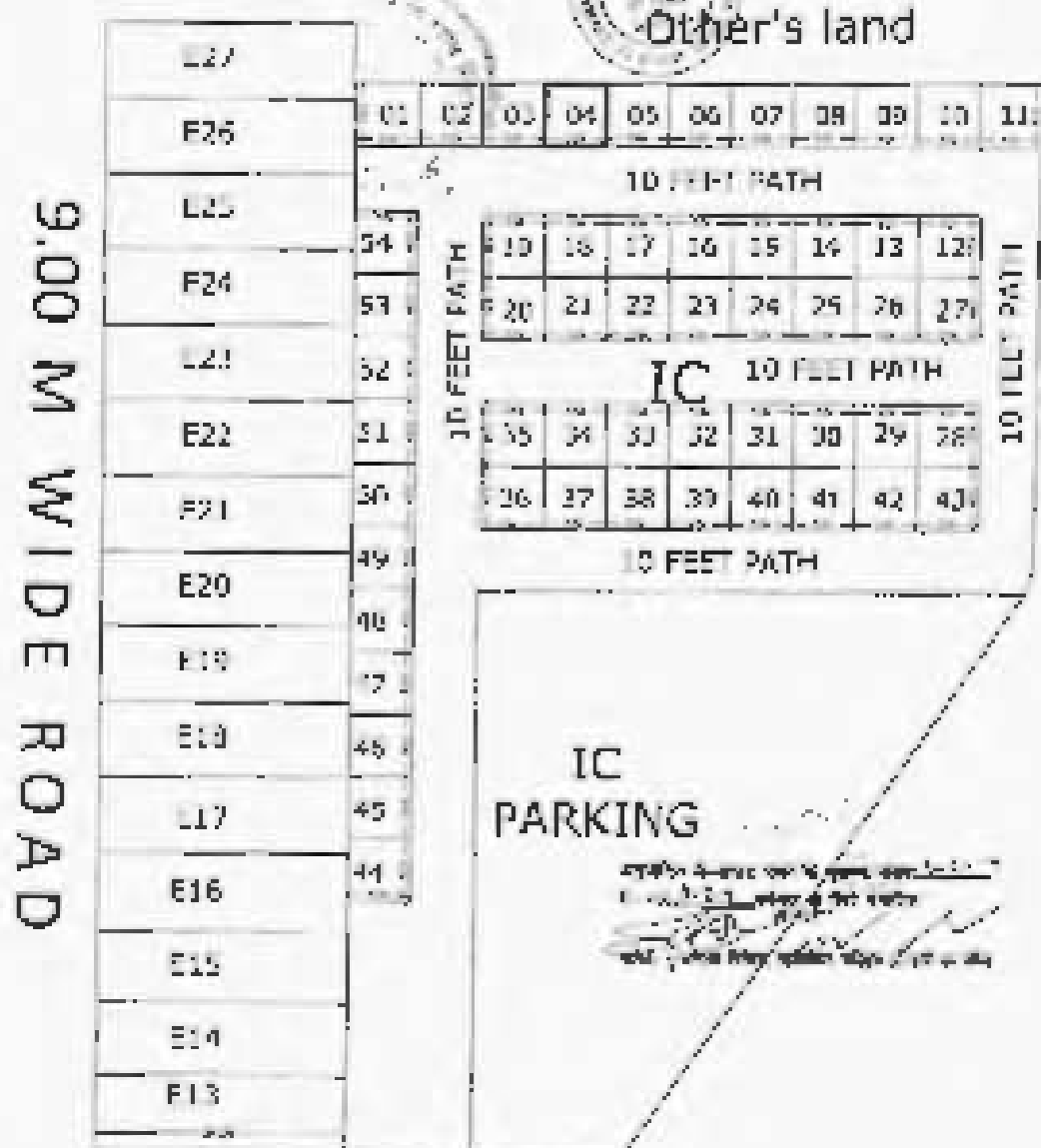
अधिकृत अधिकारी को हस्ताक्षर कर नोट
कर 100/2021 नगर कोटा

ए. ए. ए. कोटा (प्रमुख)

- पंजीकृत/पृष्ठांकन सलग 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)**



KHASRA NO.	47, 48
FLAT NO.	1273
STAFF	3.04 x 3.04
Area (1st 50.41)	0.143
Area (2nd 50.41)	0.143
Area (3rd 50.41)	0.143

SIGNATURE OF OWNER

1C-4

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

Fee Receipt
Appendix I-Form No. B (Rule 75 & 131) Print Date : 25-08-2022 5:23 PM

Fee Receipt No	: 202202123020230	Receipt Date	: 25/08/2022
Name *	: B.F. DADHICH ADVOCATE, Mr. Dann Developers Ltd.	Document B. No.	: 202201123016501
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_84_87	: ₹
CGI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Curtoisly	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount #)

₹ e-Res Chakri 00020054 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

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 PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion	:	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	:	Nil	
	c	Name of the Borrower	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Roadhi Siddhi Residency, P.No. 1-4, Rajesh Gandhi Nagar Extn. Road No. 1, IP1A, Kota Raj.	
2	a	Name of the unit/concern/ company/person offering the property/ies as security.	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Roadhi Siddhi Residency, P.No. 1-4, Rajesh Gandhi Nagar Extn. Road No. 1, IP1A, Kota Raj.	
	b	Constitution of the Unit/concern /person/body/authority offering the property for creation of charge	:	Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	:	Borrower	
3	Complete or full description of the immovable property/ies offered as security including the following details.		:		
	a	Survey No.	:	S.No. 1C-4, Gardenia, Village Kunhari, Kota Raj.	
	b	Plot/House no. (in case of house property)	:	S.No. 1C-4, Gardenia, Village Kunhari, Kota Raj.	
	c	Extent/area including plinth/ built up area in case of house property	:	9.24 Sq. Mt.	
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	:	East - Road West - Other Land North - S.No. 1C-5 South - S.No. 1C-3	
4	a	Particulars of the documents scrutinized-serially and chronologically.	:	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1154 dt. 25.07.22 4. Certificate No. 1154 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/ land/revenue/other authorities be examined.	:	Regd. Lease Deed dt B.No. 1 V.No. 1634 P.No. 44 S.No. 103263423112509 dt. 05.08.22	
	Sl. No.	Date	Name/Nature of the Document	Original copy extract/ photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	05.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/search/examination certificate along with the TOR.		:	No	

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Advocate

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6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	:	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	:	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	:	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	:	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/assistant registrar/registrar-general. If so, please name all such offices ?	:	No
	c	Whether search has been made at all the offices named at (b) above ?	:	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	:	No
8	Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 100 crore and above, search of title/ encumbrances for a period of not less than 50 years is mandatory.		:	61 years 2022 to 26.08.2022 UIT Kota allotted a S.No. 1C-4, Gardenia, Village Kuchadi, Kota Raj. to M/s Denim Developers Limited, through authorized signature Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suseelika Biddhi Siddhi Residency, P.No. 1-4, Rajrao Gandhi Nagar Extn. Road No. 3, IP1A, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
9	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession Rights or Inam Holder or Govt. Grantee/Akhtara etc.)		:	Freehold
10	If leasehold, whether :		:	Not applicable
	a	Lease Deed is duly stamped and registered	:	Not applicable
	b	Lessor is permitted to mortgage the Leasehold right	:	Not applicable
	c	duration of the Lease/unexpired period of lease	:	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-letting and mortgage by Sub-Lessee also.	:	
	e	Whether the Leasehold rights permits for the creation of any superstructure (if applicable) ?	:	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	:	Not applicable
11	If Govt. grant/allotment/Lease cum/ Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available		:	Not applicable
12	If occupancy right, whether		:	Not applicable
	a	Such right is heritable and transferable	:	
	b	Mortgage can be created	:	Not applicable
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion		:	Not applicable
14	If the property has been transferred by way of Gift/Settlement Deed, whether		:	Not applicable
	a	The Gift/Settlement Deed is duly stamped and registered	:	Not applicable

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B.P. Dadhich**Advocate****Resident & Office –****40, Vikas Nagar, Nanta****Road Kota (Raj.)****Mob. – 98295-87807**

	b	The Gift/Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift/Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join for creation of mortgage.	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed	: Not applicable
15	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the necessity/ procedure to be followed to create a valid and enforceable mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for creating multiple mortgages ?	: Not applicable
16		Whether the title documents include any testamentary documents/wills ?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	: Not applicable
	c	Whether the property is mutated on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comment on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any wakf rights ?	: No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a HUF joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable
	c	If so additional precautions/ permissions to be obtained for	: Not applicable

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		creation of valid mortgage ?	
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	: Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage.	: Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	: Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, worker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	: Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	: No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	: Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	: No
	b	If yes, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	: Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/attachment/security to court in respect of the property in question ? In such case please comment on such seal/markings.	: Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	: Not applicable
	b	Property belonging to partners, whether thrown on hotchpot ? Whether formalities for the same have been completed as per applicable laws ?	: Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	: Not applicable
25	(i)	Whether the property belongs to a Limited Company, check the borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (RRC), Articles of Association (provision for common seal etc.	: Not applicable
	(ii) (i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	: Not applicable
	(ii) (ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	: Not applicable
	(ii) (iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	: Not applicable
	(ii) (iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied ? Yes/No	: Not applicable
26		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions (by-laws)	: Not applicable
27	a	Whether any POA is involved in the chain of title ?	: No
	b	Whether the POA is one coupled with interest i.e. a	: Not applicable

		Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms /Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA)	: Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	: Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	: Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	: Not applicable
	ii	Whether the POA is a registered one ?	: Not applicable
	iii	Whether the POA is a special or general one ?	: Not applicable
	iv	Whether the POA contains a specific authority for execution of title documents in question ?	: Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been maintained from the office of sub-registrar also ?)	: Not applicable
	g	Please comment on the genuineness of POA ?	: Not applicable
	h	The unequivocal opinion on the enforceability and validity of the POA ?	: Not applicable
28		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	: Not applicable
29		If the property is a flat/apartment in residential/commercial complex, check and comment on the following.	: No
	a	Promoter's/1 and owner's title in the land/building	: Not applicable
	b	Development Agreement/Power of Attorney	: Not applicable
	c	Extent of authority of the Developer/builder	: Not applicable
	d	Independent title verification of the Land and/or building in question	: Not applicable
	e	Agreement for sale (duly registered)	: Not applicable
	f	Payment of proper stamp duty	: Not applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.	: Not applicable
	h	Approval of building plan, permission of appropriate/local authority, etc.	: Not applicable
	i	Conveyance in favour of Society/ Condominium concerned	: Not applicable
	j	Occupancy Certificate/allotment letter/letter of possession	: Not applicable
	k	Membership details in the Society etc.	: Not applicable
	l	Share Certificates	: Not applicable
	m	No Objection Letter from the Society	: Not applicable
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies/ Laws etc.	: Not applicable
	o	Requirements, for noting the Bank charges on the records of the Housing Society, if any	: Not applicable
	p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other permissions, if any	: Not applicable

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	q	Whether the numbering pattern of the units/flat tally in all documents such as approved plan, agreement plan etc.	:	Not applicable
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 Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	:	91 years 2022 to 26.08.2022
32		Details regarding property tax or land revenue or other statutory dues payable as on date and if not paid, what remedy ?	:	Not applicable
33	a	Utility and existing encumbrances, whether required and if so, details thereof.	:	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	:	Not applicable
34		Details of R/C extracts/occupation certificate/Katha extracts pertaining to the property in question.	:	Not applicable
35		Whether the name of mortgagee is reflected as owner in the revenue/ Municipal/Village records ?	:	Not applicable
36	a	Whether the property offered as security is clearly demarcated ?	:	Yes
	b	Whether the demarcation/ portion of the property is legally valid ?	:	Yes
	c	Whether the property has clear access as per documents ? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	:	Yes
37		Whether the papers can be identified from the following documents, and also specify/describe circumstances, if any revealed on such scrutiny ?	:	Not available
	1	Document is relative to electricity connection	:	Not available
	5	Document is relative to water connection	:	Not available
	c	Document is relative to Sales Tax Registration, if any applicable	:	Not available
	2	Other Utility bills, if any	:	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary ? If so please elaborate/ comment on the same.	:	Not applicable
39		If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and fig. in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of DR, please provide these comments subsequently, on making the same available to the advocate.)	:	Valuation report not available
40		Are there restrictions for creation of mortgage under any local or special enactments, details of proper constitution of documents, payment of proper stamp duty etc.	:	No
41		Whether the bank will be able to enforce SARAJ/MSA Act, if required against the property offered as security ?	:	Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	-	Not applicable
43	Whether the governing law/instrumental documents of the mortgage (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	-	Not applicable
44	Additional security relevant for investigation of title as per local laws	-	No
45	Additional suggestions, if any to safeguard the interest of Bank/ensuring the performance of security	-	N.A.
46	The specific persons who are required to create mortgage/in deposit documents creating mortgage	-	M/s Devlm Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil B/o Plot No, 1273, Suwalka Bichhi Sidhi Roadway, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, 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 Authority? If so, the details of such registration are to be furnished.	-	Not applicable
	Whether the registered agreement for sale as presented in the above Act/Rules there under is executed?	-	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	-	Not applicable

Date : 26.08.2022

Place : Kota


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the documents in depth, taking into account all the guidelines in the Bank's last vide Amendment II and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records, I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar's Office (s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Work Band (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am fully responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Revenue/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned register office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds/Encumbrance Deeds, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances, whatsoever, on/created to arise from the Encumbrance Certificate for the period of 01 years from 2021 to 24/04/2022 pertaining to the Immoveable Property (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of any subsequent change in scope of the Bank, there are no other mortgages/charges other than already stated in the loan documents are agreed to by the Mortgagee and the Bank (Delete, whichever is not applicable), N/A.
7. Minor(s) and his/her interest in the property(ies) is to be extent of N/A (Specify the share of the Minor with Name). Same suit if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sowalka Biddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Etna, Mand No. 1, IPFA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sowalka Biddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Etna, Road No. 1, IPFA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

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

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Allotment Letter No. 1154 dt. 25.01.22
4. Certificate No. 1154 dt. 25.07.22
5. Regd. Lease Deed with Map dt. 25.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

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

SCHEDULE OF THE PROPERTY (IES): S.No. 30-4, Gardenia, Village Keshwa, Kota Raj.


East - Road

West - Other Land

North S.No. 1C-5

South S.No. 1C-5

Date: 26/04/2022


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



श्रीमान् अर्जुन महाराज
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्र भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

कार्यक / 1153

दिनांक 25-07-2022

वेकल अतिरिक्त आवंटन के लिए जमिंदार अधिकृत हस्ताक्षरकर्ता सचिव कुम्हार पट्टा विलेख वी. राजस्थान पट्टा विलेख

पट्टा धारक का नाम पुत्र / पुत्री

पंजीकृत कार्यालय प्लॉट नं. 1273 सुवालका सिटी सिटी राजस्थान प्लॉट नं. 1-4 नगरीय पार्सी नगर
निवासी विस्तार ग्राहक नं. 1. सार्वजनिक कार्य, कोटा

अथवा

पट्टा धारक मेलन - ★ शहर - कार्यालय पता 2021 ★

जमिंदार

(पदनाम) श्री / श्रीमती / सुश्री पुत्र / पुत्री

निवासी

प्लॉट नं. Shop no. LC-5 मीटरकल वर्गमीटर

राजस्थान राज्य कृषि खपत रा. 46, 47, 48

योजना गांव/बिगा में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पत्र में उक्त प्लॉट का पट्टा दिनांक के
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

19 फरवरी, कोटा (इ.स. 2022)

पंजीकृत अधिकारी
पंजीकृत अधिकारी के हस्ताक्षर मय मोहर
नगर विकास न्यास, कोटा

नोट - शर्तें पत्र पृष्ठ पर उल्लिखित हैं।

- पंजीकृत/पूजाकार पत्र है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा बिलेख की शर्तें (लीज होल्ड)

(सूचि चूने का गैर-सूचि प्रयोजन के लिए उपयोग की अनुमति और अद्यतन नियम, 2012)

पट्टे की शर्तें

1. जलदायक ने निर्दिष्ट नियमों के तहत एक नया खेत खेती करना शुरू कर दिया है। जलदायक को खेती शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
2. पट्टा बिलेख की शर्तें (लीज होल्ड) के अनुसार खेती करना होगा। पट्टा बिलेख जारी किया गया है। पट्टा बिलेख पर खेती करने के लिए खेती शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
3. जलदायक जलदायक की खेती करना शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
4. जलदायक को खेती करना शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
5. जलदायक को खेती करना शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
6. जलदायक को खेती करना शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
7. जलदायक को खेती करना शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
8. जलदायक को खेती करना शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
9. जलदायक को खेती करना शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
10. जलदायक को खेती करना शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।

11. अन्य.....

नोट: - निर्दिष्ट सूचना के शर्तों में 8 शामिल नहीं होगी।

खेती शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।

पट्टा बिलेख की शर्तों के अनुसार खेती करना होगा।

पूर्व.....
उत्तर.....
दक्षिण.....

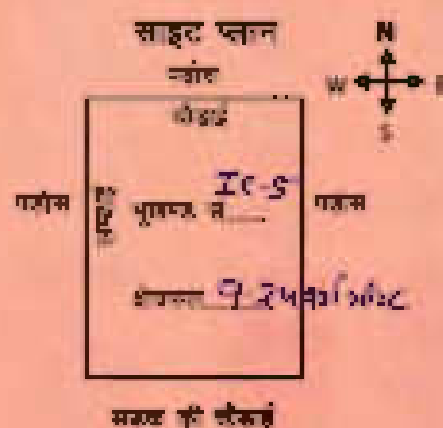
पट्टा बिलेख के अनुसार

1.
2.

साक्षी :-

नाम.....
पता.....

• खेती शुरू करने से पहले 15 दिनों के अग्रिम सूचना देना होगा।
• Registered and Endorsement Attached

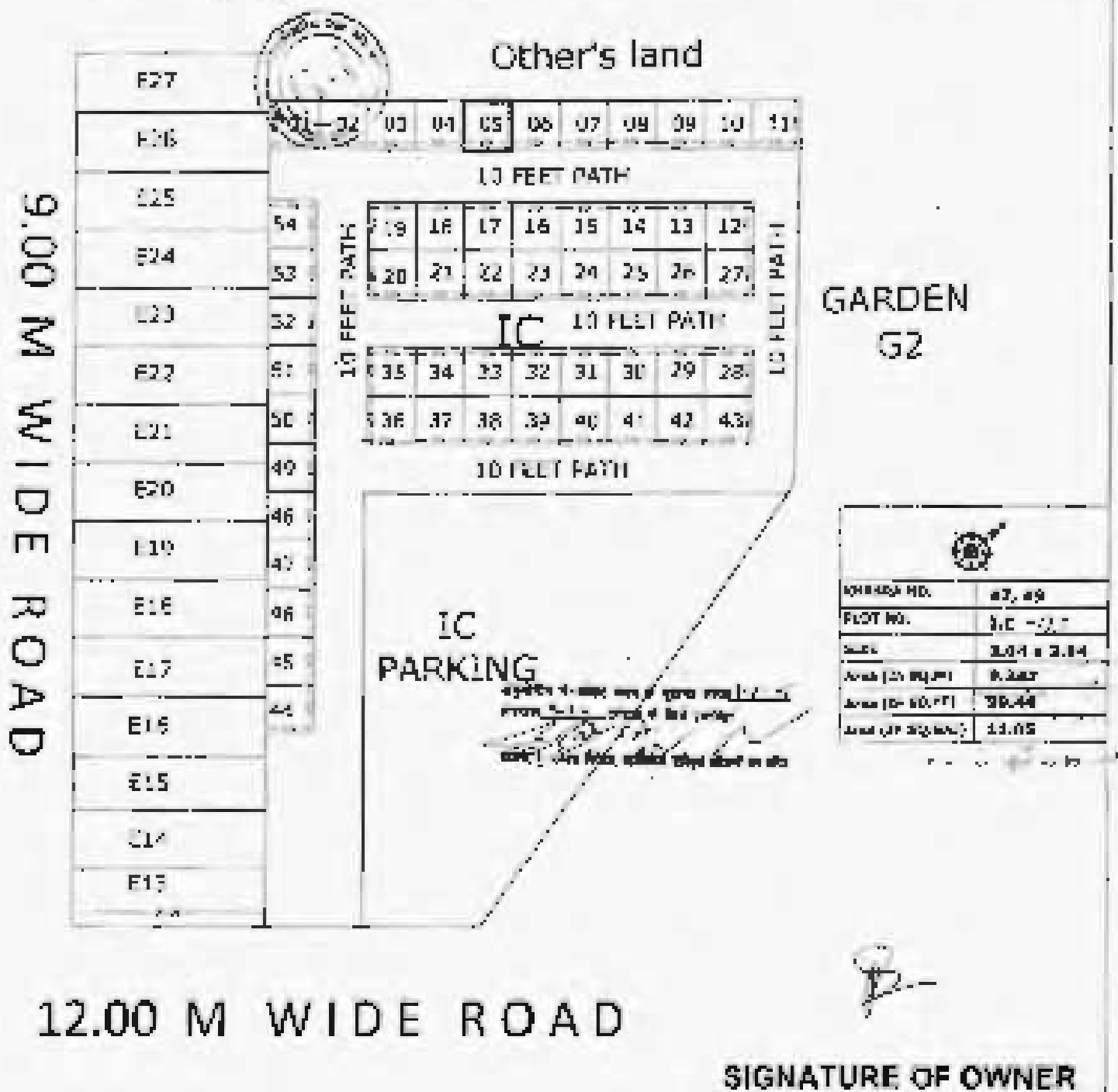


पट्टा बिलेख अनुसार खेती करना होगा।

पट्टा बिलेख अनुसार खेती करना होगा।

**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)**



IC-5.

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

Fee Receipt
Appendix Form No. 9 (Rule 75 & 131) Print Date: 18/09/2022 4:42 PM

Fee Receipt No	: 2022012001987	Receipt Date	: 18/09/2022
Name	: ATUL MATHUR ADVOCATE TEJAKARAN PADAR	Document S. No.	: 20220120016016
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord. Registration Fee	: ₹ 0	Fee for Memorandum Us_84_87	: ₹
CS	: ₹ 0	Certified copy fee Us_53	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (AMode Number Amount ₹)

4 x Cash Chaitan 68742142 x 50

Signature of person to sign for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

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 PROPERTY**

1	a	Name of the Branch/Session/Judicial Officer seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Nil
	c	Name of the Borrower	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel H/o Flat No. 1272, Surwala Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
2	a	Name of the unit/concern/company/person offering the property as security	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel H/o Flat No. 1272, Surwala Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
	b	Constitution of the Unit/concern/person/body/authority offering the property for creation of charge	Individual Firm
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Known
3	Complete or full description of the immovable properties offered as security including the following details.		
	a	Survey No.	S.No. 10-5, Gardolia Village Kumbhari, Kota Raj.
	b	Dist./House no. (in case of house property)	S.No. 10-5, Gardolia Village Kumbhari, Kota Raj.
	c	Extent/area including plinth built up area in case of house property	9.24 Sq. Mt
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	East - Road West - Other Land North S.No. 10-6 South S.No. 10-4
4	a	Particulars of the documents scrutinized-serially and chronologically.	1. Certificate of Incorporation, M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patel 3. Allotment Letter No. 1153 dt. 25.07.22 4. Certificate No. 2193 dt. 25.07.22 5. Rent Lease Deed with Map dt. 05.08.22
	b	Name of documents verified and as to whether they are originals or certified copies or registration extracts duly certified Note : Only originals or certified extracts from the registering and revenue other authorities be examined	Rent Lease Deed dt R.No. 1 V.No. 1624 P.No. 46 S.No. 202203123112514 dt. 03.08.22
	Sl. NO	Date	Name/Nature of the Document
			Original/verified/copy/certified/extract/photocopy, etc.
			In case of copies, whether the original was scrutinized by the Advocate.
	1	05.08.22	Rent Lease Deed
			Original
			Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search/encumbrance certificate along with the TR.		No
6	Whether the records of registrar office or revenue authorities		No


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		relevant to the property in question are available for verification through any online portal or computer system ?	
	b	If such online computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar/district registering magistrate-general. If so, please name all such offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And whenever Minors' interest in title deed is involved, search should be made for a further period, depending on the need for clearance of such deed on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 50 years is mandatory.	01 years 2022 to 19 08, 2022 HT Kota allotted a S.No. 10 & 5, Gachwas Village Kachadi, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pahl & Sh. Rajaram Pahl Res Flat No. 1273, Sarawika Khidhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, I.P.A. Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
9		Nature of title of the intended Mortgagee over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession Rights or Joint Holder or Joint Grantee/Assignee etc.)	Freehold
10		If leasehold, whether : a Lease Deed is duly stamped and registered b Lease is permitted to mortgage the Leasehold right c duration of the Lease/unexpired period of lease d If a sub-lease, check the lease deed in favour of Lessor as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also e Whether the leasehold rights permits for the creation of any superstructure (if applicable) ? f Right to get renewal of the leasehold rights and nature thereof.	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
11		If Govt. grant/allotment/Lease-cum- Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether : a Such right is heritable and transferable b Mortgage can be created	Not applicable Not applicable
13		Nature of Minor's interest, if any, and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including what permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether : a The Gift Settlement Deed is duly stamped and registered b The Gift Settlement Deed has been attested by two witnesses.	Not applicable Not applicable

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	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by application or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a word for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the gift passed through the gift 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 mortgage	: Not applicable
	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagee has acquired a mortgageable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or is more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
16		Whether the title documents include any testamentary documents with ?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a probate and if so whether the same is probated by a competent court ?	: Not applicable
	c	Whether the property is mutated on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question as the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of whether Original title deeds are to be examined.)	: Not applicable
17	a	Whether the property is subject to any valid rights ?	: No
	b	Whether the property belongs to church/temple or any religious other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Provisions/presumptions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a HUF / joint family property, mortgage is required for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, women's share if any, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable
	c	If so additional precautions / permissions to be obtained for creation of valid mortgage ?	: Not applicable

	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of title and right to enforce the mortgage ?	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed, permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, ST/ regulations, Coastal Zone Regulations, Environmental Clearance etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	No
	b	Whether any search enquiry is made with the Land Acquisition Officer and the outcome of such search enquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	No
	b	If 'a)', whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/attachment security in case; in respect of the property in question ? In such case please comment on such seal marking.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether thrown on mortgages ? Whether formalities for the same have been completed as per applicable laws ?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the borrowing powers, Board resolution, authorisation to create mortgage execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association providing for common seal etc.	Not applicable
	b) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/ No.	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/ No	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	Not applicable
26		In case of Societies/ Association, the required authority power is received and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27	a	Whether any POA is involved in the chain of title ?	No
	b	Whether the POA is one coupled with interest i.e. a Development Agreement cum Power of Attorney. If so, please	Not applicable


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		clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and, as such is enforceable as per law.		
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietors/Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	:	Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	:	Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	:	Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	:	Not applicable
	ii	Whether the POA is a registered one ?	:	Not applicable
	iii	Whether the POA is a special or general one ?	:	Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question ?	:	Not applicable
	f	Whether the POA was in force and not revoked or had become void on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also.)	:	Not applicable
	g	Please comment on the genuineness of POA ?	:	Not applicable
	h	Please express your opinion on the authenticity and validity of the POA ?	:	Not applicable
28		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein, and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	:	Not applicable
29		If the property is a flat/apartment in residential/commercial complex, check and comment on the following:	:	No
	a	Promoter's/Land owner's title in the land/building	:	Not applicable
	b	Development Agreement/Power of Attorney	:	Not applicable
	c	Extent of authority of the Developer/Builder	:	
	d	Independence title verification of the Land and/or building in question	:	Not applicable
	e	Agreement for sale (fully registered)	:	Not applicable
	f	Payment of proper stamp duty	:	Not applicable
	g	Responsiveness of registration of sale agreement, development agreement, POA, etc.	:	Not applicable
	h	Approval of Building plan, permissions of appropriate local authority, etc.	:	Not applicable
	i	Consentance to transfer of Society/Co-ownership conveyed	:	Not applicable
	j	Occupancy Certificate/allotment letter/letter of possession	:	Not applicable
	k	Membership details in the Society etc.	:	Not applicable
	l	Share Certificates	:	Not applicable
	m	No Objection Letters from the Society	:	Not applicable
	n	All legal requirements under the local Municipal laws, regarding ownership of flats/apartments (Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	:	Not applicable
	o	Requirements for noting the Bank charges on the records of the Housing Society, if any	:	Not applicable
	p	If the property is a vacant land and construction is yet to be made, approval of layout and other encumbrances, if any.	:	Not applicable

	a	Whether the numbering pattern of the unit/building falls in all documents such as approved plan, agreement plan etc.	Not applicable
46		Encumbrances, Attachments, and/or claims whether of Government, Control or State or other Local authorities or Third Party claims Loans etc. and details thereof.	Not applicable
47		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 19.08.2023
48		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applicable
49	c	Urban local zoning clearance, whether imposed and if so, details thereon	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	Not applicable
54		Details of R/O's, encroachment, extracts/other records pertaining to the property in question.	Not applicable
45		Whether the named mortgagee is reflected as owner in the revenue Municipal Village records?	Not applicable
50	a	Whether the property affords accessibility is clearly demonstrated?	Yes
	b	Whether the demarcation/ partition of the property is legally valid?	Yes
	c	Whether the property has direct access as per drawings? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be.)	Yes
57		Whether the property can be identified from the following documents, and discrepancy/discrepancy circumstances, if any revealed in such scrutiny?	Not available
	a	Document in relation to electricity connection	Not available
	b	Document in relation to water connection	Not available
	c	Document in relation to Sales Tax Registration, if any applicable	Not available
	d	Other utility bills, if any	Not available
58		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, utility bills, etc.) or the actual owned boundary. If so please elaborate, covered on the same.	Not applicable
59		If the valuation report and/or approved sanctioned plan are now available, please comment on the same including the consistency on the description and boundaries of the property on the said document and that on the title deeds. If the valuation report and/or approved plan are not available at the time of preparation of TDR, please provide these documents subsequently, or making the same available to the advocate.	Valuation report not available
60		Any restrictions for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable

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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also are prescribed to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law constitutional documents of the mortgagee (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title under local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank, ensuring the perfection of security.	N.A.
46	The specific persons who are required to create mortgage/deposit documents creating mortgage.	M/s Dorim Developers Limited, through authorized signatory Sh. Rajesh Kumar Paril So Sh. Rajaram Paril B/o Flat No. 1273, Supenika Radhika Siddhi Residency, P.No. 1-4, Rajes Gandhi Nagar Extn. Road No. 1, IPDA, 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 Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the agreement, plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 19.08.2022

Place : Kota



B.P. Dadhich, Advocate
SUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhich
Advocate

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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule properties and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of title, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant features.
3. I confirm having made a search in the Land Revenue records. I also confirm having verified and checked the records of the relevant Government Offices (Sub-Registrar's Office etc), Revenue Records, Municipal Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wild Diver (wherever applicable). I do not find anything adverse which would prevent the Title Holder from creating a valid Mortgage. I am held responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registry office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious Deeds, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 84 years from 2022 to 19-08-2022 pertaining to the Immoveable Property thus covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second subsequent charge in favour of the Bank, there are no other mortgages charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable) N/A.
7. Minor (s) and his/their interest in the property (ies) is to be consent of N/A. (Specify the share of the Minor with Name). Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwaha Radhika Siddhi Residency, P.No. 1-4, Rajesh Gandhi Nagar Extn. Road No. 1, UPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwaha Radhika Siddhi Residency, P.No. 1-4, Rajesh Gandhi Nagar Extn. Road No. 1, UPIA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

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

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Allotment Letter No. 1153 dt. 25.07.22
4. Certificate No. 1153 dt. 25.07.22
5. Road Lease Deed with Map dt. 05-08-22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/Original copies of which I have examined under any applicable Law/ Rules in Force.

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

SCHEDULE OF THE PROPERTY (IES) S.No. 10-5, Gaudama, Village Kuthadi, Kota Raj.


East - Road

West - Other Land

North - S.No. 10-8

South - S.No. 10-4

Date : 19-08-2022


B.P. Dadhich, Advocate
SUDHI PRAKASH DADHICH
Advocate & R.A.
105/10, Vikas Nagar
Nanta, Kota (Raj.)



श्रीमान अशोक महाराज
पुलिस, लखनऊ



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर कृषिक प्रयोजन के लिए उपयोग की
सुझा और आवंटन) नियम 2012 के नियम 22 के अंतर्गत भूमि का पट्टा विलेख

क्रमांक / 1165

दिनांक 25/7/2022

मैसर्स अरविग कपलपर्स लिमिटेड जमिने असीमित इलाकाधरता राज्यस कुलप रजिस्टर पुत्र की जमीन पर पट्टा

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं० 1273, सुसलका सिटी सिटी एसीटेंसी प्लॉट नं० 1-4 राष्ट्रीय राजमार्ग
निकासी विस्तार रंग नं० 1 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निकासी

भूखण्ड सं. Shop no. 1273-4 क्षेत्रफल 9.24 वर्गमीटर

राजस्थान नाम कुन्हाडी खसरा सं. 46, 47, 49

योजना गार्डनिंग में स्थित है।

स्थानीय निकास (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में सख्त भूखण्ड का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर गय मोहर
नगर विकास न्यास, कोटा

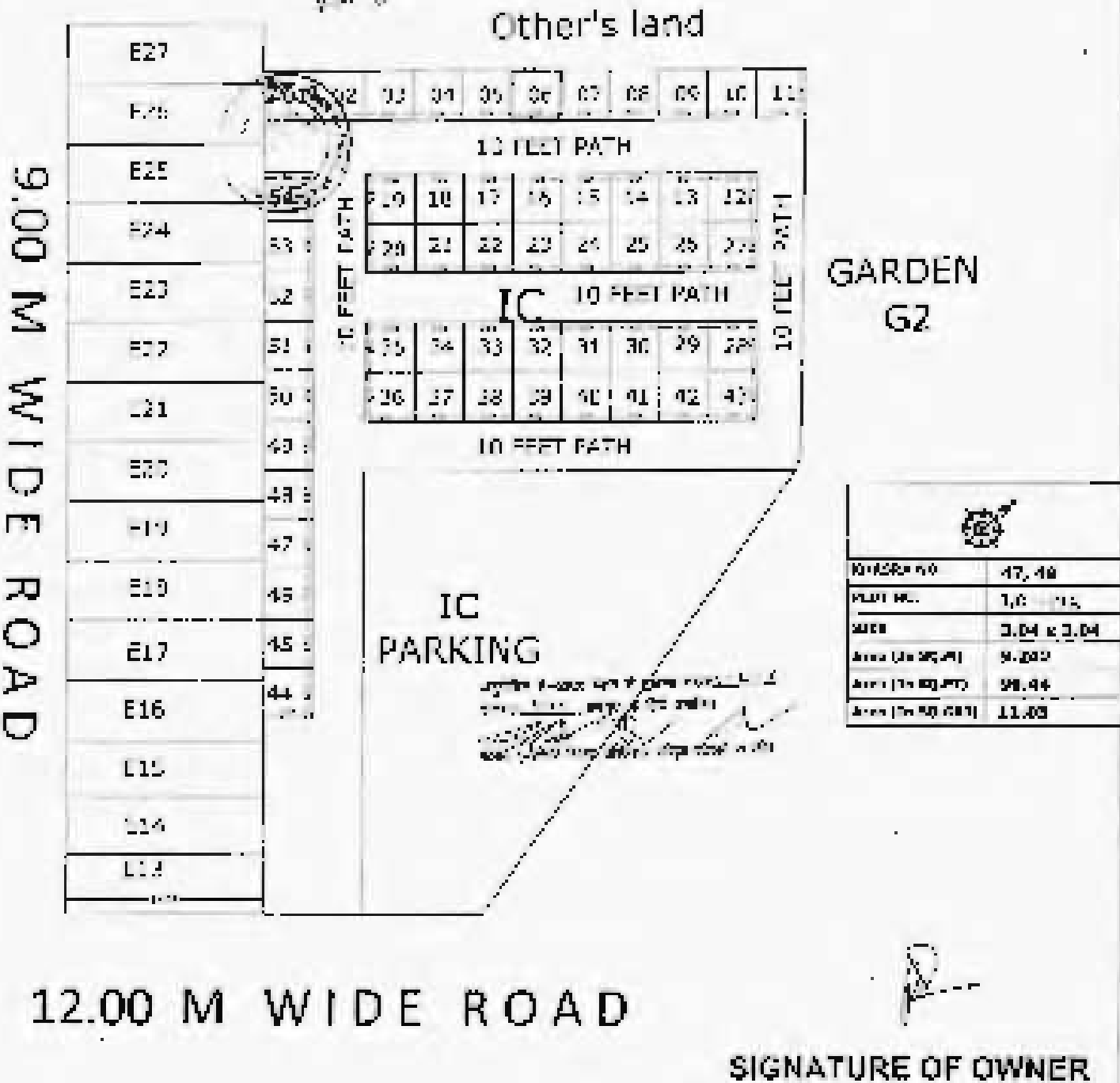
जय श्री गुरुदेव कोटा 18वम

नोट - सर्वे पीछे पृष्ठ पर अंकित है।

- पंजीकृत/पुष्टिकृत सत्य 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, IPHA, KOTA-324005 (RAJASTHAN)



IC-6

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, JAIPUR
SUB-REGISTRAR : KOTA**

Fee Receipt
Appendix (Form No. 9) (Rule 76 & 131) Print Date : 05/08/2022 03:14 PM

Fee Receipt No.	: 202208120010894	Receipt Date	: 10/08/2022
Name	: B.P. DADHICH ABHINAV, s/o Dadim Developers Ltd.	Document S. No.	: 202208120010894
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Exemption value	: ₹ 0
Dist-Registration Fee	: ₹ 0	Fee for Maximum Us. 64-67	: ₹
CGI	: ₹ 0	Cost Not copying fees Us. 57	: ₹ 0
Stamp (Mandatory)	: ₹	Reg. (Mandatory)	: ₹
Surcharge	: ₹ 0	Same Date	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 60
Us. 15-34	: ₹ 0	Commission	: ₹ 0
Quality	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 60
From Year 2022 To Year 2022		Total Amount	: ₹ 60

Mode of Payment (PMade Number Amount ₹)

₹ e-Gst (Number generated) ₹ 50

Signature of presenter or applicant for
copy in Search certificate

Signature of recipient
and date of return receipt

Cashier

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 PROPERTY**

1	a	Name of the Branch Business Unit Office seeking report	: Rajasthan Real Estate Regulatory Authority, Jaipur Raj	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	: Nil	
	c	Name of the Borrower	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri R/o Sh. Rajaram Puri R/o Flat No. 1273, Sarvalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPLA, Kota Raj.	
2	a	Name of the individual/company/person offering the property for as security.	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri R/o Sh. Rajaram Puri R/o Flat No. 1273, Sarvalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPLA, Kota Raj.	
	b	Constitution of the Unit/company/person/body authority offering the property for creation of charge	: Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	: Borrower	
3		Complete or full description of the immovable property so offered as security including the following details:		
	a	Survey No.	: S.No. H-6, Gaudania, Village Kumbhari, Kota Raj.	
	b	Own House or in case of house property?	: S.No. H-6, Gaudania, Village Kumbhari, Kota Raj.	
	c	Extent area including plot/s built up area in case of house property	: 9.24 Sq. Mt.	
	d	Locations like name of the place, village, city, registration, sub-tenant etc. Boundaries	: East - Road West - Other Land North S No. H-7 South S No. H-5	
4	a	Particulars of the Documents scrutinized-serially and chronologically	: 1. Certificate of Incorporation M/s Denim Developers Limited. 2. Resolution Letter in favour of Sh. Rajesh Kumar Puri 3. Allotment Letter No. 1165 dt. 25.07.22 4. Certificate No. 1165 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts only certified. Note : Only originals or certified extracts from the registering/ land revenue other authorities be examined.	: Regd. Lease Deed at B.No. 1 V.No. 1624 P.No. 47 S.No. 202203123112342 dt. 05.08.22	
SL. NO.	Date	Name/Nature of the Document	Original/ certified copy/ extract/ photostaty, etc.	In case of copies, whether the original was scrutinized by the Authority
1	05.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether verified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search certificate along with the TIR.	: No	
6	a	Whether the records of registrar office or revenue authorities:	: No	

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		relevant to the property in question are available for verification through any online portal or computer system ?	
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interested in the current title holder. And whenever Mortgagor's interest or other clog on title is revealed, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory.	01 years 2022 to 19.08.2021 111 Kms situated at S.No. 10-A, Gardens, Village Kumbhari, Kota Raj. to M/s Denum Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Son Sh. Rajaram Patil R/o Plot No. 1273, Surwalha Hishahi Sahini Residency, P.No. 1-4, Rajpur Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy Possession Rights or lease holder or Govt. Grantee Allottee etc.)	Freehold
10		If leasehold, whether	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Leasee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-letting and mortgage by Sub Lessee also	
	e	Whether the leasehold rights permits for the creation of any super structure (if applicable) ?	Not applicable
	f	Right to get removal of the leasehold rights and reape the land	Not applicable
11		If Govt. grant/allotment/lease-cum- Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions. the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether	Not applicable
	a	The Gift/Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift/Settlement Deed has been attested by two witnesses	Not applicable

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	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
12	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 mortgage	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	: Not applicable
	c	Whether the mutation records is valid in law and the mortgagor has executed a mortgageable title through	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/limitations are complied/assailed with	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or at more than one set ? If so, additional precautions to be taken for creating multiple mortgages "	: Not applicable
16		Whether the title documents include any testamentary documents wills ?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether test in this matter needs a testamentary probate and if so whether the same is granted by a competent court "	: Not applicable
	c	Whether the property is mutated on the basis of will ?	: Not applicable
	d	Whether the original will is available "	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc. which are relevant to rely on the will, availability of Mutual & family title deeds are to be explained)	: Not applicable
17	a	Whether the property is subject to any vested rights ?	: No
	b	Whether the property belongs to church/temple or any religious other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Provisions/permissions, if any, in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a Hindu joint family property, mortgage is created for family benefit/legal necessities, whether the Major Coparceners have no objection join in execution, minor's share of any rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable
	c	If so additional provisions/ permissions to be obtained for creation of valid mortgage ?	: Not applicable

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	c	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	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
	c	In the case of conversion of Agriculture land for non-agricultural purposes or otherwise, whether requisite procedure followed/permissions obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SIZ regulations, Canal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search enquiry is made with the Land Acquisition Officer and the outcome of such search enquiry.	Not applicable
24	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any court seal marking which prints out any litigations/attachment security to court in respect of the property in question? In such case please mention in such seal marking.	Not applicable
25	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether thrown on henchmen? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c	Whether the person(s) creating mortgage has have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage execution of documents, Registration of any prior charges with the Company Registrar (RUC), Articles of Association provision for loan/advance etc.	Not applicable
	b	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/ No	Not applicable
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	Not applicable
	d	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/ No	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges encumbrances have been satisfied? Yes/No	Not applicable
26		In case of Societies, Association, the required authority power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	Not applicable
27	a	Whether any POA is involved in the chain of title?	No
	b	Whether the POA is not coupled with interest i.e. a Development Agreement cum Power of Attorney. If so, please	Not applicable

all
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	identify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is special or general by the Builders viz. Companies/ Firms/ Individual or Proprietors. Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of their units (Builder's POA) or (ii) other type of POA (Limited POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is a registered one?	Not applicable
iii	Whether the POA is a special or general one?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid? on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
g	Please comment on the genuineness of POA?	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
25	Whether mortgage is being covered by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed, stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment or residential commercial complex, check and comment on the following:	No
a	Builder's/land owner's title to the land/building;	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/builder	Not applicable
d	Independent title verification of the land and/or building in question.	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
i	Consentance in favour of Society/ Condominium concerned	Not applicable
j	Occupancy Certificate/allotment letter/letter of possession	Not applicable
k	Membership details in the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations/ Development Control Regulations/ Cooperative Societies Law etc.	Not applicable
o	Requirements, for paying the bank charges on the records of the Housing Society, if any.	Not applicable
p	If the property is a vacant land and construction is yet to be made, approval of layout and other prescriptions, if any.	Not applicable

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	a	Whether the numbering pattern of the units fully in all documents such as approved plan, agreement plan etc.	Not applicable
30		Encumbrances, Assessments, and in claims whether of Government Control or State or other Local authorities or Third Party claims, Liens etc. and details thereof	Not applicable
31		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if an satisfaction of charge is given.	01 years 2022 to 19.01.2023
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy?	Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	Not applicable
34		Details of R.C.C. extracts mutation extracts Karta extracts pertaining to the property in question.	Not applicable
35		Whether the name of proprietor is reflected as owner in the revenue Municipal Village records?	Not applicable
36	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation position of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be)	Yes
37		Whether the property can be identified from the following documents, and discrepancies/doubtful circumstances, if any revealed on each scrutiny?	Not available
	a	Document in relation to electricity connection	Not available
	b	Document in relation to water connection	Not available
	c	Document in relation to Sales Tax Registration, if any applicable	Not available
	d	Other utility bills, if any	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, utility bills, etc., or the actual current boundary? If so please elaborate document on this issue.	Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TDR, please provide these documents subsequently, or make the same available to the advocate.)	Valuation report not available
40		Any Sanctionation for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce S.A.R.F. (SARFAESI) Act, if secured amount the property offered as security?	Not applicable


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42	In case of absence of original title deeds, details of local and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard	:	Not applicable
43	Whether the governing law constitutional documents of the mortgagor (other than natural persons) permit creation of mortgage and additional precautions, if any to be taken in such cases	:	Not verifiable
44	Additional aspects relevant for investigation of title as per local laws	:	No
45	Additional suggestions, if any to safeguard the interest of Bank ensuring the perfection of security	:	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage	:	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil B/o Plot No. 1273, Survalika Kishore Saha's Residency, P No. 1-4, Rajgarh Gandhi Nagar Estate Road No. 1, IPIA, 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 Authority? If so, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	:	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

Date : 19/08/2022

Place : Kota


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant laws.
3. I continue having made a search in the Land Revenue records, I also continue having verified and checked the records of the relevant Government (Office: Sub Registrar) Office (s), Revenue Records, Municipal Purchase Office, Land Acquisition Office, Registrar of Companies Office, Work Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank due to negligence on my part or by any agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC) I hereby certify the genuineness of the Title Deeds, Suspicious Deeds, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage Charges/encumbrances whatsoever, or could be seen from the Encumbrance Certificate for the period of 10 years from 2012 to 19/06/2022 pertaining to the immovable property (ies) covered by above said Title Deeds. The property is free from all encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Title documents are agreed to by the Mortgagor and the Bank (Delete, wherever is not applicable) N/A.
7. Minor(s) and his/her interest in the property(ies) is to be extent of N/A.(Specify the share of the Minor with Names. Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower, M/s Dandia Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri Son Sh. Rajaram Puri Rm Flat No. 1273, Sonwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPLA, Kota Raj.
9. I certify that M/s Dandia Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri Son Sh. Rajaram Puri Rm Flat No. 1273, Sonwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, HPLA, Kota Raj, purchase as absolute, clear and marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created out the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:-

Note: Photo copy of Document Nos. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Dandia Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Puri
3. Allotment Letter No. 3166 dt. 23.07.22
4. Certificate No. 3166 dt. 23.07.22
5. Regd. Lease Deed with Slap dt. 05/06/22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/Rules in force.

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

SCHEDULE OF THE PROPERTY (IES) S No. IC-6, Gantawa, Village Kuchant, Kota Raj.

East - Road
West - Other Land
North - S.No. IC-7
South - S.No. IC-8

Date: 19/06/2022


B.P. Dadhich, Advocate

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श्रीमान अशोक महाराज
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की अनुज्ञा और आवेदन) नियम, 2012 के नियम 22 के अन्तर्गत कृषि का पट्टा विलेख

क्रमांक / 1164

दिनांक 25/11/2020

वैसर्ही बेगिय कवचकरीं लिा जहिसे अधीकृत इलाक़ारण्णां राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पञ्जीकृत कार्यालय प्लॉट नं० 1273, गुवाल्डर सिटी, सिटी रेजिनेन्सी, प्लॉट नं० 1-4, सतीश गांधी मार्ग, विस्तार रोड नं० 1, आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक वैसर्ही ★ शहर कार्यालय पता 2021 ★

जहिसे

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

दूकान नं० Shop no. I.C-7 क्षेत्रफल 2.24 वर्गमीटर

राजाला ग्राम गुवाल्डर खसरा नं० 1164, 42, 49

योधना पर्वतगिरि में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पत्र में उक्त दूकान का पट्टा दिनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

प्रमाणित, कोटा (राजस्थान)

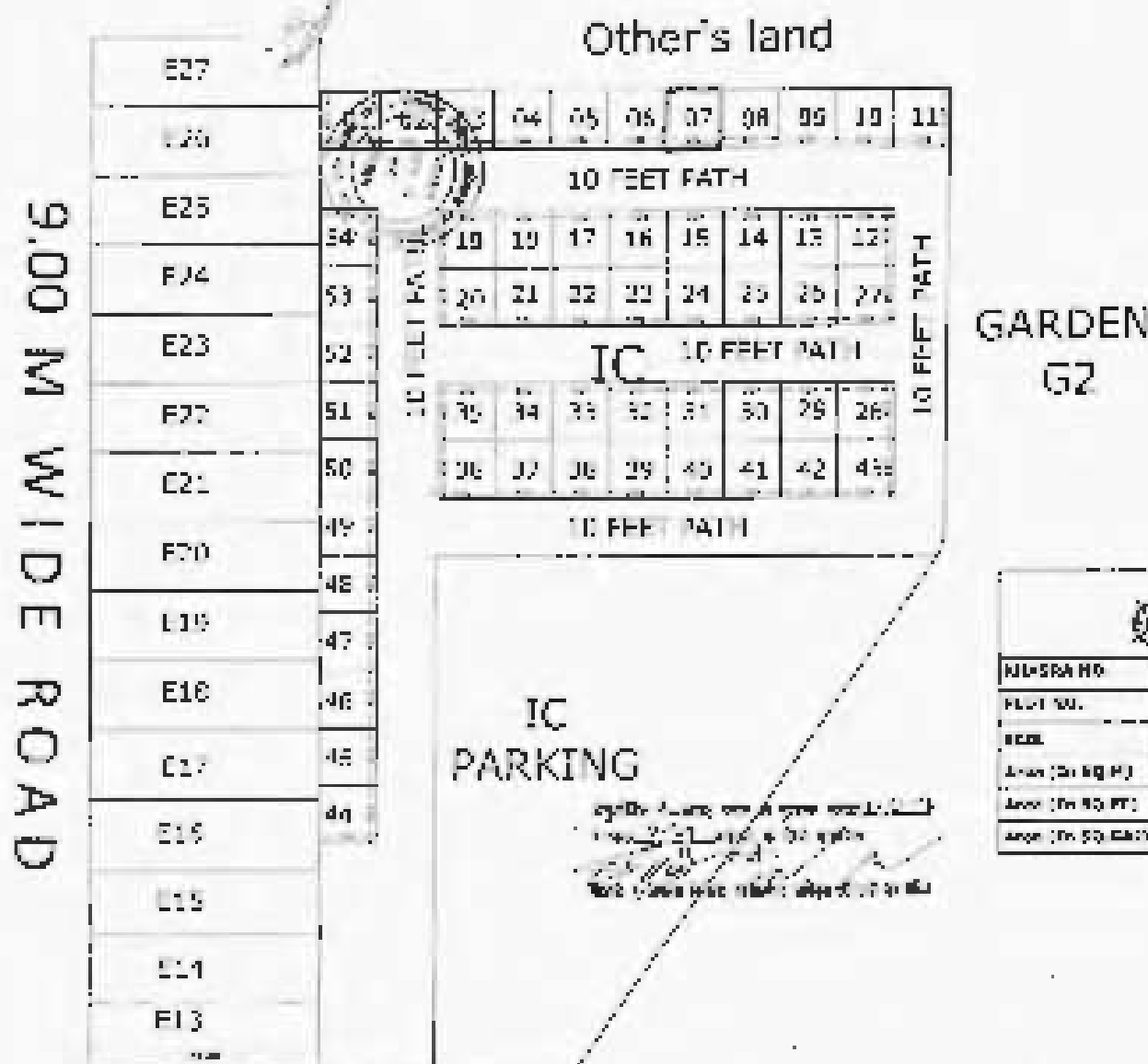
प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर मंग मोहन
नगर विकास न्यास, कोटा

नोट - शर्त पोंटे पृष्ठ पर अंकित है।

- पंजीकृत/पुनर्वाक्य संलग्न है।
- Registered and Encumbrance 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)**



KHASRA NO.	47, 48
PLOT NO.	10-11
AREA	3.24 x 3.04
Area (Sq. M)	9.842
Area (In Sq. Ft.)	59.44
Area (In Sq. Yds.)	11.05

SIGNATURE OF OWNER

207

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date: 23-08-2022 11:27 AM

Fee Receipt No	: 20220212302050	Receipt Date	: 23/08/2022
Name	: B.P. SACHIN ADVOCATE, Gopal Lal	Document S. No	: 202201123018342
Address	: Kota		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord. Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
OSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_23_34	: ₹ 0	Commission	: ₹ 0
Quikity	: 3	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount #)

₹ 0-Cash (50/500) ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

R.P. Dadhich
Advocate

Resident & Office -
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Road Kota (Raj.)
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**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOWABLE PROPERTY**


1	a	Name of the Branch/Institution Upon Office visiting option	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil		
	c	Name of the Borrower	M/s. Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sawalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar East, Road No. 1, IPDA, Kota Raj.		
2	a	Name of the individual/ company/ person offering the property/ies as security.	M/s. Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sawalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar East, Road No. 1, IPDA, Kota Raj.		
	b	Construction of the Unit/concern /person/body authority offering the property for creation of charge	Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3	Complete or full description of the immovable property as offered as security including the following details				
	a	Survey No.	S.No. IC-7, Gardens, Village Kumbhari, Kota Raj.		
	b	Door/Door no. (in case of house property)	S.No. IC-7, Gardens, Village Kumbhari, Kota Raj.		
	c	Extent/area including plinth built up area in case of house property	9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, tehsil, taluk, sub-district etc. Boundaries.	East - Road West - Other Land North - S.No. IC-8 South - S.No. IC-8		
4	a	Particulars of the documents scrutinized-serially and chronologically.	1. Certificate of Incorporation M/s. Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Affidavit Letter No. 1164 dt. 25.07.22 4. Certificate No. 1164 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22		
	b	Name of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/ land revenue/other authorities be examined.	Regd. Lease Deed at R.No. 1 V.No. 1624 P.No. 48 S.No. 20200123112313 dt. 05.08.22		
	Sr. No.	Date	Name/Nature of the Document	Original/certified copy/certified extract/photocopy etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	05.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search/encumbrance certificate along with the HR.		No		
6	a	Whether the records of registrar office or revenue authorities		No	

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		relevant to the property in question are available for verification through any online portal or computer system ?	
	b	If such online computer records are available, whether any verification or cross checking are made and the comments findings in this regard	Not scalable
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not scalable
1	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	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
2		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title traced to the current title holder. And whenever Minor's interest or other thing or title is involved, search should be made for a further period, depending on the need for clearance of such thing or title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 50 years is mandatory.	41 years 2002 to 19.08.2022 1TF Kota allotted a S.No. EC-7, Gardenia, Village Kundli, Kota Raj. to M/s Denam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil & Sh. Rajaram Patil R/o Flat No. 1273, Anwarika Hiddli Siddhi Residency, P.No. 1-4, Hajeer Gandhi Nagar Extn. Road No. 1, IP/A, Kota Raj. on dt. 15.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
3		Nature of Title of the intended Mortgage over the Property (whether full ownership rights, Leasehold Rights, Champansu/ Possession Rights or Joint Holder or Govt. Grantee/Aliotee etc.)	Freehold
10		If leasehold, whether	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Leasee is permitted to mortgage the Leasehold right.	Not applicable
	c	duration of the Lease/tenured period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
13		If short grant/assignment/Lease-sum/- Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from grant/ or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not applicable
15		If mortgagor's right, whether	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
16		Nature of Wife's interest, if any and if so, whether creation of mortgage could be possible, the procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable
	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	Not applicable


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	c	Use Gift Settlement Deed transfers the property to Donee	Not applicable
	d	Whether the Donor has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question.	Not applicable
	f	Whether the Donee is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift 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 mortgage	Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not applicable
	c	Whether the partition made is valid to law and the mortgagor has acquired a mortgageable title thereon	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	Not applicable
16		Whether the title documents include any testamentary documents/wills ?	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not applicable
	c	Whether the property is mortgaged on the basis of will ?	Not applicable
	d	Whether the original will is available ?	Not applicable
	e	Whether the original death certificate of the testator is available ?	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not applicable
17	a	Whether the property is subject to any waqf rights ?	No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restricting operation of charges on such properties ?	Not applicable
	c	Provisions/permissions, if any in respect of the above cases for creation of mortgage ?	Not applicable
18	a	Where the property is a HUF joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	Not applicable
	c	If so additional precautions /permissions to be obtained for creation of valid mortgage ?	Not applicable

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	d	Requirements, if any for creation of mortgage as per the contract/ state laws applicable to the trust in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the loan bears proper mortgage of Agriculture land and whether there are any encumbrances for creation/enforcement of mortgage.	Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite provisions/notifications/permissions obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the maximum security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, NEZ, regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any sanctioning is made with the Land Acquisition Office and the obtaining of such sanctioning?	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/ attachment scenario in court in respect of the property in question? In such case please comment on such seal marking.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether known as hoteelpata? Whether immediate kin the same have been registered as per applicable laws?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association (provisions for common seal etc.)	Not applicable
	b	(i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/ No.	Not applicable
		(ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendor company/partnership?	Not applicable
		(iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/ No.	Not applicable
		(iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No.	Not applicable
26		In case of Secured Association, the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, by-laws.	Not applicable
27	a	Whether any POA is involved in the issue of title?	No
	b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please	Not applicable


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	clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is enforceable as per law.	
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individuals or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign the Affidavits, Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA ?	Not applicable
	ii. Whether the POA is a registered one ?	Not applicable
	iii. Whether the POA is a special or general one ?	Not applicable
	iv. Whether the POA contains a specific authority for execution of title document in question ?	Not applicable
	f. Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?)	Not applicable
	g. Please comment on the genuineness of POA ?	Not applicable
	h. The unequivocal opinion on the enforceability and validity of the POA ?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment or residential commercial complex, check and comment on the following	No
	a. Promoter's/Land owner's title to the land/building.	Not applicable
	b. Development Agreement/Power of Attorney.	Not applicable
	c. Extent of authority of the Developer/builder.	Not applicable
	d. Independent title investigation of the Land and/or building in question.	Not applicable
	e. Agreement for sale/sale registration.	Not applicable
	f. Payment of proper stamp duty.	Not applicable
	g. Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
	h. Approval of building plan, permission of appropriate local authority, etc.	Not applicable
	i. Consentance in favour of Society/ Condominium concerned.	Not applicable
	j. Occupancy Certificate/allotment letter/letter of possession.	Not applicable
	k. Membership details in the Society etc.	Not applicable
	l. Share Certificates.	Not applicable
	m. No Objection Letter from the Society.	Not applicable
	n. All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations/ Development Control Regulations/ Co-operative Societies' Laws etc.	Not applicable
	o. Requirements for noting the Bank charges on the records of the Housing Society, if any.	Not applicable
	p. If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.	Not applicable

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	g	Whether the numbering pattern of the units/lots may in all documents such as approval plan, agreement plan etc.	:	Not applicable
36		Encumbrances, Attachments, and/or claims whether of Government, Centre or State or other Local authorities or Third Party claims, Loans etc. and details thereof.	:	Not applicable
37		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	:	01 years 2022 to 19.06.2023
42		Details regarding property tax or land revenue or other statutory dues paid/paidable as on date and if not paid, what remedy?	:	Not applicable
43	a	Urban land ceiling clearance, whether required and if so, details thereof.	:	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	:	Not applicable
54		Details of R/W or public utility easements/Kotha restrictions pertaining to the property in question.	:	Not applicable
55		Whether the annual assessment is reflected as owner in the revenue Municipal Village records?	:	Not applicable
56	a	Whether the property offered as security is clearly demarcated?	:	Yes
	b	Whether the demarcation position of the property is legally valid?	:	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	:	Yes
77		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	:	Not available
	i	Document is related to electricity connection.	:	Not available
	b	Document is related to water connection.	:	Not available
	c	Document is related to Sales Tax Registration, if any applicable.	:	Not available
	d	Other utility bills, if any.	:	Not available
58		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, utility bills, etc. to the actual current boundary? If so please elaborate comment on the same.	:	Not applicable
59		If the valuation report and/or approved sanctioned plan are made available, please comment on the same including the correctness on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these documents subsequently on making the same available to the advocate.)	:	Valuation report not available
60		Any barratraction for creation of mortgage under any local or several enactments, details of proper registration of documents, payment of proper stamp duty etc.	:	No
41		Whether the bank will be able to enforce SARFAESI Act, if required against the property offered as security?	:	Not applicable

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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law/conditions/documents of the mortgage either then actual personal permits creation of mortgage and additional provisions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional questions, if any to safeguard the interest of Bank ensuring the perfection of security.	N.A.
46	The specific persons who are required to execute mortgage's deposit documents creating mortgage.	M/s Densin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Bhajaram Patil R/o Flat No. 1273, Santaiika Kaddhi Siddhi Residency, P.No. 2-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, 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 Authority? If yes, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plot in question are matched with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 19.08.2022

Place : Kota


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

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records, I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registration Office (s), Revenue Records, Municipal Corporation Office, Land Acquisition Office, Registrar of Companies Office, Water Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am indiscreetible, if any loss is caused to the Bank due to negligence on any part by me upon in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned register office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious Deeds, if any, has been clarified by making necessary inquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as would be seen from the Encumbrance Certificate for the period of 81 years from 2022 to 19.06.2022 pertaining to the Immoveable Property/ies covered by above said Title Deeds. The property is free from all encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan Documents are agreed to by the Mortgagee and the Bank (delete, whichever is not applicable) N/A.
7. Minor(s) and their interest in the property(ies) is to be noted of N/A. (Specify the share of the Minor with home). (Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the custody of the lending Banker, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Samakha Siddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Samakha Siddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage :

Note:- Photocopy of Document Nos. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Acknowledgement No. 1164 dt. 25.07.22
4. Certificate No. 1164 dt. 25.07.22
5. Regd. Lease Deed with Map dt. 06.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/Rules in force.

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

SCHEDULE OF THE PROPERTY (IES) S.No. 10-1, Gandana, Village Kuthadi, Kota Raj


East – Road

West – Other Land

North- S.No. 10-2

South- S.No. 10-3

Date : 19.08.2022


B.P. Dadhich, Advocate
SUDHI PRAKASH DADHICH
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Nanta, KOTA (Raj.)



व्यवसायिक

समांक / १५३

दिनांक २६-१२-२०२२

मिस्रमर्ग से गंगेय अक्षयमार्ग तिरु-अरिसे अष्टमीकृत हस्ताश्वरज्जर्ग राजेस कृष्णर नटित पुत्र श्री राजाजयम पादित

पुस्तक को नाम _____ पृष्ठ संख्या _____

अधिकृत कार्यालय ब्लॉक नं० १२७३, सुवर्णक सिटी सिव्ही इंजीनियरी कॉलेज नं० १-४ राष्ट्रीय गांधी नगर
विस्तार रोड नं० १ आई पी आई ए कोडा

अथवा

पदका नम्बर: मैतसं★.....शहर..... कार्यालय मूला 2021 ★.....

三、

(निदेशनाम) श्री / श्रीमती / सुश्री..... पत्र / पत्नी

पेज नं०.....

प्रत्यक्ष री. _____ Shop no. LC-8 _____ को गन्तव्य _____ 5.24 वर्गमीटर

५६५७५७

योजना _____ गारुडनिष्ठा _____ से विद्यार्थी है

स्वास्थ्य विकास (पेटा कर्ता) द्वारा पेटा मारक के पक्ष में लकटा मुख्यतः का पेटा दिनांक.....को निष्पादित किया जाता है।

पट्टा बंधक से हस्ताक्षर

7. _____

2

अप संघीयता काटा (५ खण्ड)

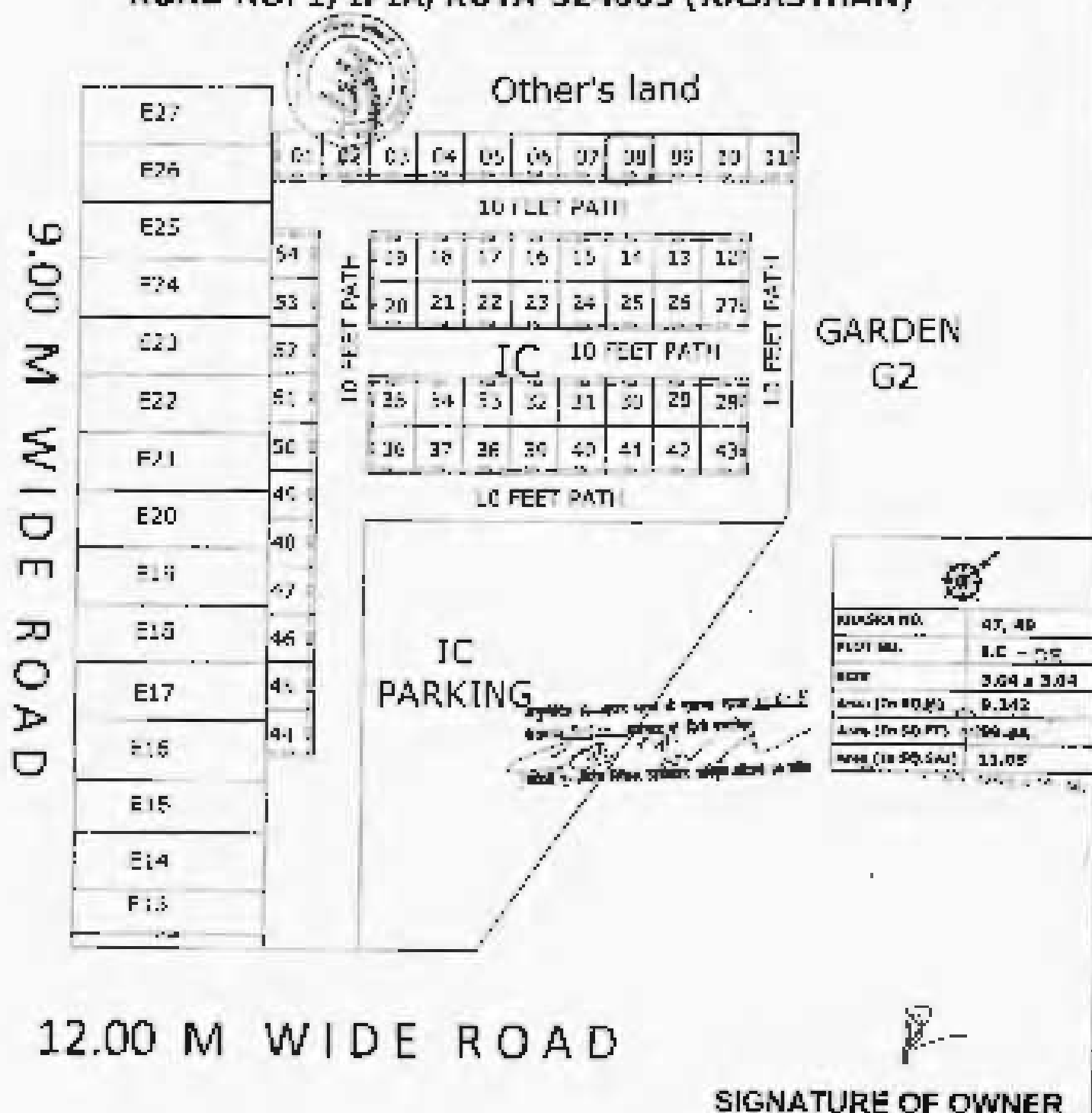
प्राथमिकता अधिकारी
प्राथमिकता अधिकारी के हस्ताक्षर नय मोहर
रक्त दिनांक २०२०, २०२०

नोट - शरीर में पृष्ठा एवं अंगिकाएँ हैं।

- पंजीकृत/पुस्तकीय संलग्न 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)**



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

IC-8

Fee Receipt
Appendix Form No. 8 (Rule 75 & 131) Print Date: 19-08-2022 12:06 PM

Fee Receipt No.	: 202208183015980	Booklet No.	: 18/08/2022
Name	: B.P. DADHICH ADVOCATE, M.A. Haram Development Pvt.	Document S. No.	: 202208183015980
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Hayabration Fee	: ₹ 0	Fee for Memorandum Ua_64_67	: ₹ 0
CS	: ₹ 0	Sealed Supplying Fee Ua_67	: ₹ 0
Stamp (Memorandum)	: ₹ 0	Reg (memorandum)	: ₹ 0
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection Fee	: ₹ 50
Ua 25-30	: ₹ 0	Communication	: ₹ 0
Regduty	: ₹ 0	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 0
From Year 2022 To Year 2022		Total Amount	: ₹ 0

Mode of Payment (If Mode Number Amount ₹)

₹ 0 Cash Cheque 0000000 ₹ 00

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Counter

SUB-REGISTRAR

B.P. Dadhich
Advocate

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

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**


1	a	Name of the Branch/Deviser Unit/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	N/A	
	c	Names of the Deviser	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Survalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IP1A, Kota Raj.	
2	a	Name of the unit/consent company/person offering the property as security	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Survalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IP1A, Kota Raj.	
	b	Constitution of the Unit/consent person(s) and entity offering the property for creation of charge	Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower	
3	Complete or full description of the immovable properties offered as security including the following details.			
	a	Survey No.	S.No. 10-R, Gaudania, Village Kumbhari, Kota Raj	
	b	Door/House no. (in case of house property)	S.No. 10-R, Gaudania, Village Kumbhari, Kota Raj	
	c	Extent/area including plots/built up area in case of house property	9.24 Sq. MT	
	d	Location like name of the place, village, city, registration, sub-district etc. boundaries.	Dist - Bond Ward - Other Land North S.No. 10-R South S.No. 10-R	
4	a	Particulars of the documents scrutinized serially and chronologically.	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patel 3. Affidavit Letter No. 1163 dt. 25.07.22 4. Certificate No. 1163 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22	
	b	Name of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering authority need to be examined	Regd. Lease Deed dt B.No. 1 V.No. 1624 P.No. 26 S.No. 202305124312491 dt. 05.08.22	
Sl. No.	Date	Name/Nature of the Document	Original/certified copy/extract/photocopy, etc	In case of copies whether the original was scrutinized by the Advocate.
1	05.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for obtaining certified copy of documents which memorandum accompany along with the TIR.		No	
6	a	Whether the records of reg. firm office or revenue authorities	No	

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	relevant to the property in question are available for verification through any online portal or computer system ?	
h	If such online computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard	Not available
i	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a. Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b. Whether it is possible to have registration of documents 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 offices ?	No
	c. Whether search has been made at all the offices named at (b) above ?	Yes
	d. Whether the searches in the offices of registering authorities or any other records reveal registration of multiple sale documents in respect of the property in question ?	No
8	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Minor's interest or other claim on title is involved, search should be made for a further period, depending on the need for clearance of such claim on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	60 years 2022 to 19/09/2022 Gtl Kota allotted a/s No. 11/8, Gadhawa, Village Kumbhari, Kota Raj. to M/s Daman Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri & Sh. Rajaram Puri R/o Flat No. 1273, Saraswati Richthi Sahitni Residency, P No. 1-4, Rajees Gandhi Nagar Park, Road No. 1, BPLA, Kota Raj. on dt. 28.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
9	Nature of Title of the intended Mortgagee over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Dweller Rights or Joint Holder or Govt. Grantee Allottee etc.)	Freehold
10	If leasehold, whether	Not applicable
	a. Lease Deed is duly stamped and registered	Not applicable
	b. Lessee is permitted to mortgage the Leasehold right	Not applicable
	c. duration of the Lease/ unexpired period of lease	Not applicable
	d. If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub Lessee also.	
	e. Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f. Right to get removal of the leasehold rights and nature thereof.	Not applicable
11	If Govt. grant/allotment/Lease cum/ Sale Agreement, whether grant/ agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such said permission is available.	Not applicable
12	If occupancy right, whether	Not applicable
	a. Such right is heritable and transferrable	
	b. Mortgage can be created	Not applicable
13	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14	If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable
	a. The Gift Settlement Deed is duly stamped and registered	Not applicable
	b. The Gift Settlement Deed has been attested by two witnesses	Not applicable


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	a.	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d.	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	: Not applicable
	e.	Whether there is any restriction on the Donee in exercising the gift settlement deed in question	: Not applicable
	f.	Whether the Donee is in possession of the gifted property	: Not applicable
	g.	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h.	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
13	a.	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the mandatory procedure to be followed to create a valid and enforceable mortgage	: Not applicable
	b.	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share	: Not applicable
	c.	Whether the partition made is valid in law and the mortgagee has acquired a mortgageable title thereto	: Not applicable
	d.	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with	: Not applicable
	e.	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	: Not applicable
14		Whether the title documents include any testamentary documents/will?	: Not applicable
	a.	In case of will, whether the will is registered will or unregistered will?	: Not applicable
	b.	Whether will in the matter needs a mandatory process and if so whether the same is executed by a competent court?	: Not applicable
	c.	Whether the property is mortgaged on the basis of will?	: Not applicable
	d.	Whether the original will is available?	: Not applicable
	e.	Whether the original death certificate of the testator is available?	: Not applicable
	f.	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will etc., which are relevant to rely on the will, availability of Mother Original title deeds are to be explained.)	: Not applicable
15	a.	Whether the property is subject to any valid rights?	: No
	b.	Whether the property belongs to church/temple or any religious, other institutions having any restriction in creation of charges on such properties?	: Not applicable
	c.	Presumptions/permissions, if any in respect of the above cases in creation of mortgage?	: Not applicable
16	a.	Where the property is a HUF joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/ join in execution, minor's share if any, rights of female members, etc.	: Not applicable
	b.	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
17	a.	Whether the property belongs to any trust or is subject to the rights of any trust?	: No
	b.	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	: Not applicable
	c.	If so additional precautions/ permissions to be observed for creation of valid mortgage?	: Not applicable

	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage	:	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to enforce the validity of the title and right to enforce the mortgage?	:	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, worker actions, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	:	No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search enquiry	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	:	No
	b	If so, whether such litigations would adversely affect the creation of a valid mortgage or have any implication of its being enforcement?	:	Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/attachment/seizure to court in respect of the property in question? In such case please comment on such seal/markings.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether thrown in/hotel/part?	:	Not applicable
		Whether formalities for the same have been completed as per applicable laws?	:	Not applicable
	c	Whether the partner(s) creating mortgage has have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/increase of documents, Registration of any prior charges with the Company Registrar (RCA), Articles of Association provisions for common set, etc.	:	Not applicable
	b	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	:	Not applicable
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	:	Not applicable
	d	Whether the above search of charges reveals any prior charges encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	:	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges encumbrances have been satisfied? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye laws	:	Not applicable
27	a	Whether any PUA is involved in the chain of title?	:	No
	b	Whether the PUA is one complied with interest or a Development Agreement cum Power of Attorney. If so, please	:	Not applicable


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		clearly whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, POA's, Agreement of Sale, Sale Deeds etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA:	Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
	ii	Whether the POA is a registered one?	Not applicable
	iii	Whether the POA is a special or general one?	Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar, etc.)	Not applicable
	g	Please comment on the genuineness of POA?	Not applicable
	h	The unopposed opinion on the authenticity and validity of the POA?	Not applicable
28.		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed, stamped, authenticated in terms of the Law of the place, where it is executed.	Not applicable
29.		If the property is a flat/apartment or residential commercial complex, check and comment on the following:	No
	a	Promoter's/Land owner's title to the land/building.	Not applicable
	b	Development Agreement/Power of Attorney.	Not applicable
	c	Consent of authorities of the Developer/builder.	
	d	Independent title verification of the Land and/or building in question.	Not applicable
	e	Agreement for sale (duly registered).	Not applicable
	f	Payment of proper stamp duty.	Not applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
	h	Approval of building plan, permission of appropriate local authorities, etc.	Not applicable
	i	Circumstances in favour of Society/Condominium concerned.	Not applicable
	j	Occupancy Certificate/allotment letter/letter of possession.	Not applicable
	k	Membership details in the Society etc.	Not applicable
	l	Share Certificates.	Not applicable
	m	No Objection Letter from the Society.	Not applicable
	n	All legal requirements under the local Municipal laws, regarding ownership of flats/apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
	o	Requirements, for making the flat charged on the records of the Housing Society, if any.	Not applicable
	p	If the property is a vacant land and construction is yet to be made, special attention and other precautions, if any.	Not applicable

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	a	Whether the numbering pattern of the units flats tally in all documents such as approved plan, agreement plan etc.	: Not applicable
30		Circumstances, Attachments, and in claims whether of Government, Central or State or other Local authorities or Third Party claims, Claims etc. and details thereof	: Not applicable
31		The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	: 01 years 2022 to 19 08, 2023
32		Details regarding property tax or local revenue or other statutory dues paid payable as on date and if not paid, what remedy ?	: Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereof.	: Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required obtained	: Not applicable
34		Details of R/R estimates/mistake extracts/Katha extracts pertaining in the property in question	: Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue Municipal Village records ?	: Not applicable
36	a	Whether the property offered as security is clearly demarcated ?	: Yes
	b	Whether the demarcation/ partition of the property is legally valid ?	: Yes
	c	Whether the property has clear access as per documents ? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be)	: Yes
37		Whether the property can be situated from the following discrepancies, and discrepancy described circumstances, if any revealed in such scrutiny ?	: Not available
	a	Document in relation to electricity connection	: Not available
	b	Document in relation to water connection	: Not available
	c	Document in relation to Sales Tax Registration, if any applicable	: Not available
	d	Other major bills, if any	: Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundaries ? If so please elaborate comment on the same	: Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds of the valuation report and/or approved plan are not available at the time of preparation of TRL, please provide those comments subsequently, on making the same available to the advocate.	: Valuation report not available
40		Any harassment for creation of mortgage under any local or special enactments, delay of proper registration of documents, payment of proper stamp duty etc.	: No
41		Whether the Bank will be able to enforce S.O.F. of SI Act, if required against the property offered as security ?	: Not applicable

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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., or any act/provision to be taken by the Bank in this regard.	:	Not applicable
43	Whether the governing law/constitutional documents of the mortgage lender (that natural person) permits creation of mortgage and additional precautions, if any, to be taken in such cases.	:	Not applicable
44	Additional aspects relevant for investigation of title in per local laws.	:	No
45	Additional suggestions, if any, to safeguard the interest of Bank/ ensure the perfection of security.	:	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	:	M/s. Daman Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri R/o Flat No. 1273, Survala Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extra Road No. 1, IPDA, 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 Authority? If so, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement for sale is presented in the above Act Rules there under is executed?	:	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

Date : 19/08/2022

Place : Kota


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered in security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that of the said Equitable Mortgage is created. It will satisfy the requirements of creation of Equitable Mortgage and I further certify that :

2. I have examined the Documents in detail taking into account all the guidelines in the check list vide Annexure A and the other relevant factors.
3. I confirm having made a search in the Land Revenue records I am confirm having verified and checked the records of the relevant Government Offices, Sub-Registrar's Office (if), Revenue Records, Municipal Panchayat Office, Land Acquisition Office, Registrar of Companies (Office, if and if any) (wherever applicable). I do not find anything adverse which would prevent the Title Holder from creating a valid Mortgage. I am liable/responsible if any loss is caused to the Bank due to negligence on my part or by any agent in making search.
4. Following scrutiny of Land Records Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registering office and documents and certificates (if any), I hereby certify the genuineness of the Title Deeds. Stamp/Notarization, if any, has been obtained for making necessary enquiries.
5. There are no prior Mortgage Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 40 years from 2022 to 19.09.2022 pertaining to the Immovable Property (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgage charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable).N/A
7. Minor(s) and his/her interest in the property(ies) is to the extent of N/A. (Specify the share of the Minor with Name(s) Status and if not applicable).
8. The Mortgage if created will be available to the Bank for the liability of the intending Borrower. M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel No Sh. Rajaram Patel No Flat No. 1273, Navvalla Siddhi Siddhi Residency, P.No. 1-4, Rajner Gandhi Nagar Extra, Road No. 1, IPLA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel R/o Flat No. 1273, Navvalla Siddhi Siddhi Residency, P.No. 1-4, Rajner Gandhi Nagar Extra, Road No. 1, IPLA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds documents would create a valid and enforceable mortgage :

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

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patel
3. Minor(s) Letter No. 1163 dt. 25.07.22
4. Certificate No. 1163 dt. 25.07.22
5. Regd. Land Deed with Map dt. 25.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force

12. It is certified that the property is SAH-AES4 Compliant.

SCHEDULE OF THE PROPERTY (IES) S.No. 01-S, Ganderia, Village Kumbhari, Kota Raj.

East – Road

West – Other Land

North- S.No. 00-9

South- S.No. 00-7

Date: 19.09.2022

B.P. Dadbich, Advocate

BUDHI PRAKASH DADHICH
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Nanta, KOTA (Raj.)



श्रीमान् अशोक महाराज
मुख्याधी, राजस्व विभाग



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्र भूमि का गैर कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के विन 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1159

दिनांक 25-07-2022

कैलाश चन्दर डलपतजी एवं परिवारे श्रेष्ठिका इलाहाबादका राजेश कुमार पतिल गुप्त श्री राजाराम पतिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लेट नं० 1273, सुवासणी सिटी भिन्नी रेजीडेन्सी प्लॉट नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 1 आर्.पी.पार्क, कोटा

निवासी

अथवा

पट्टा धारक पेशा ★ शहर कार्यालय पता 2021

जन्मे

(नवनाम) श्री/श्रीमती/शुश्री पुत्र/पुत्री

निवासी

प्लॉट नं० Shop no. L.C.-9 क्षेत्रफल 8.24 वर्गमीटर

संलग्न ग्राम कुन्हाडी जमिन सं० 16, 17, 18

योजना गाउँभिया में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में लता भूखण्ड का पट्टा दिनांक के
निर्मादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

पंजीकृत अधिकारी
पंजीकृत अधिकारी के हस्ताक्षर मय मोहर
नगर विकास न्यास, कोटा

श्री राजेश कुमार, कोटा (पुत्र)

नोट - शर्त पीछे पृष्ठ पर उल्लिखित है।

- पंजीकृत/पंजीकृत संलग्न है।
- Registered and Enclosed/Registered Attached

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)

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

1C-9

Fee Receipt
Appendix I-Form No. 9 (Rules 75 & 131) Print Date 26-08-2022 5:21 PM

Fee Receipt No	: 202202123010728	Receipt Date	: 26/08/2022
Name	: B.P. DADHICH ADVOCATE, M/s Dadi's Developers Ltd	Document S. No.	: 202201123010498
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Estimated Value	: ₹ 0
Ord Registration Fee	: ₹ 0	Fee for Memorandum Us_54_57	: ₹
CR1 1	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us 26_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount #)

e-Gov Chalan 66628902 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Co-signer

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 PROPERTY**

1	a	Name of the Donor/Borrower/Unit/Office seeking opinion	: Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	: Nil		
	c	Name of the Borrower	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
2	a	Name of the Unit/concern/ company/person offering the properties as security	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
	b	Continuation of the Unit/concern /person/body/authority offering the property for creation of charge	: Individual/Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	: Borrower		
3		Complete or full description of the immovable properties offered as security including the following details.	:		
	a	Survey No.	: S.No. IC-9, Gardenia, Village Kumbhari, Kota Raj.		
	b	Plot/House no. (in case of house property)	: S.No. IC-9, Gardenia, Village Kumbhari, Kota Raj.		
	c	Extent/area including plinth built up area in case of house property	: 9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	: East - Road West - Other Land North - S.No. IC-10 South - S.No. IC-8		
4	a	Particulars of the documents submitted-serially and chronologically.	: 1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1159 dt. 25.07.22 4. Certificate No. 1159 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 17.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering authorities/other authorities to be examined.	: Regd. Lease Deed dt. S.No. 1 V.No. 1626 P.No. 24 S.No. 202203123/12889 dt. 17.08.22		
	Sl. NO.	Date	Name/Nature of the Document	Original/ certified copy /certified extract photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate.
	1	17.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/submit documents/pos certificate along with the TR.		: No	
6	a	Whether the records of registrar office or revenue authorities		: No	



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		relevant to the property in question are available for verification through any online portal or computer system. ?	
	b	If such online computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made. ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices ?	No
	c	Whether search has been made at all the offices named in (b) above ?	Yes
	d	Whether the records in the offices of registering sub-offices or any other records reveal registration of multiple title documents in respect of the property in question. ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And whenever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 10 years is mandatory.	01 years 2022 to 16.08.2022 DTT Kota allotted a S.No. 10/9, Gardens, Village Kumbhari, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil Ptn Plot No. 1273, Somarka Bihlhi Saldhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Farm, Road No. 1, IPTA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 17.08.22.
9		Nature of Title of the intended Mortgagee over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession Rights or from Holder or Govt. Grantee/ Allottee etc.)	Freehold
10		If leasehold, whether	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/ unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get reversal of the leasehold rights and restore the land.	Not applicable
11		If Govt. grant allotment/ Lease cum/ Sale Agreement, whether grant/ agreement etc. permits for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed whether	Not applicable
	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	Not applicable

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	e	The Gift Settlement Deed transfers the property to Donee	:	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	:	Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question	:	Not applicable
	f	Whether the Donee is in possession of the gifted property	:	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	:	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	:	Not applicable
13	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the requisite procedure to be followed to create a valid and enforceable mortgage	:	Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	:	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	:	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalities are completed/complied with	:	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	:	Not applicable
16		Whether the title documents include any testamentary documents/wills ?	:	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	:	Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	:	Not applicable
	c	Whether the property is managed on the basis of will ?	:	Not applicable
	d	Whether the original will is available ?	:	Not applicable
	e	Whether the original death certificate of the testator is available ?	:	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will), etc., which are relevant to rely on the will, availability of Mother's original title deeds are to be explained)	:	Not applicable
17	a	Whether the property is subject to any waqf rights ?	:	No
	b	Whether the property belongs to church/temple or any religious/ other institutions having any restriction in creation of charges on such properties ?	:	Not applicable
	c	Precautions/precautions, if any in respect of the above cases for creation of mortgage ?	:	Not applicable
18	a	When the property is a HUF joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	:	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	:	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	:	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	:	Not applicable
	c	If so additional precautions/precautions to be obtained for creation of valid mortgage ?	:	Not applicable

edf
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	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the market.	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage	Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	Not applicable
23	a	Whether the property is involved in an adjacent matter of any litigation which is pending or concluded ?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	Not applicable
	c	Whether the title documents have any court seal marking which prints out any litigation attachment security to court in respect of the property in question ? In such case please ascertain on such seal marking	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether thrown on hotchpot ? Whether formalities for the same have been completed as per applicable laws ?	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolutions, authorisation to create mortgage execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association (provision for company seal etc.	Not applicable
	b(i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Not applicable
	b(ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not applicable
	b(iii)	Whether the above search of charges reveals any prior charges encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	Not applicable
	b(iv)	If the search reveals encumbrances / charges, whether such charges encumbrances have been satisfied? Yes/No.	Not applicable
26		In case of Societies/ Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye laws	Not applicable
27	a	Whether any PUA is involved in the chain of title ?	No
	b	Whether the PUA is one couched with interest i.e. a Development Agreement cum Power of Attorney. If so, please	Not applicable

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	clearly whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietors/ Concerns in favour of their Partners/Employees/Authorized Representatives to sign Title Allotment Letters, MOAs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA.	Not applicable
	ii. Whether the POA is a registered one?	Not applicable
	iii. Whether the POA is a special or general one?	Not applicable
	iv. Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid, on the date of execution of the document in question. (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
g	Please comment on the genuineness of POA.	Not applicable
h	The impartial opinion on the authenticity and validity of the POA.	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment in residential/commercial complex, check and comment on the following:	No
a	Promoter's/Land owner's title in the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/Builder	Not applicable
d	Independent title verification of the Land and/or building in question	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
i	Consentance of group of Society/Co-ownership concerned	Not applicable
j	Occupancy Certificate/allotment letter/tenure of possession	Not applicable
k	Membership details in the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local/Municipal laws regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
o	Requirements, for noting the Hoad charges on the records of the Housing Society, if any	Not applicable
p	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any	Not applicable

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	a)	Whether the numbering pattern of the units/plots truly in all documents such as approved plan, agreement plan etc.	:	Not applicable
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 resumed under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if as satisfaction of charge, if any.	:	01 years 2022 to 26.08.2022
32		Details regarding property tax or land revenue or other statutory dues paid/pending as on date and if not paid, what remedy ?	:	Not applicable
33	a)	Defect land ceiling clearance, whether required and if as, details thereon.	:	Not applicable
	b)	Whether the Objective Certificate under the Income Tax Act is required/obtained.	:	Not applicable
34		Details of ETC, extracts mutation extracts Katha extracts pertaining to the property in question.	:	Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	:	Not applicable
36	a)	Whether the property offered as security is clearly demarcated ?	:	Yes
	b)	Whether the demarcation/ partition of the property is legally valid ?	:	Yes
	c)	Whether the property has clear access as per documents ? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	:	Yes
37		Whether the property can be identified from the following documents, and discrepancies, if any revealed on each scrutiny ?	:	Not available
	a)	Document in relation to electricity connection.	:	Not available
	b)	Document in relation to water connection.	:	Not available
	c)	Document in relation to Sales Tax Registration, if any applicable.	:	Not available
	d)	Other utility bills, if any.	:	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary ? If so please elaborate comment on the same.	:	Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of ITR, please provide these documents subsequently, on making the same available to the advocate.)	:	Valuation report not available
40		Any intimation for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	:	No
41		Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security ?	:	Not applicable

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4.2	In case of absence of original title deeds, details of loan and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not applicable
4.3	Whether the governing law constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
4.4	Additional aspects relevant for investigation of title as per local laws.	No
4.5	Additional suggestions, if any to safeguard the interest of Bank ensure the perfection of security.	N.A.
4.6	The specific persons who are required to execute mortgage to deposit documents creating mortgage.	M/s Dendra Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sunilko Ribhili Sahibi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPLA, Kota Raj.
4.7	Whether the Real Estate Project issues under Real Estate (Regulation and Development) Act, 2016? Y/N	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments in plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 26.08.2022

Place : Kota


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H/o 40, Vikas Nagar
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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the caption are valid evidence of title, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records, I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar's Office (s), Revenue Records, Municipal/Panchayat Offices, Land Acquisition Office, Registrar of Companies Office, Work Board (wherever applicable). I do not find anything adverse which would prevent the Title Holder from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned register office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious Deeds, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 60 years from 2022 to 2082 pertaining to the Immovable Property (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable) & A.
7. Minor (s) and his/her interest in the property(ies) is to be stated (if N/A) (Specify the share of the Minor with Name). Strike out if not applicable.
8. The Mortgage if created, will be available to the Bank for the liability of the intending Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil Plot No. 1273, Samalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 3, IPLA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil Plot No. 1273, Samalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 3, IPLA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

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

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Allotment Letter No. 1159 dt. 25.07.22
4. Certificate No. 1159 dt. 25.07.22
5. Regd. Lease Deed with Map dt. 17.09.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

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

SCHEDULE OF THE PROPERTY (SIS) S.No. 10-9, Gardens, Village Kuppah, Kota Raj

Type – Road

West – Other Land

North S.No. 10-10

South S.No. 10-8

Date - 26.08.2022



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Nanta, KOTA (Raj.)



धीरान् अर्जुन गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



राजस्थान नगरों में क्षेत्र भूमि भूगो का गैर-कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/1150

दिनांक 23/7/2022

वैकल्पिक श्रेणी व्यवस्थापन निम्न तथ्यांक अर्थात् हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री राजेश्वर पाटिल

पट्टा धारक का नाम

पुत्र/पुत्री

पत्नी
पंजीकृत व्यवसाय कबेट नं. 1233, मुवालक सिद्धी सिद्धी रेजीडेंसी प्लॉट नं. 1-4 पाखीव गाड़ी नंबर
निवासी विमान-सं. नं. 4 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक बैकर्स

★ शहर

कार्यालय पर

2021

जलिये

(पदनाम) श्री/श्रीमती/शुभ्री

पुत्र/पुत्री

निवासी

मुख्यपत्र स

Shop no. 1C-18

अवकाश

B-24 वर्गमीटर

राजस्थान पान

कु-सुखी

सासरा न

46, 47, 48

योजना

गार्डनियर

पं. स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पत्र में उक्त मुख्यपत्र का पट्टा विभाजित करने
विभाजित किया जाता है।

पट्टा धारक के हस्ताक्षर

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर गय मोहर
नगर विकास न्यास, कोटा

1

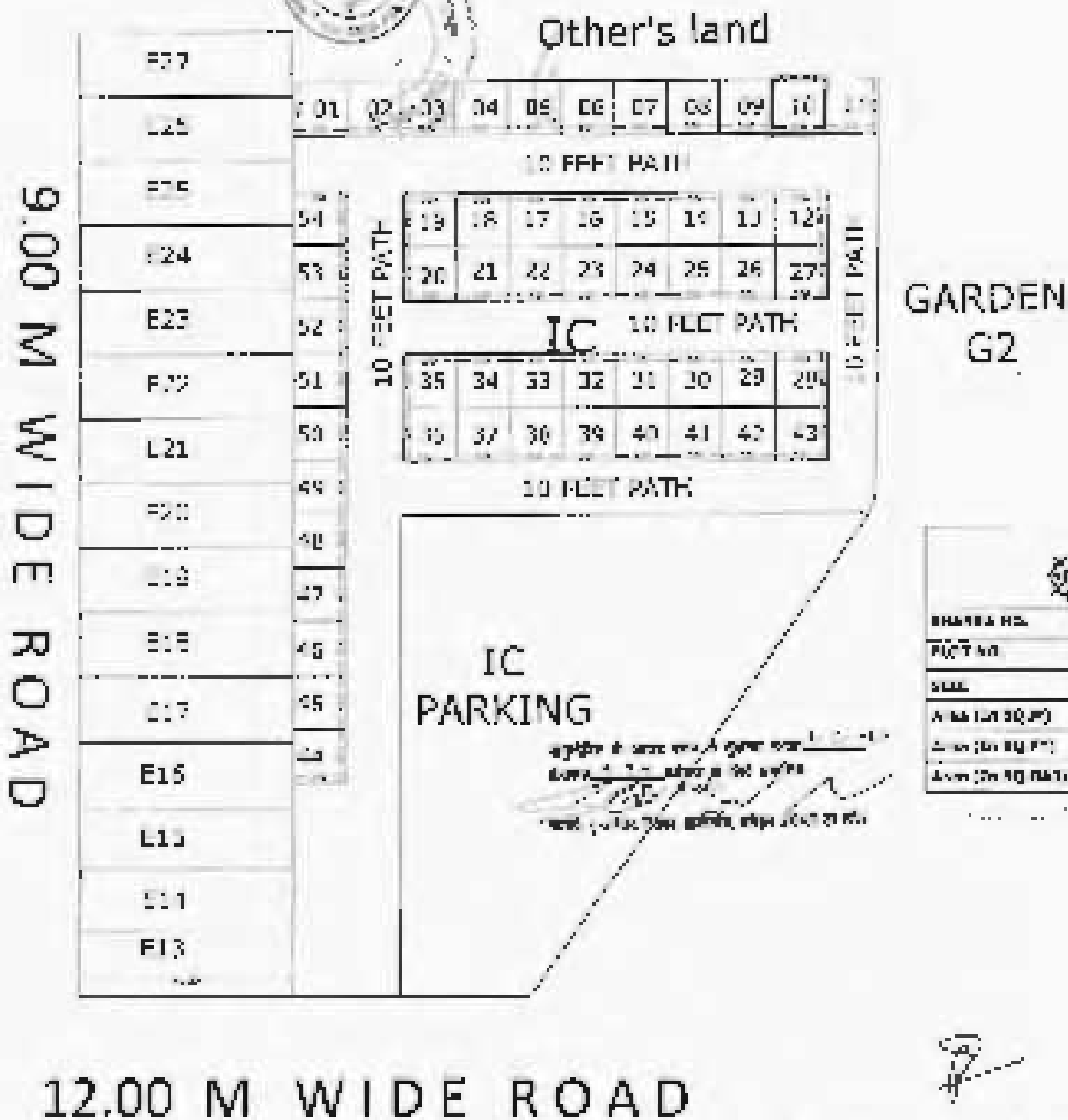
2

नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

- पंजीकृत/पुनर्जांच संलग्न 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, BHIA, KOTA-324005 (RAJASTHAN)



SHARDA NO.	47, 49
PLOT NO.	5.C IC
SCALE	3.64 x 3.64
Area (sq ft)	9.142
Area (sq ft)	99.40
Area (sq ft)	11.03

SIGNATURE OF OWNER

IC-10

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

Fee Receipt

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

Print Date : 22-06-2022 12:08 PM

Fee Receipt No	: 202202123019710	Receipt Date	: 22-06-2022
Name	: B.P. LADHICH ADVOCATE, M/s Derm Developers Ltd.	Document S. No	: 202201123018846
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Std-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_67	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Cessady	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

₹ 40 via Credit Card 712 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUD-REGISTRAR

B.P. Dadhich
Advocate

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**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil		
	c	Name of the Borrower	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
2	a	Name of the unit/concern/ company/person offering the property/ies as security.	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
	b	Constitution of the Unit/concern /person/body, authority offering the property for creation of charge	Individual/Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3		Complete or full description of the immovable property/ies offered as security including the following details			
	a	Survey No.	S.No. IC-10, Gardens, Village Kumbodi, Kota Raj.		
	b	Door/House no. (in case of house property)	S.No. IC-10, Gardens, Village Kumbodi, Kota Raj.		
	c	Extent/area including panch built up area in case of house property	9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	East – Road West – Other Land North-S.No. IC-11 South-S.No. IC-9		
4	a	Particulars of the documents scrutinized-serially and chronologically	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1160 dt. 25.07.22 4. Certificate No. 1160 dt. 25.07.22 5. Regd. Lease Deed with Map dt. 05.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified Note : Only originals or certified extracts from the registering/ land revenue/other authorities be examined.	Regd. Lease Deed dt B.No. 1 V.No. 1624 P.No. 27 S.No. 102203123112492 dt. 05.08.22		
	Sl. NO.	Title	Name/Nature of the Document	Original/ certified copy /certified extract/ photocopy, etc	In case of copies, whether the original was scrutinized by the Advocate
		05.08.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/seazch/encumbrance certificate along with the TRR.		No	

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6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices ?	No
	c	Whether search has been made at all the offices named at (b) above ?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory.	01 years 2022 to 22.08.2022 UTT Kota allotted a S.No. 1C-14, Gaudera, Village Kumbhari, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, TPIA, Kota Raj. on dt. 25.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Freehold
10		If Leasehold, whether :	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11		If Govt. grant/allotment/Lease-cum- Sale Agreement, whether grant/ agreement etc. provides for alienable rights in the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether :	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether	Not applicable


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	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to donee	: Not applicable
	d	Whether the Donor has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by registration or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question.	: Not applicable
	f	Whether the Donor is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
13	a	In case of partition/deed's settlement deeds, whether the original deed is available for deposit. If not the modality procedure to be followed to create a valid and enforceable mortgage	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalities are completed/complied with	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
14		Whether the title documents include any testamentary documents wills ?	: Not applicable
	a	In case of wills whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	: Not applicable
	c	Whether the property is named on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mutual Original title deeds are to be explained.)	: Not applicable
15	a	Whether the property is subject to any wakf rights ?	: No
	b	Whether the property belongs to church/temples or any religious other institutions having any restriction in creation or charges on such properties ?	: Not applicable
	c	Precautions/precautions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
16	a	Where the property is a Hindu joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objections/join in execution, minor's share (s), rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
17	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable

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	c	If so additional precautions/ permissions to be obtained for creation of valid mortgage ?	:	Not applicable
	d	Requirements, if any, for creation of mortgage as per the central state laws applicable to the trust in the matter.	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	:	Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	:	No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any court seal marking which puts at any linguistic attachment security to court in respect of the property in question ? In such case please ascertain in such seal marking.	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether shown in hotehpats ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a)	Whether the property belongs to a Limited Company check the Borrowing powers, Board resolution, authorisation to create mortgage/encumbrance of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association, provisions for common seal etc.	:	Not applicable
	a) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/ No.	:	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	:	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/ No.	:	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No.	:	Not applicable
26		In case of Societas, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any POA is involved in the chain of title ?	:	No


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	b	Whether the POA is one coupled with interest i.e. a Development Agreement cum Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
	e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
	ii	Whether the POA is a special one?	Not applicable
	iii	Whether the POA is a special or general one?	Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been sanctioned from the office of sub-registrar also?)	Not applicable
	g	Please comment on the genuineness of POA.	Not applicable
	h	The undersigned opinion on the enforceability and validity of the POA.	Not applicable
29		Whether mortgage is being created by a POA holder, then genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly created, stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
30		If the property is a flat/apartment in residential/commercial complex, check and comment on the following:	Yes
	a	Promoter's/Land owner's title to the land/building	Not applicable
	b	Development Agreement/Power of Attorney	Not applicable
	c	Extent of authority of the Developer/builder	Not applicable
	d	Independent title verification of the Land and/or building in question	Not applicable
	e	Agreement for sale (duly registered)	Not applicable
	f	Payment of proper stamp duty	Not applicable
	g	Rectification of registration of sale agreement, development agreement, POA, etc.	Not applicable
	h	Approval of building plan, permissions of appropriate local authority, etc.	Not applicable
	i	Consentance in favour of Society/Condominium concerned	Not applicable
	j	Occupancy Certificate's/other letter letters of possession	Not applicable
	k	Membership details in the Society etc.	Not applicable
	l	Share Certificates	Not applicable
	m	No Objection Letter from the Society	Not applicable
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Laws etc.	Not applicable
	o	Requirements, for noting the Draft charges on the records of the Housing Society, if any	Not applicable
	p	If the property is a vacant land, land reclamation is not to be	Not applicable


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		made, approval of layout and other precautions, if any.	
	a	Whether the numbering pattern of the units/fats tally in all documents such as approved plan, agreement plan etc.	Not applicable
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 Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 22.08.2022
32		Details regarding property tax or land revenue or other statutory dues paid payable as or due and if not paid, what remedy?	Not applicable
33	a	Urban land ceiling, charges, whether required and if so, details thereon.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
34		Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not applicable
40	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation pattern of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
37		Whether the property can be identified from the following descriptions and discrepancy/disharmonial circumstances, if any revealed on each reading?	Not available
	a	Document in relation to electricity connection.	Not available
	b	Document in relation to water connection.	Not available
	c	Document in relation to Sales Tax Registration, if any applicable.	Not available
	d	Other utility bills, if any.	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate comment on the same.	Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said documents and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, or ensure the same available to the advocate.)	Valuation report not available
40		Any encumbrances for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to approve SARFAESI Act, if required against the property offered as security?	Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	:	Not applicable
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any, to be taken in such cases.	:	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	:	No
45	Additional suggestions, if any, to safeguard the interest of Bank, ensuring the perfection of security.	:	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	:	M/s Denth Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri Plot No. 1273, Susewaka Rishi Siddhi Residency, P.No. 14, Rajeev Gandhi Nagar Extn. Road No. 1, IP1A, 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 Authority? If so, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/kules there under is executed?	:	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

Date : 22.08.2023

Place : Kota


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Nanta, KOTA (Raj.)

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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure II and the other relevant factors
3. I confirm having made a search in the Land/Revenue records, Taluqa/Gazfi (having verified and checked) the records of the relevant Government Offices/ Sub-Registrar's Office (s), Revenue Records, Municipal/Pracharya Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am held responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 years from 2022 to 22.08.2022 pertaining to the Immovable Property(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable) N/A
7. Minor(s) and his/her interest in the property must be of the order of N/A (Specify the share of the Minor with Name). Strike out if not applicable)
8. The Mortgage if created, will be available to the Bank for the liability of the ascending Borrower. M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, TPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, TPIA, Kota Raj. has/ have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage

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

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Allotment Letter No. 1160 dt. 25.07.22
4. Certificate No. 1160 dt. 25.07.22
5. Regd. Lease Deed with Map dt. 08.08.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

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

SCHEDULE OF THE PROPERTY (IES) S.No. 10-10, Gandaria, Village Kankarda, Kota Raj.


East - Road

West - Other Land

North- S.No. 10-11

South- S.No. 10-9

Date: 22.08.2022


B.P. Dadhich, Advocate
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Nanta, KOTA (Raj.)



भीमान् अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (रूढ़ि भूमि का पैर-क्षेत्रिक प्रयोग) के लिए उपयोग की
अनुज्ञा और आवंटन, नियम 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

कपाक / 1137

दिनांक 20-07-2022

पेचवाई होगी इच्छापूर्वक लिख जारिषे अधीनस्थ हस्ताक्षरकर्ता राजेश कुमार गजिन पुत्र श्री राजाराम गजिन

पट्टा धारक का नाम पुत्र / पुत्री

पंजीकृत कार्यालय अंक: ग/1273, सुकल्ला सिड्डी सिड्डी ए.पी.के.सी. फ्लैट नं. 1-4 राजीव गांधी नगर
निवासी विस्तार क्षेत्र नं. 1 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक गैरवासी ★ शहर कार्यालय पता 2021

जारिये

(पदनाम) श्री / श्रीमती / भुखी पुत्र / पुत्री

निवासी

मुखण्ड सं Shop no. LC-11 क्षेत्रफल 0.24 वर्गमीटर

राजस्व प्राप्ति कुन्दाखी खसरा सं. 46, 47, 48

योजना गार्डनिंग से लिता है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के उस में सख्त हस्ताक्षर का पट्टा दिनांक से निश्चित किया जाता है।

पट्टा धारक के हस्ताक्षर

उप निर्देशक, कोटा (ग्राम)

प्राधिकृत अधिकारी के हस्ताक्षर दिनेश मोहर
(अधीनस्थ)
कार विभाग, कोटा

1.

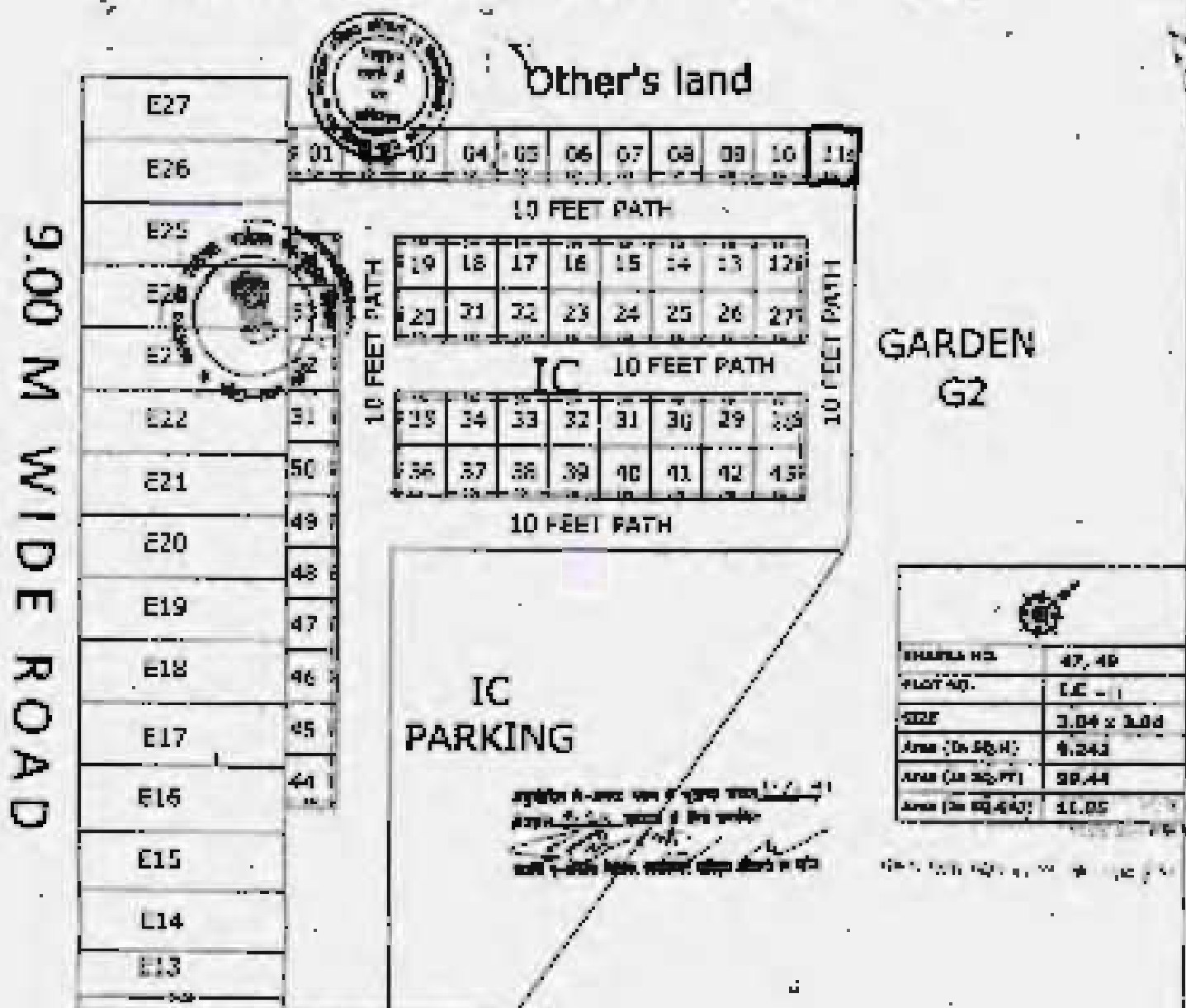
2.

नोट - सर्वे गीत पृष्ठ पर जोड़ित है।

- पंजीकृत/पुष्पांकन संलग्न 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 Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA 4**

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date: 12-03-2022 6:14 PM

Fee Receipt No	: 20220123016318	Receipt Date	: 12/03/2022
Name	: B. M. DADHICH & PARTNERS, M/s Dadach Developers Ltd.	Document S. No	: 20220123015720
Address	: KOTA		
Document Type	: Inspection And Receipt		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum U/s 54, 87	: ₹
GST	: ₹ 0	Certified copying fee U/s 57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 00
U/s 25, 34	: ₹ 0	Submission	: ₹ 0
Currency	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 00
From Year 2022 To Year 2022		Total Amount	: ₹ 00

Made of Payment (If Made Number Amount 0)

Signature of person responsible to

Signature of presenter or applicant for
copy or Search certificate

Signature of notary
and date of return receipt

Cashier

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 PROPERTY**


1	a	Name of the Branch/Business Unit (After working opinion)	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents required for scrutiny are forwarded	Nil		
	c	Name of the Borrower	M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Survalika, Buddha Siddha Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPLA, Kota Raj.		
2	a	Name of the institution/company/person offering the property as security	M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Survalika, Buddha Siddha Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPLA, Kota Raj.		
	b	Constitution of the Unit/trust etc. (person/body) authority offering the property for creation of charge	Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3	Complete or full description of the immovable property/ies offered as security including the following details				
	a	Survey No.	S.No. KC-11, Gardenia, Village Kuchadi, Kota Raj.		
	b	Door Number (in case of house/property)	S.No. KC-11, Gardenia, Village Kuchadi, Kota Raj.		
	c	Extent/area including plot/s built up area in case of house/property	9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, region, taluk, sub-district etc. Boundaries.	East - Road West - Other Land North - Park South - S.No. KC-10		
4	a	Particulars of the documents scrutinized serially and chronologically	1. Certificate of Incorporation M/s Devim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patel 3. Affidavit Letter No. 1137 dt. 28/07/22 4. Certificate No. 1137 dt. 28/07/22 5. Regd. Lease Deed with Map dt. 28/07/22		
	b	Notarization of documents verified and as to whether they are originals or certified copies or registration extracts duly certified	Regd. Lease Deed dt. B.No. 1 V.No. 1622 P.No. 126 S.No. 202204123412195 dt. 29.07.22		
	Note : Only originals in verified extracts from the registering and revenue authorities be accepted				
	Sl. No.	Date	Name/Nature of the Document	Original copy extracted/placement, etc.	In case of copies whether the original was submitted by the Advocate
	1	28/07/22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search encumbrance certificate along with the TIR.		No		

all
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6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question, from the predecessors in title interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title records/records for a period of not less than 30 years is mandatory.	61 years 1962 to 12.08.2022 ITT Kota allotted a P.No. 10-11, Gardenia, Village Kumbhari, Kota Raj to M/s Danden Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel B/o Sh. Rajaram Patel B/o Flat No. 1273, Suwalka Mahila Siddhi Residency, P.No. 1-4, Rajaw Gandhi Nagar East, Road No. 1, PPA, Kota Raj, on dt. 29.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 29.07.22.
9		Nature of Title of the intended Mortgage over the Property (whether full ownership rights, Leasehold Rights, Occupancy Possession Rights or leasehold or Joint Ownership/Allotment etc.)	Freehold
10		If leasehold, whether	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessor is permitted to mortgage the Leasehold right	Not applicable
	c	Duration of the Lease/unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessor as to whether lease deed permits sub-leasing and mortgage by Sub-Lessor also.	
	e	Whether the leasehold rights permits for the creation of any superstructure if applicable?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	Not applicable
11		If Govt. grant/allotment/Lease-cum-Sale Agreement, whether grant/ agreement etc. provides for alienable rights in the mortgage with or without conditions, the mortgage is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether	Not applicable
	a	Such right is heritable and transferrable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether	Not applicable


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	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by acquiescence or by actions	: Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question.	: Not applicable
	f	Whether the Donor is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the execution of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
15	a	In case of partition family settlement deeds whether the original deed is available for deposit. If not the mortgage procedure to be followed to create a valid and enforceable mortgage	: Not applicable
	b	Whether mortgagor has been offered and whether the mortgagor is in possession and enjoyment of his share	: Not applicable
	c	Whether the partition deed is valid in law and the mortgagor has acquired a mortgageable title thereon	: Not applicable
	d	In respect of partition by a decree of court whether such decree has become final and all other conditions/formalities are completed according to law	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precaution to be taken for avoiding multiple mortgages ?	: Not applicable
16		Whether the title documents include any testamentary documents wills ?	: Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	b	Whether will is the mortgagor's voluntary probated if so whether the same is presented by a competent court ?	: Not applicable
	c	Whether the property is mortgaged on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness validity of the will, all parties have acted upon the will etc. which are relevant to rely on the will, availability of Motions/ legal help deeds are to be explained)	: Not applicable
17	a	Whether the property is subject to any trust rights ?	: No
	b	Whether the property belongs to church/temple or any religious other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Dispositions permissions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a H.U. joint family property mortgage is created for family benefit legal necessity, whether the Mitn Kaparman has no objection, joint or execution, minor's share if any, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable


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	c	If so additional precautions/ permissions to be obtained for creation of valid mortgage ?	:	Not applicable
	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage	:	Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permissions obtained	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security viz. Agricultural Laws, worker sections, mines/mines, Land Laws, SPZ, regulations, Canal Zone Regulations, Environmental Clearance etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed and acquisition proceedings ?	:	No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search enquiry	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any ardent seal-marking which points out any litigation/ attachment scrutiny to court in respect of the property in question ? In such case please comment on such seal marking	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	:	Not applicable
	b	Property belonging to partners, whether thrown on her/his/its ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	:	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Boarding powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association, provision for common seal etc.	:	Not applicable
	b	i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	:	Not applicable
		ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	:	Not applicable
		iii) Whether the above search of charges reveals any prior charges encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/ No	:	Not applicable
		iv) If the search reveals encumbrances / charges, whether such charges encumbrances have been satisfied? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority, power to borrower and whether the mortgage can be created, and the requisite regulations, bye laws.	:	Not applicable
27	a	Whether any PCA is involved in the chain of title ?	:	No


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b	Whether the POA is one coupled with interest i.e. a Development Agreement-Power of Attorney, if so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is irrevocable as per law.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Title Allotment Letters, RDCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of Flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
	i. Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
	ii. Whether the POA is a registered one?	Not applicable
	iii. Whether the POA is a special or general one?	Not applicable
	iv. Whether the POA contains a specific authority for execution of title documents in question?	Not applicable
f	Whether the POA was in force and not revoked or has become invalid on the date of execution of the document in question? (Please clarify whether the same has been mentioned from the office of sub-registrar also?)	Not applicable
g	Please comment on the genuineness of POA?	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA.	Not applicable
25	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
26	If the property is a flat/apartment or residential commercial complex, check and comment on the following:	No
	a. Possessor's Land owner's title in the land/building	Not applicable
	b. Development Agreement/Power of Attorney	Not applicable
	c. Consent of authorities of the Developer/builder	Not applicable
	d. Independent title verification of the Land and/or building in question	Not applicable
	e. Agreement for sale (duly registered)	Not applicable
	f. Payment of proper stamp duty	Not applicable
	g. Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
	h. Approval of building plan, permission of appropriate local authority, etc.	Not applicable
	i. Conveyance in favour of Society/ Condominium concerned	Not applicable
	j. Occupancy Certificate/owner's letter of possession	Not applicable
	k. Membership details in the Society, etc.	Not applicable
	l. Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
	n. All legal requirements under the local Municipal laws regarding ownership of this Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
	o. Encumbrances, including the Bank charges on the records of the Financing Society, if any	Not applicable
	p. If the property is a vacant land and construction is yet to be	Not applicable


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	made approval of by-law and other provisions, if any.	
g	Whether the numbering pattern of the plots fits tally in all documents such as approved plan, agreement plan etc.	Not applicable
10	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
11	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 11.04.2022
12	Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remains?	Not applicable
13	a Urban land ceiling document, whether required and if so, details thereon.	Not applicable
	b Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
14	Details of RTC extract/mutation extracts/Kachra extracts pertaining to the property in question.	Not applicable
15	Whether the name of mortgage is reflected as entry in the revenue Municipal/Village records?	Not applicable
16	a Whether the property offered as security is clearly demarcated?	Yes
	b Whether the demarcation/ partition of the property is legally valid?	Yes
	c Whether the property has open access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
17	Whether the property can be identified from the following documents, and disprove doubtful circumstances, if any revealed on each scrutiny?	Not available
	a Document in relation to electricity connection.	Not available
	b Document in relation to water connection.	Not available
	c Document in relation to Sales Tax Registration, if any applicable.	Not available
	d Other utility bills, if any.	Not available
18	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) on the actual current boundaries? If so, prove otherwise, occurred on the same.	Not applicable
19	If the valuation report and/or approved/structured plans are made available, please comment on the same including the contents on the description and boundaries of the property on the said document and that on the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these documents subsequently, on making the same available to the advocate.)	Valuation report not available
20	Any restriction for creation of mortgage under any local or special enactment, details of proper registration of documents, payment of proper stamp duty etc.	No
21	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., or also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing and constitutional documents of the mortgagee (other than natural persons) permits creation of mortgage and additional precautions, if any, to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per law/laws	No
45	Additional suggestions, if any, to safeguard the interest of Bank, ensuring the perfection of security	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/s. Demira Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel No. Sh. Rajaram Patel R/o Flat No. 1273, Naraina Buddha Sadak Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 3, IPDA, Kota Raj.
47	Whether the Real Estate Project names under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as presented in the above Act Rules there under is executed?	Not applicable
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 12.09.2022

Place: Kota


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and referred as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :

2. I have examined the Deeds/Deeds in Detail, taking into account all the guidelines in the check the title Annexure II and the other relevant Deeds.
3. I confirm having made a search in the Land Revenue records, I also confirm having searched and checked the records of the relevant Government Offices/ Sub Registrar's Office (s), Revenue Records, Municipal Corporation Office, Land Acquisition Office, Registrar of Companies Office, Ward/Board wherever applicable. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am fully responsible, if any, loss is caused to the Bank, due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of each title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Any previous Deeds, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 years from 2022 to 12.08.2022 pertaining to the Immovable Property (s) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second subsequent charge in favour of the Bank, there are no other mortgages/charges other than already noted in the Title documents are agreed to by the Mortgagee and the Bank (Delete, wherever is not applicable) N/A.
7. Minor(ies) and his/her interest in the property(ies) is to be extent of N/A (Specify the share of the Minor, with Name). Strike out if not applicable.
8. The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pahl S/o Sh. Rajaram Pahl R/o Flat No. 1273, Survaika Riddhi Siddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Extra, Road No. 1, IPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pahl S/o Sh. Rajaram Pahl R/o Flat No. 1273, Survaika Riddhi Siddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Extra, Road No. 1, IPIA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies); I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of Title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage :

Notes- (Please copy of Document No. 2 to 5 to be taken for the registration of project under RERA Act)

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Pahl
3. Affidavit Letter No. 1157 dt. 28.07.22
4. Certificate No. 1157 dt. 20.07.22
5. Regd. Lease Deed with Map dt. 20.07.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

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

SCHEDULE OF THE PROPERTY (IES) (IES) & No. IC-11, Gargenda, Village Kunkarh, Kota (Raj)

East – Road

West – Other Land

North – Road

South & No. IC-10

Date : 12.08.2022

B.P. Dadhiach, Advocate

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



श्रीमान अशोक गहलोत
एडवोकेट, राजस्थान हाइकोर्ट



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कमि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 1104

दिनांक 20-07-2022

मैसर्स डेविंग मकलणर्स लिमिटेड अर्थात् श्रीमान राजेश कुमार पाटिल पुत्र श्री राजाराम शर्मा

पट्टा धारक का नाम

पुन/पुत्री

पंजीकृत कार्यालय प्लॉट नं. 1373, सुवालका सिटी सिटी एंजीनियर्स प्लॉट का 1-4 राजीव गांधी भवन

निवासी: विस्तार रोड नं. 1 आई पी आई ए. कोटा

अथवा

पट्टा धारक नैसर्ग

★ शहर

कार्यालय प्लॉट

2021

जन्मे

(पदनाम) श्री/श्रीमती/शुश्री

पुन/पुत्री

निवासी

सूचना सं.

Shop no. LC-12

सूचना सं.

824 वर्गमीटर

राजस्थान राज्य

सूचना सं.

सूचना सं.

46,47,49

सूचना सं.

नार्थिंग

में स्थित है।

स्थानोप निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त सूचना का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1. _____

2. _____

जय प्रकाश, कोटा (सूचना)

प्राधिकृत अधिकारी के हस्ताक्षर भय मोहर

(अपसिद्ध)

कमर विभाग-44, कोटा

नोट - शर्त कीड़े पृष्ठ पर अंकित है।

- पंजीकृत/पुष्पांकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(क्षेत्री भूमि का गैर-कृषि प्रयोजन के लिए उपयोग की अनुमति और आवंटन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने विहित विधियों के तहत एक नया नाम रखा कर दी है। अब उसका मुख्य रूप से कृषि क्षेत्र से होगा है।
2. पट्टा धारक को प्रत्येक वर्ष लीज रकम _____ प्रति वर्ष प्राथमिक रूप से जमा करानी होगी। एक बार निवेश की गई लीज रकम 15 वर्ष के अवधि और पूरापट्टे के प्रत्येक विकल्प / इस्तेमाल पर 25 प्रतिशत की वृद्धि होगी।
3. पट्टा धारक द्वारा मुख्य रूप से / निर्दिष्ट क्षेत्र का उपयोग नहीं किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। मुख्य रूप से प्रस्तावित पतन विनियम के तहत निर्धारित अनुमति में उल्लेखित उपयोग अनुमति होगी, पट्टा प्रत्येक उपयोग हेतु निर्धारित पत्राचारों की मांगों पूर्तिपूर्ति की जावे।
4. पट्टा धारक सभी मुख्य रूप से निर्दिष्ट प्रकार के उपयोग के अलावा अन्य उपयोग के लिए पट्टे (लीज लीज) पर भी द सकना।
5. पट्टा धारक को विकल्प / इस्तेमाल पर प्रस्ताव के बाद से नाम परिवर्तन के लिए विकल्प में निर्धारित शुल्क आवंटन के साथ परीक्षण विकल्प पर आवेदन प्रस्तुत करने चाहेंगे, पट्टा धारकधारक ने उल्लेखितकारी के मांगों में कोई प्रति देना नहीं होगी।
6. पट्टा विलेख का उपयोग / जीवन बीमा निधि / अनुमति संबंधों के पत्राचार (सर्वेक्षण) सदा का सर्वेक्षण जिसके लिए लाभांश विकल्प के अनुपयोग प्रभाव पर (MCC) की आवश्यकता नहीं होगी।
7. मुख्य रूप से पतन निर्माण परवर्तित पतन विनियमों के प्रावधानों तहत करना होगा।
8. पट्टा धारता (लाभांश विकल्प) की बिना स्वीकृति के मुख्य रूप से अनुमति / अनुमति में नु उपयोग परवर्तित नहीं किया जा सकना।
9. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित उन से अधिक पैसाएं देना या सकना अथवा पट्टा विलेख निरस्त किया जा सकना है।
10. पट्टा विलेख के निरस्तन के अलावा निम्न विकल्पों को छोड़ कर पट्टा विलेख प्राप्त किया गया है जो उसके मुख्य रूप से पट्टा निरस्त किया जा सकना।
11. पट्टा विलेख की प्रत्येक में अनुमति विकल्प पर होने वाले पतन विकल्पधारता / पतन निर्माण स्थापना के अतिरिक्त द्वारा पतन किया जावेगा।
12. पट्टा विलेख रीन जतिविधियों निर्धारों नीति विनियम के तहत जारी किया गया है। इनके सभी प्रावधानों में कोई लागू नहीं निर्धारों पतन नहीं करने पर पट्टा विलेख निरस्त जा सकना।

धारा _____

नोट - निर्धारित मुख्य रूप से नहीं द, द लागू नहीं होगी।

स्थायी हदों हेतु पट्टे की शर्तें फल सकि।

मुख्य रूप से पट्टे की शर्तों का विवरण -

पूर्व 3.6-1.3 पश्चिम 3.6-1.3
उत्तर 3.6-1.3 दक्षिण 3.6-1.3

पट्टा धारक के हस्ताक्षर

1. [Signature]

अनुमति

2. _____

अनुमति

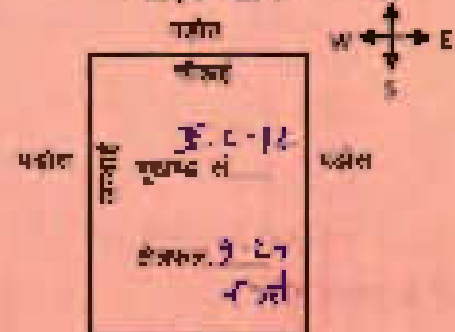
साक्षी -

हस्ताक्षर [Signature]

नाम Muhammad
या Chakheer

अनुमति

साइट प्लान



सड़क की चौकड़

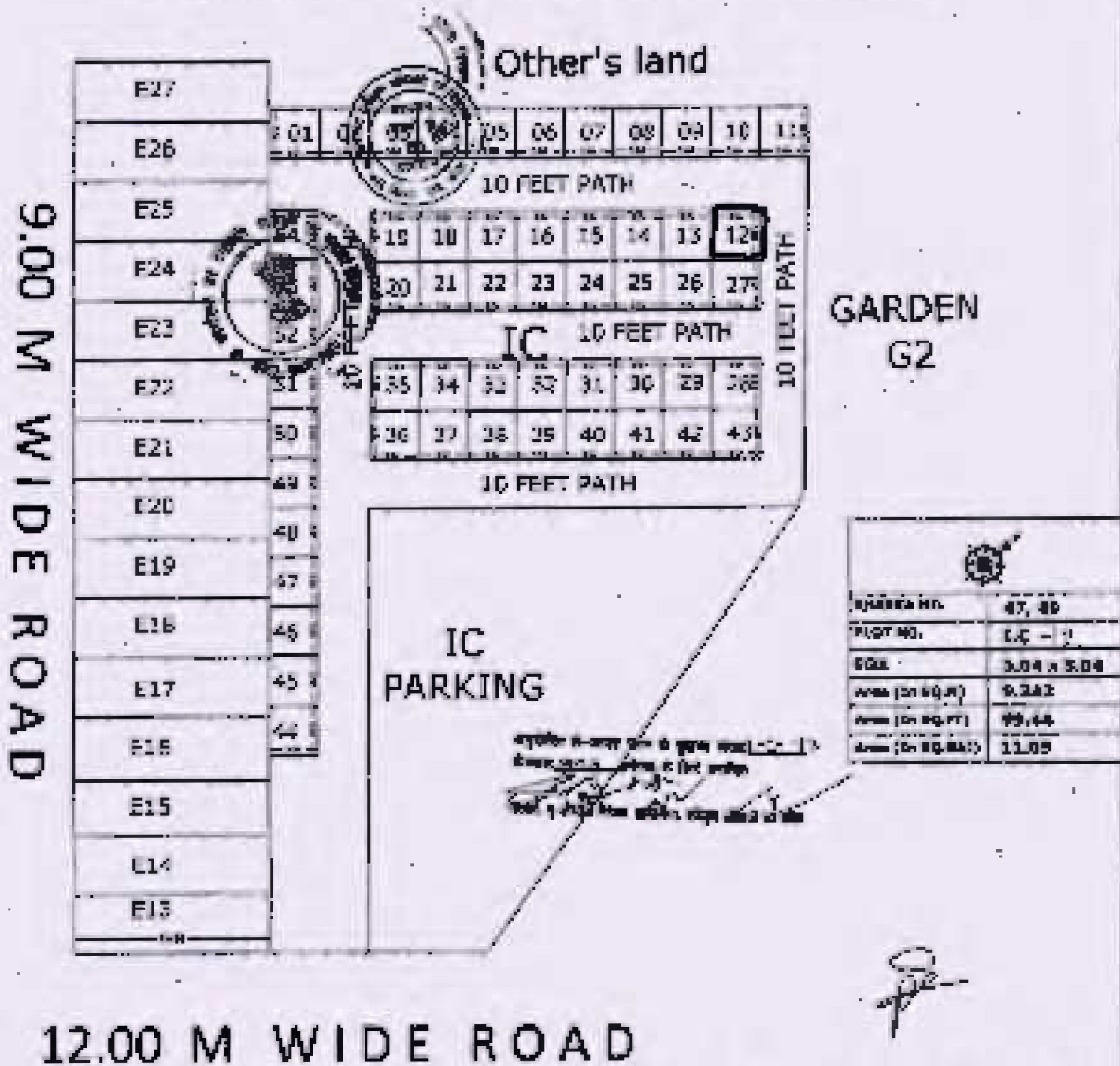
साइट प्लान अलग से भी संलग्न कर सकते हैं।

प्रधिकृत अधिकारी के हस्ताक्षर [Signature]
विभागीय
पत्राचार [Signature]

- परीक्षित / पुरातन संलग्न 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)**



**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-4**

**Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 157)**

Print Date : 12-08-2022 8:13 PM

Fee Receipt No	: 202202123018318	Receipt Date	: 12/08/2022
Name	: B.P. DASHICH ADVOCATE, MA Dasha Developers Ltd.	Document S. No.	: 202202123018318
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum U/s 54, 57	: ₹
OSI	: ₹ 0	Certified copying fees U/s 57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
U/s 28, 34	: ₹ 0	Commission	: ₹ 0
Remedy	: ₹	Other	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other Mode Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Made of Payment (Mode Number Amount ₹)

₹ -/0000 Cash 05480005 ₹ 50

Signature of Presenter or applicant for
copy of Search certificate

Signature of recipient
and date of return receipt

Cash No.


SUB-REGISTRAR

B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295- 87507

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**


1	a	Name of the Branch Business Unit/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj		
	b	Reference No. and date of the letter under the cover of which the documents required for scrutiny are forwarded	Nil		
	c	Name of the Borrower	M/s Desim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
2	a	Name of the undersigned company/person offering the property as security.	M/s Desim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
	b	Constitution of the Undertaker (person/body/institution offering the property for creation of charge)	Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower		
3		Complete or full description of the immovable property as offered as security including the following details			
	a	Survey No.	S.No. 10-12, Gurdasia, Village Kanhadi, Kota Raj		
	b	Door House no. (in case of house property)	S.No. 10-12, Gurdasia, Village Kanhadi, Kota Raj		
	c	Extent area including plinth built up area in case of house property	9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, registration, sub-district etc. boundaries	East - S.No. 10-12 West - Road North - Road South - S.No. 10-13		
4	a	Particulars of the documents scrutinized serially and chronologically	1. Certificate of Incorporation M/s Desim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1104 dt. 30.07.22 4. Certificate No. 1104 dt. 30.07.22 5. Regd. Lease Deed with Map dt. 29.07.22		
	b	Nature of documents verified and as to whether they are originals or verified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering land revenue other authorities be examined.	Regd. Lease Deed dt. B.No. 1 V.No. 1822 P.No. 124 S.No. 102205125112193 dt. 29.07.22		
	SL. NO.	Date	Name/Nature of the Document	Original/verified copy/extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
	1	29.07.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents searched/scrutinized certificate along with the R.R.		No	


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Mob. – 98295-87807


6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices ?	No
	c	Whether search has been made at all the offices specified in (b) above ?	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		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And whenever Minor's interest or other class on title is involved, search should be made for a further period, depending on the need for clearance of such class on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory.	01 years 1922 to 12.06.2022 11T Kota allotted a S.No. FC-12, Gardenia, Village Kumbhari, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Ragaram Patel R/o Flat No. 1273, Suwalka Khidhi Sadhin Residency, P.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, 101A, Kota Raj. on dt. 26.07.22 and executed a Regd. Lease Deed in favour of firm on dt. 29.07.22
9		Nature of Title of the Intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy, Possession Rights or Inam Holder or Govt. Guarantee Advance etc.)	Freehold
10		If leasehold, whether :	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/agreed period of lease	Not applicable
	d	If, a sub lease, check the lease deed is favour of Lessee as in whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11		If Govt. guaranteed Lease-ten- Sale Agreement, whether joint agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable


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	a	The Gift Settlement Deed is duly stamped and registered.	:	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses.	:	Not applicable
	c	The Gift Settlement Deed transfers the property to Donee.	:	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by implication or by actions.	:	Not applicable
	e	Whether there is any restriction on the Donee in executing the gift settlement deed in question.	:	Not applicable
	f	Whether the Donee is in possession of the gifted property.	:	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	:	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed.	:	Not applicable
12	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 mortgage.	:	Not applicable
	b	Whether mortgage has been effected and whether the mortgagor is in possession and enjoyment of his share.	:	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title therein.	:	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	:	Not applicable
	e	Whether any of the documents in question are executed in contravention or in more than one set. If so, additional precautions to be taken for avoiding multiple mortgages?	:	Not applicable
13		Whether the title documents include any testamentary documents/wills?	:	Not applicable
	a	In case of will, whether the will is registered will or unregistered will?	:	Not applicable
	b	Whether will in the master needs a mandatory probate and if so whether the same is probated by a competent court?	:	Not applicable
	c	Whether the property is mortgaged on the basis of will?	:	Not applicable
	d	Whether the original will is available?	:	Not applicable
	e	Whether the original death certificate of the testator is available?	:	Not applicable
	f	What are the circumstances and/or documents to establish the will in question as the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother Original title deeds are to be explained.)	:	Not applicable
17	a	Whether the property is subject to any wakf rights?	:	No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	:	Not applicable
	c	Precautions/precautions, if any in respect of the above cases for creation of mortgage?	:	Not applicable
18	a	Where the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	:	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	:	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	:	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	:	Not applicable


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	c	If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	d	Requirements, if any, for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the land has mortgaged of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	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 advance the mortgage.	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/same/same obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, worker sections, minorities, Land Laws, ST/ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future outcome?	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/attachment/seizure to exist in respect of the property in question? In such case please comment on each seal marking.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether thereon in individuals? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c	Whether the partners/creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, where the Borrowing powers/Board resolution/authorisation to create mortgage/execution of documents/Registration of any prior charges with the Company Registrar (RCC), Articles of Association/provisions for company stat, etc.	Not applicable
	b	Whether the property to be mortgaged is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	c	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company/partners?	Not applicable
	d	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No.	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No.	Not applicable
26		In case of Societies/ Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, by-laws.	Not applicable
27	a	Whether sec 19(4), is involved in the chain of title?	No

b	Whether the POA is one coupled with interest i.e. a Development Agreement-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is irrevocable as per law.	:	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA received is (i) one executed by the Builders viz. Companies/ Firms/ Individuals/ or Proprietary Concerns in favour of their Partners/Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/suits (Builder's POA) or (ii) other type of POA of Company (POA).	:	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	:	Not applicable
e	In case of common POA i.e. POA other than Builder's POA, please clarify the following clauses in respect of POA.	:	Not applicable
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA ?	:	Not applicable
	ii) Whether the POA is a registered one ?	:	Not applicable
	iii) Whether the POA is a special or general one ?	:	Not applicable
	iv) Whether the POA contains a specific authority for execution of title document in question ?	:	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been witnessed from the office of sub-registrar also ?)	:	Not applicable
g	Please comment on the genuineness of POA ?	:	Not applicable
h	The undersigned opinion on the authenticity and validity of the POA ?	:	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed, stamped/authenticated in terms of the Law of the place, where it is executed.	:	Not applicable
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	:	No
	a) Promoter's/ Land owner's title in the land/building	:	Not applicable
	b) Development Agreement/Power of Attorney	:	Not applicable
	c) Extent of authority of the Developer/Builder	:	Not applicable
	d) Independent title verification of the Land and/or building in question	:	Not applicable
	e) Agreement for sale (duly registered)	:	Not applicable
	f) Payment of proper stamp duty	:	Not applicable
	g) Requirement of registration of sale agreement, development agreement, POA, etc.	:	Not applicable
	h) Approval of building plan, permission of occupying local authority, etc.	:	Not applicable
	i) Conveyance in favour of Society/ Condominium concerned	:	Not applicable
	j) Occupancy Certificate/allotment letter/letter of possession	:	Not applicable
	k) Membership details in the Society etc.	:	Not applicable
	l) Share Certificates	:	Not applicable
	m) No Objection Letter from the Society	:	Not applicable
	n) All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	:	Not applicable
	o) Requirements for noting the bank charges on the records of the Financing Society, if any	:	Not applicable
	p) If the property is a vacant land and construction is yet to be	:	Not applicable

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		made, approval of In-situ and other permissions, if any.	
	3	Whether the numbering pattern of the title files tally in all documents such as approved plan, consent plan etc.	Not applicable
30		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Loans etc. and details thereof.	Not applicable
31		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2022 to 12.08.2023
32		Details regarding property tax or local revenue in whose statutory dues paid payable as on date and if not paid, what remedy ?	Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/required.	Not applicable
34		Details of RTC, extract mutation, extracts Katcha extracts pertaining to the property in question.	Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue Municipal Village records ?	Not applicable
36	a	Whether the property offered as security is clearly demarcated ?	Yes
	b	Whether the demarcation pattern of the property is legally valid ?	Yes
	c	Whether the property has clear access as per documents ? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be)	Yes
37		Whether the property can be identified from the following documents, and discrepancies/doubtful circumstances, if any revealed as such reveal ?	Not available
	A	Document in relation to electricity connection	Not available
	B	Document in relation to water connection	Not available
	c	Document in relation to Sales Tax Registration, if any applicable	Not available
	d	Other utility bills, if any	Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents, (such as valuation report, survey bills, etc.) or the agreed current boundary ? If so please elaborate comments on the same.	Not applicable
39		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that all the bills deeds (If the valuation report and/or approved plans are not available at the time of preparation of TRR, please provide these documents subsequently, on making the same available to the advocate.)	Valuation report not available
40		Any transmission for creation of mortgage under any local or special enactment, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the bank will be able to enforce SANKALP Act, if required against the property offered as security ?	Not applicable


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


B.P. Dadhich
Advocate

Resident & Office
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295- 87307

42	In case of absence of original title deeds, details of local and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not applicable.
43	Whether the governing law/constitutional documents of the mortgagee (other than natural persons) permits creation of mortgage and additional precautions, if any, to be taken in such cases.	Not applicable.
44	Additional aspects relevant for investigation of title as per local laws.	No.
45	Advisory suggestions, if any, to safeguard the interest of Bank, restricting the performance of security.	N/A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/s. Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Survalka Roadhi Siddhi Residency, P.No. 1-4, Rajaw Gandhi Nagar Extra. Road No. 1, HPIA, 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 Authority? If so, the details of such registration are to be furnished.	Not applicable.
	Whether the registered agreement for sale as presented in the above Annex I under is extended?	Not applicable.
	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable.

Date : 12/08/2022

Place : Kota


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
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R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule properties and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the schedule are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in Detail, taking into account all the provisions in the check list code Annexure B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records, I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar's Office(s), Revenue Records, Municipal Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Water Board (wherever applicable). I do not find anything adverse which would prevent the Title Deeds from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Revenue/Revenue Records, original Title Deeds, certified copies of each title deeds obtained from the concerned register office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicion/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage Charges encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 80 years from 2022 to 12.08.2022 pertaining to the Immovable Property/ Goods covered by above said Title Deeds. The property is free from all encumbrances.
6. In case of second/subsequent change in favour of the Bank, there are no other mortgages charges other than already stated in the Last documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable).N/A.
7. Minor(s) and his/her interest in the property (ies) is to be taken of. N/A.(Specify the share of the Minor with Name). Strike out if not applicable.
8. The Mortgage if created, will be available to the Bank for the facility of the impending Borrower. M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, IPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, IPIA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

None. (True copy of Document No. 1 to 5 to be taken for the registration of project under RERA Act)

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Allotment Letter No. 1104 dt. 20.07.22
4. Certificate No. 1104 dt. 20.07.22
5. Regd. Lease Deed with Map dt. 29.03.22

11. There are no legal impediments for creation of the Mortgage on production of above the bonds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

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

SCHEDULE OF TITLE (BANKERS) DES) S.No. 10-12, Gaudania, Village Kuchad, Kota Raj.

East - S.No. 10-17

West - Road

North - Road

South - S.No. 10-13

Date: 12.08.2022


B.P. Dadhich, Advocate

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



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक

राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक उपयोग के लिए उपयोग) अधिनियम, 2012 के विध्व 22 के अन्तर्गत यह अधिनियम लागू किया जा रहा है।

കാഴ്ച / 1136

दिनांक 20-07-2022

पैतृसु सवित्रं ब्रह्मण्यसि विप्रं कथितं आसीत्ता इत्यादिश्रवणं तपोसं कृत्वा पाठितं पुनः श्रीः आपस्तम्बः पाठितः

पदवाचक का नाम पत्र/पुत्री

राजीवजी कायास्थि एन्ट नं०-१२४३, कवालय-१, रिडी-मिडी, रेजीडेंसी-एन्ट नं० १-६, नाडीप, ज्य-१, त्रयस

निवासी विस्तार कोड नं. १ आई पी आई. ए. कोडा

३।५।५।

पट्टाधारक मैसर्स - ★ शहर - क. र. ला. प्ला. 2021 ★

जसिं

(विदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

दस्तावेज सं. Shop no. LC-13 क्षेत्रफल 24 वर्गमीटर

कुहाडी

कोषनामा _____ मासंतिया _____ में विशाल है

स्थानीय निकाय (पट्टा कर्ता) द्वारा बढ़ता धारक के पास में उक्त मूखपत्र का पट्टा विनांक.....को
निष्पादित किया जाता है।

पहला चारक के इलाक़

1. _____

1

નોંદ - શર્તો પીછે પડતી રહેશે !

प्राधेन्यकृत अधिकारी के कर्मस्थली में मद्य मोहन

[illegible]

- **पंजीकृत/प्रमाणित संलग्न है।**
- **Registered and Endorsement Attached**



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(जुमि भूमि का गैर-जुमि प्रबंधन के लिए उपयोग की अनुमति और आवंटन नियम, 2017)

पट्टे की शर्तें

- पट्टा धारक ने निर्दिष्ट नियमों के तहत एक मुक्त लीज शर्त लागू करना है। जो इसका भूखण्ड का जमीन लीज में मुक्त है।
अर्थात्
पट्टा धारक को इसके सभी लीज शर्तें की गई अवधि के रूप में लागू करनी होंगी। एक बार निम्न की गई लीज शर्तें 13 वर्ष के पश्चात और भूखण्ड के जलक विवरण/हस्ताक्षरों पर 25 प्रतिशत की वृद्धि होगी।
- पट्टा धारक द्वारा भूखण्ड/निर्दिष्ट लीज का उपयोग नहीं किया जाएगा जिस कारण से पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन निर्माण में शामिल अनुसूची में उल्लिखित उपयोग अनुमति होगी परन्तु जलक उपयोग हेतु निर्धारित मानदंडों को जानना सुनिश्चित की जाये।
- पट्टा धारक इसका भूखण्ड का विकास स्वयं अन्य प्रकल्प से हस्तान्तरित कर सकते हैं तथा भूखण्ड की जल-पट्टे (आ-पट्टे) पर भी वे स्वयं।
- इसका भूखण्ड के विकास/हस्ताक्षरों पर जल के एक से नाम परिवर्तन के लिए विचार व निर्धारित शुल्क आवंटन के साथ पंजीकृत विलेख पर आदि प्रस्तुत किया जायेगा, परन्तु पट्टाधारक के उत्तरदायित्वों के मामले में कोई शर्त नहीं होगी।
- पट्टा विलेख का सरकार/जीएमसीए/कमिटी सदस्यों के पास एक प्रतिलिपि तथा उन लोगों, जिन्हें लिए आवश्यक विवरण के अनुरूप प्रमाण पर (NOC) की आवश्यकता नहीं होगी।
- भूखण्ड पर भवन निर्माण प्रचलित भवन निर्माणों के मानदंडों तहत करना होगा।
- पट्टा धारक (अवधिगत विकल्प) की विन शर्तों के भूखण्ड का उपयोग/प्रमाणन व नू उपयोग परिवर्तन नहीं किया जा सकता।
- पट्टा विलेख जारी करने की तिथि से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित कर से अवधि निर्धारित किया जा सकता है तथा पट्टा विलेख निरस्त किया जा सकता है।
- पट्टा विलेख के विभाजन के पश्चात निम्न विकल्प तथा अन्य भूखण्ड पट्टा विलेख जारी किया गया है जो इसका भूखण्ड का पट्टा निरस्त किया जा सकता।
- पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले खर्च विकल्पकर्ता/पट्टा निर्माण साहकरी संधि से प्राप्त किया जायेगा।
- पट्टा विलेख विन अधिनियम के अन्तर्गत निर्धारित के तहत जारी किया गया है। इसके सभी दस्तावेज व शर्तें लागू होंगी जिसकी पालना नहीं करने पर पट्टा निरस्त किया जा सकता।

13. अन्य.....

नोट : निर्दिष्ट भूखण्ड में शर्त नं. 8 लागू नहीं होगी।

इसका दफ्तरी हेतु पट्टे की शर्तें लागू होंगी।

भूखण्ड के पट्टे की शर्तों का विवरण:-

पूरा IC-26 निर्माण नोकरा

अन्य IC-12 खाना IC-14

पट्टा धारक के हस्ताक्षर

1

अपना नाम

2

अपना नाम

साक्षी :-

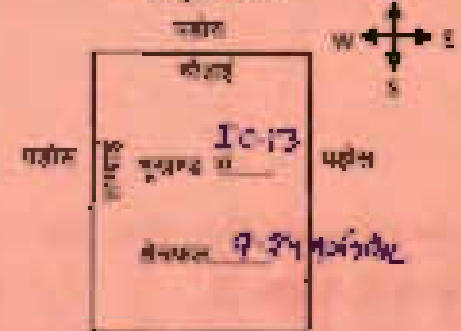
हस्ताक्षर

नाम Haji Mohd. Aslam

आ POC Khas Kh. for J. J.

अपना नाम

साइट प्लान



सड़क की चौड़ाई

साइट प्लान खाना से भी संलग्न कर सकते हैं।

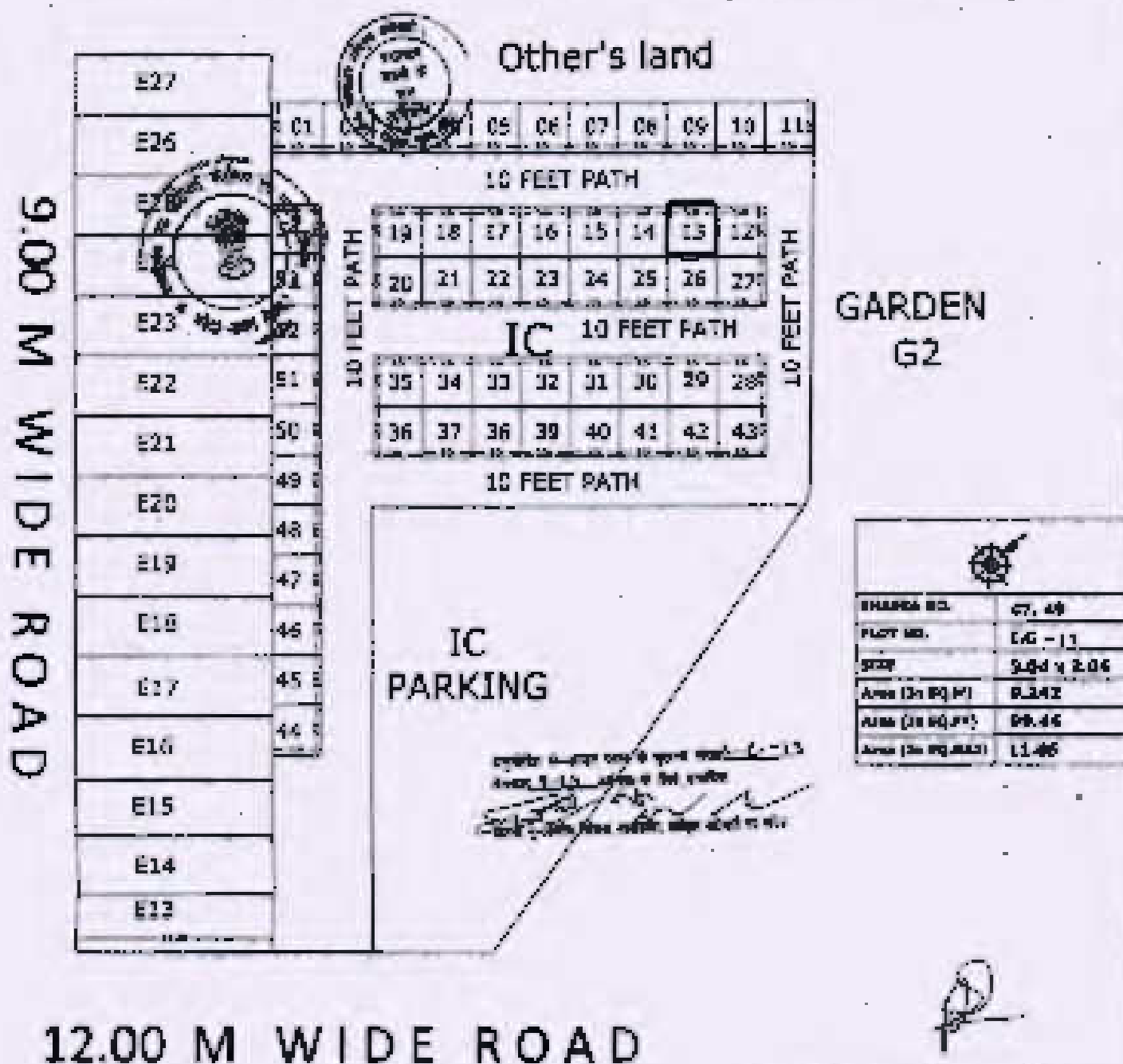
आधिकारिक अधिकारी

आधिकारिक अधिकारी के हस्ताक्षर/मोहर
काम निरस्त नाम, मोहर

- पंजीकृत/प्रमाणन संलग्न 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)**



KHASRA NO.	47, 48
PLOT NO.	14 - 15
SIZE	3.04 x 2.04
Area (Sq. Ft.)	6.242
Area (Sq. Mtr.)	0.576
Area (Sq. Yards)	1.405

SIGNATURE OF OWNER

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

Fee Receipt
Appendix I-Form No. 2 (Rule 75 & 131) Print Date 12-08-2022 6:03 PM

Fee Receipt No	: 202202123019905	Receipt Date	: 12/08/2022
Name	: B.P. DADHICH ADVOCATE, M/s Denim Developers Ltd	Document S. No.	: 202202123019907
Address	: KOTA		
Document Type	: Mutation And Search		
Fee Value	: ₹ 0	Evaluation Value	: ₹ 0
Ord. Registration Fee	: ₹ 0	Fee for Memorandum U/s 54, 57	: ₹
CS	: ₹ 0	Certified copying fees U/s 57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
U/s 25, 34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

4-Cash Chalan 65479507 ₹ 50

Signature of presenter or equivalent for
copy of Search certificate

Signature of recipient
and date of return receipt

Cashier

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 PROPERTY**

1	a	Name of the Branch/Institution/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	N/A	
	c	Name of the Borrower	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Son Sh. Rajaram Patil Rm Flat No. 1273, Surwala Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPLA, Kota Raj.	
2	a	Name of the entrepreneur/company/person offering the property as security	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Son Sh. Rajaram Patil Rm Flat No. 1273, Surwala Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPLA, Kota Raj.	
	b	Capacity of the Undertaking person/body offering the property for creation of charge	Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Borrower	
3		Complete or full description of the immovable property/ies offered as security including the following details:		
	a	Survey No.	S.No. 10-13, Gaudania, Village Kumbhari, Kota Raj.	
	b	Door/Plot No. (in case of house/property)	S.No. 10-13, Gaudania, Village Kumbhari, Kota Raj.	
	c	Extent/area including plots/ built up area in case of house/property	9.24 Sq. Mtr.	
	d	Location like name of the place, village, city, registration, sub-district etc. Boundaries	East - S.No. 10-26 West - Road North S.No. R-12 South S.No. 10-14	
4	a	Particulars of the documents scrutinized serially and chronologically:	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Affidavit Letter No. 1116 dt. 20.07.22 4. Certificate No. 1136 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 20.07.22	
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering and revenue other authorities be examined.	Regd. Lease Deed dt. R.No. 1 V.No. 1622 P.No. 122 S.No. 202905525112200 dt. 20.07.22	
SL. NO.	Date	Name/Nature of the Document	Original/certified copy/certified extract/photocopy etc.	In case of copies whether the original was scrutinized by the Advocate
1	20.07.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? Please also enclose all original receipts of fees paid for obtaining certified copy of documents signed/counterstamped/initialized along with the TR.	No	

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Advocate

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6	a	Whether the records of register office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrars-general? If so, please name all such offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And where-on Minor's interest in title also in title is involved, search should be made for a further period depending on the need for clearance of such chain as the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory.	80 years 2022 to 12-06-2022 UTI Kota allotted a S.No. 10 IA, Gardenia, Village Kumbhari, Kota Raj to M/s. Dandia Developments Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Sawaika Raddhi Siddhi Residency, P.No. 4 & Rajeev Gandhi Nagar Extra, Road No. 1, PPA, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 29.07.22.
9		Nature of Title of the Intended Mortgagee over the Property (whether title ownership rights, Leasehold Rights, Occupancy/ Possession Rights or lease holder to Govt. Company Allotment etc.)	Freehold
10		If leasehold, whether:	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	Not applicable
	c	duration of the Lease/expected period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	Not applicable
11		If Govt. grant allotment/lease cum/ Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not applicable
12		If occupancy right, whether:	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible; the conditions procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable

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	a	The Gift Settlement Deed is duly stamped and registered?	Not applicable
	b	The Gift Settlement Deed has been executed by two witnesses.	Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question.	Not applicable
	f	Whether the Donee is in possession of the gifted property.	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	Not applicable
15	a	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the mandatory procedure to be followed to create a valid and enforceable mortgage	Not applicable
	b	Whether mortgage has been effected and whether the mortgagor is in possession and enjoyment of his share	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title therein	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalities are completed/complied with	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	Not applicable
16		Whether the title documents include any testamentary documents/wills ?	Not applicable
	a	In case of wills, whether the will is registered will or unregistered will ?	Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not applicable
	c	Whether the property is regulated on the basis of will ?	Not applicable
	d	Whether the original will is available ?	Not applicable
	e	Whether the original death certificate of the testator is available ?	Not applicable
	f	What are the circumstances and/or documents to establish the will in question as the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother (Original title deeds are to be explained.)	Not applicable
17	a	Whether the property is subject to any wakf rights ?	No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties ?	Not applicable
	c	Precautions/permissibility, if any in respect of the above cases for creation of mortgage ?	Not applicable
18	a	Where the property is a HUF joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	Not applicable


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	e	If so additional precautions/ permissions to be obtained for creation of valid mortgage ?	:	Not applicable
	f	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter.	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	:	Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	:	Not applicable
21		Whether the property is affected by any local laws or other regulations bearing a bearing on the creation security (viz. Agricultural Laws, water sections, minerals, Land Laws, SIZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	:	No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or contemplated ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any nubrication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/ attachment security to court in respect of the property in question ? In such case please comment on such seal marking	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	:	Not applicable
	b	Property belonging to partners, whether thrown in hutchpots ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the persons/ creating mortgage has have authority to create mortgage for and on behalf of the firm	:	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Documenting powers/ Board resolutions/ authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association, processes for common seal etc.	:	Not applicable
	b) i)	Whether the property (to be mortgaged), is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No	:	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company/ (purchaser) ?	:	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/ No	:	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, by-laws	:	Not applicable
27	a	Whether any POC is involved in the chain of title ?	:	No

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b	Whether the POA is one coupled with interest i.e. a Development Agreement-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is irrevocable as per law.	:	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds etc. in favour of buyers of flats/apts (Builder's POA) or (ii) other type of POA (Common POA).	:	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified compared with the original POA.	:	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	:	Not applicable
	i) Whether the original POA is verified and the title investigation is done on the basis of original POA ?	:	Not applicable
	ii) Whether the POA is a registered one ?	:	Not applicable
	iii) Whether the POA is a special or general one ?	:	Not applicable
	iv) Whether the POA contains a specific authority for execution of title documents in question ?	:	Not applicable
f	Whether the POA was in force and not revoked or had become voided on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?)	:	Not applicable
g	Please comment on the genuineness of POA ?	:	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA ?	:	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein, and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	:	Not applicable
29	If the property is a flat/apartment or residential commercial complex, check and comment on the following.	:	No
	a) Promoter's/Landowner's title to the land/building	:	Not applicable
	b) Development Agreement/Power of Attorney	:	Not applicable
	c) Extent of authority of the Developer/Builder	:	Not applicable
	d) Independent title verification of the Land and/or building in question	:	Not applicable
	e) Agreement for sale (duly registered)	:	Not applicable
	f) Payment of proper stamp duty	:	Not applicable
	g) Requirement of registration of sale agreement, development agreement, POA, etc.	:	Not applicable
	h) Approval of building plan, permission of appropriate local authority, etc.	:	Not applicable
	i) Correspondence in favour of Society/Condominium concerned	:	Not applicable
	j) Occupancy Certificate/allotment letter/letter of possession	:	Not applicable
	k) Membership details in the Society etc.	:	Not applicable
	l) Share Certificates	:	Not applicable
	m) No Objection Letter from the Society	:	Not applicable
	n) All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies Laws etc.	:	Not applicable
	o) Requirements for noting the Bank charges on the records of the Financing Society, if any.	:	Not applicable
	p) If the property is a vacant land and construction is yet to be	:	Not applicable

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		made, approval of layout and other precautions, if any.	
	a	Whether the numbering pattern of the title files tally in all documents such as approved plan, agreement plan etc.	Not applicable
40		Encumbrances, Adjudgments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Not applicable
41		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfactionst clauses, if any.	01 years 2021 to 12.04.2022
42		Details regarding property tax or land revenue in which statutory dues and payable as on date and if not paid, what remedy?	Not applicable
43	a	Urban land ceiling clearance, whether required and if so, details thereon.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
44		Details of KTC extracts/mutation extracts/Kachra extracts pertaining to the property in question.	Not applicable
45		Whether the name of mortgagee is reflected as owner in the revenue Municipal Village records?	Not applicable
46	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation portion of the property is legally valid?	Yes
	c	Whether the property has clear access to, per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
47		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on each scrutiny?	Not available
	a	Document in relation to electricity connection.	Not available
	b	Document in relation to water connection.	Not available
	c	Document in relation to Sales Tax Registration, if any applicable.	Not available
	d	Other utility bills, if any.	Not available
48		As regard to the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, survey bills, etc.) or the actual current boundary? If so please elaborate comment on the same.	Not applicable
49		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report, and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available
40		Any encumbrance for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable


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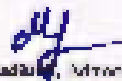
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42	In case of absence of original title deeds, drafts of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law constitutional documents of the mortgagee follow the natural person's permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any to safeguard the interest of Bank ensuring the perfection of security.	N.A.
46	The specific persons who are required to create mortgage deposit documents creating mortgage.	M/s. Darim Developers Limited, through authorized signatory Mr. Rajesh Kumar Pahl S/o Sh. Rajaram Pahl R/o Flat No. 1273, Surwalda Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, EPIA, 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 Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 12/08/2022

Place : Kota


B.P. Dadhich, Advocate
BUCHI PRAKASH DADHICH
Advocate & R.A.
W/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhiach
Advocate

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CERTIFICATE ON TITLE

I have examined the Original Title Deeds intended to be deposited relating to the abovesaid property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title related to in the opinion are valid and-ones of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :

2. I have examined the Documents in detail, taking into account all the provisions in the relevant Act, Rules, Regulations & and the other relevant sections.
3. I, hereby, having made a search in the Land Revenue records, I also confirm having searched and checked the records of the relevant Government Offices/ Sub Registrar's Office(s), Revenue Records, Municipal Corporation Office, Land Acquisition Office, Registrar of Companies Office, Work Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Revenue/Revenue Records, relevant Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. No person/Party if any, has been detected by making necessary enquiries.
5. There are no prior Mortgage Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 years from 2022 to 12.06.2022 pertaining to the Immoveable Property (ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent change in favour of the Bank, there are no other mortgages/charges, other than already stated in the loan documents are agreed to by the Mortgagor and the Bank. (Delete, whichever is not applicable).N/A
7. Marital and division interest in the property(ies) is to be minimum of 1/3rd.(Specify the share of the Minors with Name). Strike out if not applicable).
8. The Mortgage if created, will be available to the Bank for the liability of the intending Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil Plot No. 1273, Surwalika Road/Sidhhi Residency, P.No. 1-4, Rajawar Gamdhi Nagar Extra, Road No. 1, IPIA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil Plot No. 1273, Surwalika Road/Sidhhi Residency, P.No. 1-4, Rajawar Gamdhi Nagar Extra, Road No. 1, IPIA, Kota Raj, has have an absolute, clear and Marketable title over the abovesaid property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage :

Note: Photocopy of Document No. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Allotment Letter No. 1126 dt. 28.07.22
4. Certificate No. 1176 dt. 28.07.22
5. Regd. Lease Deed with Map dt. 28.07.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds. The certified/original copies of which I have examined under entry applicable to Law/ Rules in force.

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

SCHEMATIC OF THE PROPERTY (IES) S.No. 10/13, Gandaula, Village Kumbad, Kota Raj.


East – S.No. 10/26

West – Road

North – S.No. 10/12

South – S.No. 10/14

Date : 12.06.2022


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



श्रीमान् श्रीशोक महतो
प्रधानमंत्री, गणराज्य भारत



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (नृपे भूमि) का गैर नृपिण्ड प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अनुसार भूमि का पट्टा विलेख

तारीख / 11/08

दिनांक 20/08/2021

केन्द्रा अधिन: हस्तगत किया जाये अधीकृत कलाकृतियों सनैक कुमार पाटिल पुत्र श्री राजेश कुमार पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

निवासी पंजीकृत कार्यालय-कक्षा-नं. 1272, सुकनका सिटी सिटी रोडीनेन्सी-कक्षा-नं. 1-2, राजीव गांधी नगर
विस्तार रोज नं. 5 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक के नाम ★ शहर कार्यालय पता 2021 ★

जरीये

(पदनाम) श्री/श्रीमती/शुश्री पुत्र/पुत्री

निवासी

प्लॉट नं. Shop no. I.C-14 क्षेत्रफल 9.24 वर्गमीटर

राजस्थान गाम, कुहाडी ससरा स 48, 47, 49

वीन नं. गार्डेनिया से विधत है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के फा से उक्त प्लॉट का पट्टा विनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

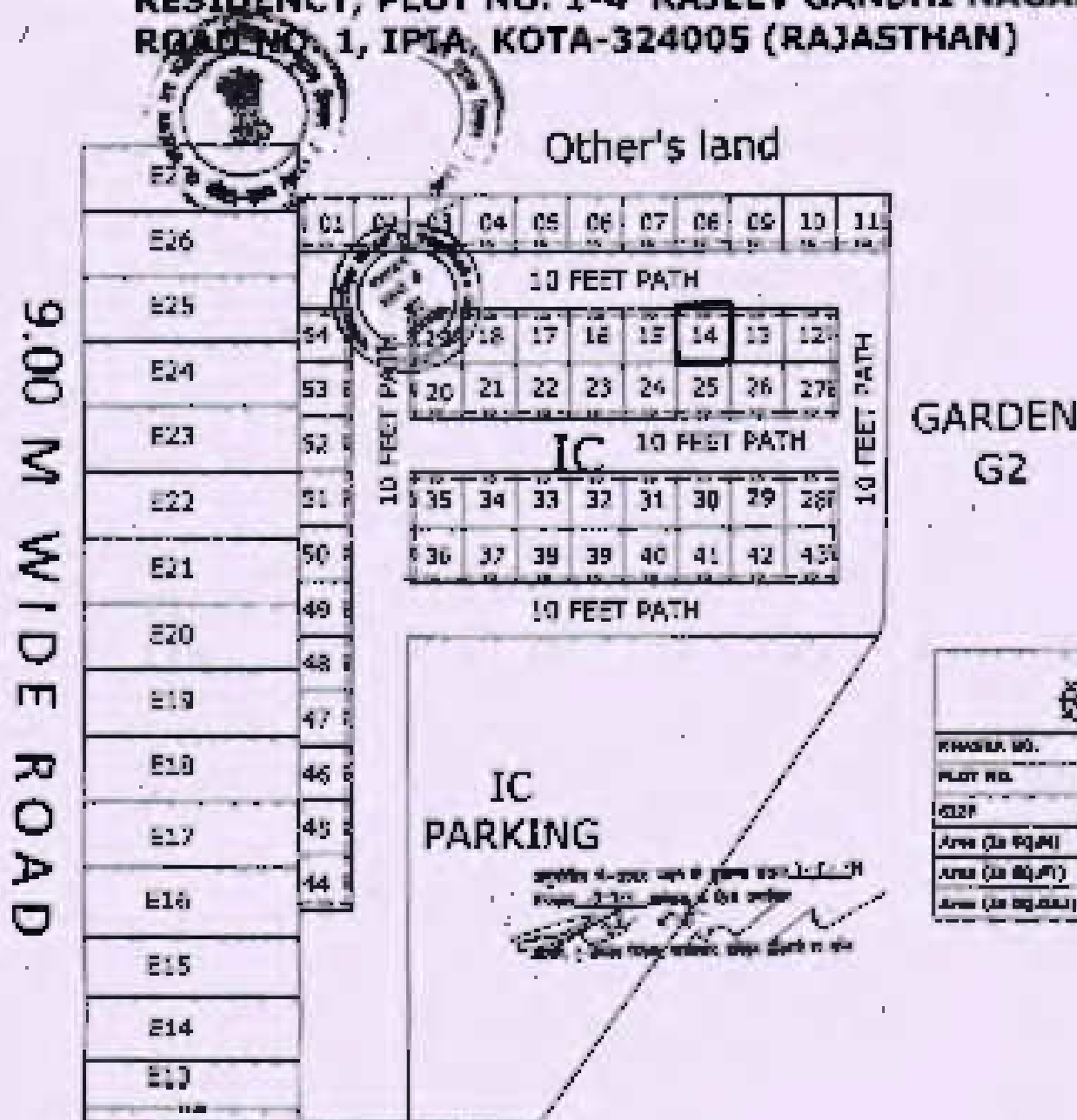
नोट - शर्तें पीछे पृष्ठ पर उल्लिखित हैं।

18 फीचर, 18/08/2021

प्राधिकृत अधिकारी
प्राधिकृत अधिकारी श्री उस्ताधर नय मोहर
नगर विकास न्यास, 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)**



KHASRA NO.	43, 49
PLOT NO.	1C-14
SIZE	3.04 x 3.04
Area (sq.ft.)	9.242
Area (sq.m.)	0.84
Area (sq.yd.)	11.85

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. 8 (Ru. 75 & 131) Print Date : 12-08-2022 8:05 PM

Fee Receipt No.	: 202208123019407	Receipt Date	: 12/08/2022
Name	: S.P. DADHICH ADVOCATE, M/s Dainik Developers Pvt	Document St. No.	: 202201123019709
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Old-Registration Fee	: ₹ 0	Fee for Memorandum Ua_84_87	: ₹
CS	: ₹ 0	Certified copying fees Ua_87	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount ₹)

Rs-Gst Chalan 86478812 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Clerk

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 PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Nil		
	c	Name of the Borrower	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil So Sh. Rajaram Patil R/o Flat No. 127A, Suwalika Hudaia Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPLA, Kota Raj.		
2	a	Name of the undersigned/sanctioning person offering the property/ies as security.	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil So Sh. Rajaram Patil R/o Flat No. 127A, Suwalika Hudaia Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPLA, Kota Raj.		
	b	Constitution of the Undersigned /person/body/authority offering the property for creation of charge	Individual Firm		
	c	State as to under what capacity is security offered (whether as joint applicants or borrower or as guarantor, etc.)	Borrower		
3		Complete in full description of the immovable property/ies offered as security including the following details			
	a	Survey No.	S.No. 10-14, Gaudania, Village Kumbhari, Kota Raj.		
	b	House/Plot no. (in case of house/property)	S.No. 10-14, Gaudania, Village Kumbhari, Kota Raj.		
	c	Extent/area including plinth built up area in case of house/property	9.24 Sq. Mt.		
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	East - S.No. 10-25 West - Road North - S.No. 10-13 South - S.No. 10-15		
4	a	Particulars of the documents submitted/scrutiny and chronologically.	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1108 dt. 20.07.22 4. Certificate No. 1108 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 29.07.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering /land revenue/other authorities be examined	Regd. Lease Deed at B.No. 1 V.No. 1622 P.No. 121 S.No. 302205123112190 dt. 29.07.22		
	Sl. No.	Date	Name/Nature of the Document	Original /certified copy /certified extract /photocopy, etc.	In case of copies, whether the original was submitted by the Advocate
		29.07.22	Regd. Lease Deed	Original	Not applicable
5		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search/encumbrance certificate along with the FIR		No	

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6	a	Whether the records of registration office in revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	: No
	b	If such online computer records are available, whether any verification or cross checking are made and the excerpts/ findings in this regard	: Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	: Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	: Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices ?	: No
	c	Whether search has been made at all the offices named at (b) above ?	: Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	: No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Minors interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 10 years is mandatory.	: 01 years 2022 to 12.08.2022 UTT Kota attached a S.No. 10-14, Gardens, Village Kumbhari, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Mr. Rajesh Kumar Patel S/o Mr. Rajaram Patel R/o Plot No. 1275, Sunarka Bihadi Sidihi Roadways, P.No. 3-4, Rajeev Gandhi Nagar Extra Road No. 1, BPLA, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 29.07.22.
9		Nature of title of the attached Mortgage over the Property (whether full ownership rights, leasehold Rights, Occupancy/ Possession Rights in form Holder or Govt. Chances Allottee etc.)	: Freehold
10		If Leasehold, whether	: Not applicable
	a	Lease Deed is duly stamped and registered	: Not applicable
	b	Lessee is permitted to mortgage the Leasehold right	: Not applicable
	c	Duration of the Lease unexpired period of lease	: Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	: Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof	: Not applicable
11		If Govt. grant/allotment Lease/tenure/ Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	: Not applicable
12		Occupancy right, whether	: Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	: Not applicable
13		Nature of Minors interest, if any and if so, whether creation of mortgage could be possible, the mandatory procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	: Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	: Not applicable

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	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by intimation or by acts	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question	: Not applicable
	f	Whether the Donor is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to put the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	: Not applicable
13	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the mortgagor, undertake to be followed to create a valid and enforceable mortgage	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	: Not applicable
	c	Whether the partition deed is valid in law and the mortgagor has acquired a mortgagable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/qualities are respected/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or is more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
16		Whether the title documents include any testamentary documents/wills ?	: Not applicable
	a	In case of wills, whether the will is registered and/or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	: Not applicable
	c	Whether the property is mutated on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother Original title deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any wakf rights ?	: No
	b	Whether the property belongs to church/temple or any religious order/institutions having any restriction or creation of charges on such properties ?	: Not applicable
	c	Pre-mortgage possession, if any in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a HUF / joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection put in execution, minor's share if sex, rights of female members etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable

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	c	If no additional precautions/ precautions to be obtained for creation of valid mortgage ?	:	Not applicable
	d	Requirements, if any for creation of mortgage as per the central state laws applicable to the trust in the matter	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/ enforcement of mortgage.	:	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to create the validity of the title and right to enforce the mortgage ?	:	Not applicable
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the question security (viz. Agricultural Laws, worker sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	:	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	:	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	:	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/ attachment/seizure in respect of the property at question ? In such case please comment on such seal marking	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	:	Not applicable
	b	Property belonging to partners, whether through an indenture ? Whether formalities for the same have been completed as per applicable laws ?	:	Not applicable
	c	Whether the partner(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	:	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Memorizing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (RCC), Articles of Association, provisions for common seal etc	:	Not applicable
	b)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes/ No.	:	Not applicable
	c)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	:	Not applicable
	d)	Whether the above search of charges reveals any prior charges/encumbrances on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes/ No	:	Not applicable
	e)	If the search reveals encumbrances / charges, whether such charges encumbrances have been satisfied? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	:	Not applicable
27	a	Whether any AOA is involved in the chain of title ?	:	No

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b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (a) one executed by the Seller/s viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Plot Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (b) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is a registered one?	Not applicable
iii	Whether the POA is a special or general one?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
g	Please comment on the genuineness of POA?	Not applicable
h	The unopposed opinion on the enforceability and validity of the POA?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed, stamped/authenticated in terms of the Law of the place, where it is executed?	Not applicable
29	If the property is a flat/apartment in residential commercial complex, check and comment on the following:	No
a	Transferor's Land owner's title to the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/Builder	Not applicable
d	Independent title verification of the Land and/or building in question	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
i	Conveyance in favour of Society/ Condominium concerned	Not applicable
j	Company's Certificate/allotment letter/letter of possession	Not applicable
k	Membership details in the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local Municipal laws, regarding ownership of Flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Law, etc.	Not applicable
o	Requirements, for noting the bank charges on the name of the Housing Society, if any.	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

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		made, approval of lay-out and other particulars, if any.	
	a	Whether the numbering pattern of the units tally in all documents such as approved plan, agreement plan etc.	: Not applicable
31		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 Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	: 01 years 2002 to 12.08.2003
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy ?	: Not applicable
33	a	Unless land ceiling clearance, whether required and if so, details thereof.	: Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required obtained.	: Not applicable
34		Details of NTC contracts/nutation extracts/Katha extracts pertaining to the property in question.	: Not applicable
35		Whether the name of mortgagor is reflected as owner in the relevant Municipal/Village records ?	: Not applicable
36	a	Whether the property offered as security is clearly demarcated ?	: Yes
	b	Whether the demarcation position of the property is legally valid ?	: Yes
	c	Whether the property has clear access as per documents ? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	: Yes
37		Whether the property can be identified from the following documents, and discrepancies/doubtful circumstances, if any revealed on each writing ?	: Not available
	a	Document in relation to electricity connection.	: Not available
	b	Document in relation to water connection.	: Not available
	c	Document in relation to Sales Tax Registration, if any applicable.	: Not available
	d	Other utility bills, if any.	: Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary ? If so please elaborate comment on the same.	: Not applicable
39		If the valuation report and/or approved sanctioned plans are made available please comment on the same including the comments on the description and boundaries of the property in the said documents and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these documents subsequently, or making the same available to the advocate.)	: Valuation report not available
40		Any bar/restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	: No
41		Whether the bank will be able to advance S.A.R.T. M.S.E. Act, if required against the property offered as security ?	: Not applicable


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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law constitutional documents of the mortgagee follow the national process permits creation of mortgage and additional precautions, if any, to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title as per local laws.	No
45	Additional suggestions, if any, to safeguard the interest of Bank ensuring the perfection of security.	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage.	M/s Merim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Path R/o Flat No. 1273, Surwalka Roadhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, DPA, 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 Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plot in question, are verified with the list of number and types of apartments or plots booked as uploaded by the promoter on the website of Real Estate Regulatory Authority?	Not applicable

Date: 17.04.2022

Place: Kota


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the precedents in the check list vide Appendix B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records. I also confirm having verified and checked the records of the relevant Government Offices (Sub-Registrar's Office (s), Revenue Records, Municipal/Tarachayat Office, Land Acquisition Office, Registrar of Companies Office, Work Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relevant Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Impertinent (Void), if any, has been stricken by making necessary endorsement.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 40 years from 2013 to 12-08-2022 pertaining to the Immoveable Property (s) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan Documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable) N/A.
7. Minor (s) and his/her interest in the property(ies) is to be stated if N/A (Specify the share of the Minor with Name). Strike out if not applicable.
8. The Mortgage if created, will be available to the Bank for the Liability of the intending Borrower, M/s Dandia Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwalda Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.
9. I certify that M/s Dandia Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Surwalda Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj, declares an absolute, clear and marketable title over the schedule property(ies) and I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, in reality, that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

Note:- Photo-copies of Document Nos. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Dandia Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Memorandum No. 1806 dt. 20.07.22
4. Certificate No. 1806 dt. 28.07.22
5. Registered Map dt. 29.07.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/Rules in force.

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

SCHEDULE OF THE PROPERTY (IES) S.No. 10-14, Gardana, Village Ranthadi, Kota Raj

East – S.No. 15-25

West – Road

North – S.No. 10-15

South – S.No. 10-15

Date : 12.08.2022


B.P. Dadhich, Advocate

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नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



श्रीमान् अद्याय गहनान्त
पुष्पवर्णः, गयस्मान् पाण्डा

राजस्थान नगरपाल क्षेत्र (हिन्दी भूमि का गैर कृषिक प्रयोजन के लिए उपयोग) की अनुसूची और आर्बटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

समाय: 1135

Dating 20.07.2022

मैसर्स श्री विमल उद्योगधर्मा लिमिटेड पाणिपत जिला मुख्यालय हनुमानगढ़ राजौरा कृष्ण नरसिंह पुत्र श्री लखनपाल नरसिंह

124 पृष्ठ का 114

64/43

जिल्ह्याच्या कार्यालय भवनेत नं० २२७३, सुवासका विट्ठल सिन्हा रेजीलेंन्सी फ्लॅट नं० १-२ राजीव गांधी नगर
विल्लार रोड नं० १ आर्.पी.आर्.ए. काटा

अभ्यास

गदह्य धारण गिरसी

★-शहर

बनारस प्रसाद

2021

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Shop no. LC-15

11/15/2015

१२४ चरगयीट्ट

राजस्व ग्राम

कक्षाती

..सप्तश सं.

96,47,49

प्रजना

मायके नियम

पं दिव्य *

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में लका भूखण्ड का पट्टा दिनांक.....को
विष्णुदेव किया जाता है।

पहला चरण के द्वारा

1.



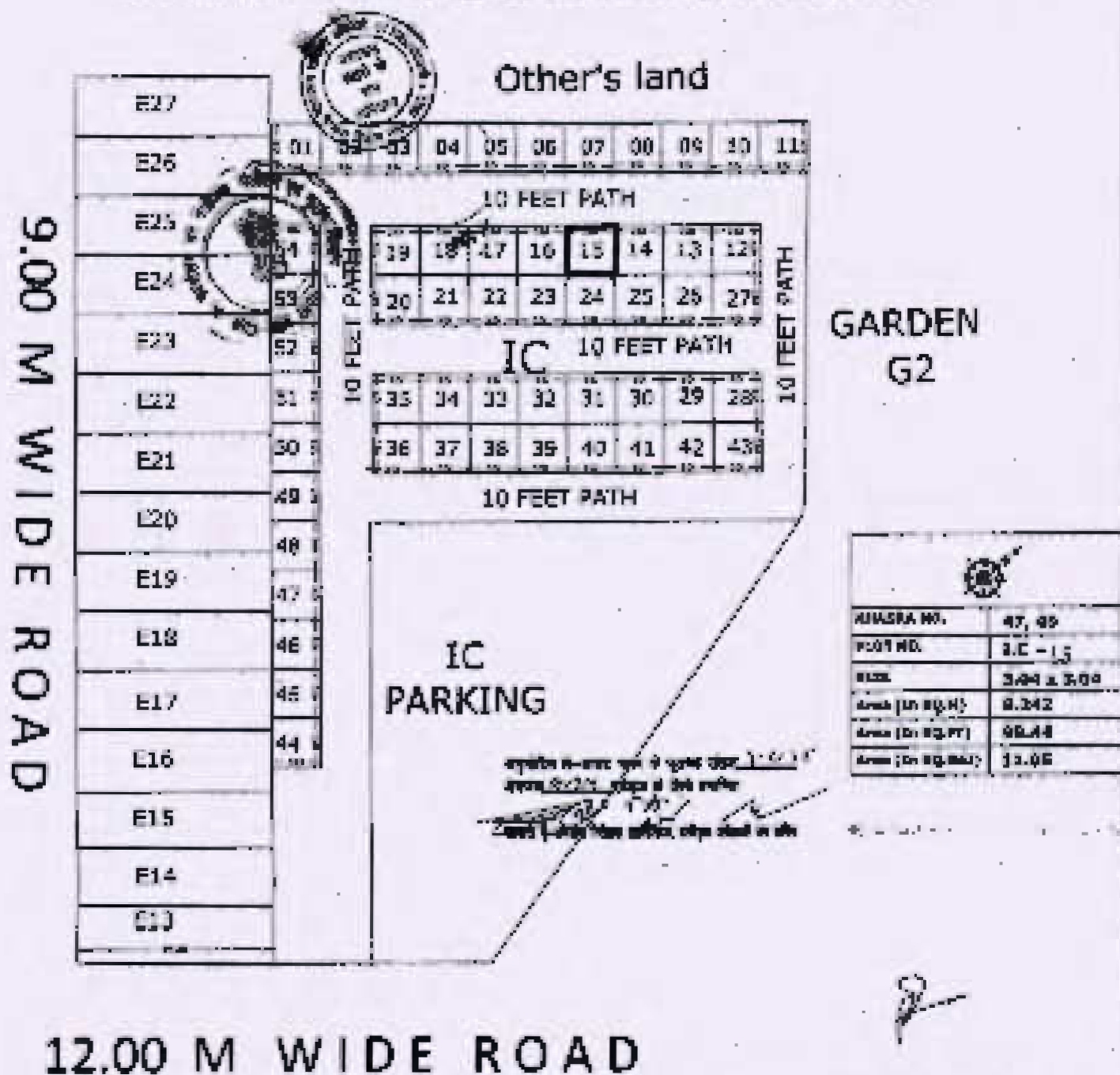
નોંદ - ૨૧ મે ૨૦૨૦ ના રોજ આપેલ છે.

प्राथमिक अधिकारी के तत्वावर मय मोहर
नगर निगम, मय, कोटा

- पंजीकृत / पृष्ठांकन संलग्न 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)**



SIGNATURE OF OWNER

44705416

4106. 4H243 31307

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1	2	Name of the concerned person / Jurisdictional authority	Rajasthan Road Development Authority, Jaipur Raj.
	3	Signature and seal of the person who the name of which the documents are and for whom are prepared	Nil
	4	Name of the person	M/s. Incentive Development Limited, through authorized signatory Mr. Rajesh Kumar Patel No. 50, Rajaram Patel Bldg Flat No. 107A, Sonwala Bunkhi Sukhvi Roadway, P.O. 24 Jyoti Gandhi Nagar Fate Road No. 1, P.O. Kota Raj.
5	6	Name of the instrument / document upon which the copy is to be made	M/s. Incentive Development Limited, through authorized signatory Mr. Rajesh Kumar Patel No. 50, Rajaram Patel Bldg Flat No. 107A, Sonwala Bunkhi Sukhvi Roadway, P.O. 24 Jyoti Gandhi Nagar Fate Road No. 1, P.O. Kota Raj.
	7	Content of the instrument / document to be copied	Individual Form
	8	State to make the copies to be made (if not India then specify the country)	Domestic
9	10	Complete details description of the documents to be made and its contents including the following details	
	11	Number of	8 No. 11 to, Gurgaon, Village Amlak, Sonwala Rd.
	12	From the name of the person / body preparing	8 No. 11 to, Gurgaon, Village Amlak, Sonwala Rd.
	13	Where and making them (in or out of India or outside)	8.21 By Mr.
	14	Location / Name of the place where the copies are made	8.21 No. 11 to, Gurgaon, Village Amlak, Sonwala Rd.
	15	Particulars of the documents submitted/ready and checked with	1. Certificate of incorporation M/s Incentive Development Limited 2. Certificate of incorporation of M/s. Rajesh Kumar Patel 3. Certificate of incorporation of M/s. Incentive Development Limited 4. Certificate of incorporation of M/s. Incentive Development Limited 5. Certificate of incorporation of M/s. Incentive Development Limited
	16	Name of documents submitted and its details whether they are original or certified copies or reproducible copies only	Page 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 6

Nanda, KCTA (R₁₀)

4040021E

10, Vikas Nagar, Naraina
Road, New Delhi 110028
Mob. - 98795-87897

ally
SUJHI PRANASH DADHICH
Advocate & R.A.
H.No. 31, Vihar Nagan,
Noida, U.P.A (India)

4. Discussion

40. Vikas Nigam, Nanda
Road Kota, Raj. I
Mobile - 98295-83807

[illegible]

24

Volume 1

Resident & Office –
40, Vikas Nagar, Nanda
Road Kola (Raj.)
Mob – 98365- 97807

[illegible]

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

Resident & Office –
4th, Vikas Nagar, Nanda
Road Koda (Ra.)
Mob. – 95295- 67907

BUCHI PRAKASH DADHICH
ADVOCATE & R.A.,
45A-20, Vikas Nagar
Nagar, KOTA Road

Advocate

4010 = 3835-87803

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

B.P. Dadhich

Advocate

Resident & Office -

40, Vikas Nagar, Nanda


Road Kalya (Kaly.)

Mob. - 95295- 87807

42	Is there a release of capital etc. under clause (a) and other requirements for creation of a power, void and enforceable mortgage by force of an affidavit executed by certified persons and no provision to be made for such a mortgage?	Not applicable
43	Whether the premises has been mortgaged to anyone of the mortgagee other than stated persons, names, names of mortgagee and address mentioned. Yes to be taken in affidavit.	Not applicable
44	Whether the premises has been mortgaged to anyone other than stated persons.	No
45	Whether the premises has been mortgaged to anyone of the mortgagee by means of a mortgage.	NA.
46	Is there any person who is not registered in the mortgagee's list of known mortgagee?	M/s. Durga Developers, District, Durga authorized authority, Sh. Rajesh Kumar, Post Box Sh. Rajaram, Post Box No. 1231, Sree Krishna Kishore, Sree Krishna, P.O. No. 14, Kaper, Kaper Nagar, Kaper, Post Box No. 1, P.O. Kaper.
47	Whether the land is mortgaged to anyone other than stated persons.	Not applicable
48	Whether the premises is registered with the Real Estate Regulatory Authority? If so, the details of registration are to be furnished.	Not applicable
49	Whether the premises is mortgaged to anyone other than stated persons.	Not applicable
50	Whether the premises is mortgaged to anyone other than stated persons.	Not applicable

Date: 12/05/2022

Place: Kalya


B.P. DADHICH
Advocate & R.A.
Kalya, Vikas Nagar
Nanda, Kalya (Kaly.)

B.P. Dadhich
Advocate

Resident & Office -
40, Vikas Nagar, Nanda
Kotla (Raj.)
Mob. - 98295-87887

IN REPLY TO ORDER

1. The learned District Judge has taken into consideration the papers filed in the case and has issued the following orders:-
2. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
3. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
4. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
5. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
6. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
7. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
8. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
9. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
10. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.

Notes:- The order of the District Judge is hereby confirmed and the case is referred to the District Bench of the District Court, Nanda Kotla.

1. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
2. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
3. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
4. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.
5. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.


11. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.

12. The learned District Judge has ordered that the case be referred to the District Bench of the District Court, Nanda Kotla.

IN REPLY TO ORDER

Notes:- The order of the District Judge is hereby confirmed and the case is referred to the District Bench of the District Court, Nanda Kotla.

Notes:- The order of the District Judge is hereby confirmed and the case is referred to the District Bench of the District Court, Nanda Kotla.


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o-40, Vikas Nagar,
Nanda Kotla (Raj.)



भीमसिंह अशोक महतो
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्री भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग के लिए अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1109

दिनांक 20/11/2021

मैसर्स डेविड गवतपर्स लिड चस्मि अर्थात् हस्तवर्क शबेर कुमार चस्मि मुख भी राजागण चस्मि

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं. 1273 सुगलका/मिर्ची सिडो रेजीडेंसी प्लॉट नं. 1-4 राष्ट्रीय राजी नगर
विराट रोड नं. 1 आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

जन्म

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

Shop no. LC-16

9.24 वर्गमीटर

मुखण्ड सं क्षेत्रफल

कुछमी

राजस्व आस खसरा सं

राजीनिया

क्षेत्रफल में स्थित है।

स्थानीय निगाह (पट्टा फर्ती) द्वारा पट्टा धारक के पक्ष में उक्त मुखण्ड का पट्टा दिनांक को निश्चित किया जाता है।

पट्टा धारक के हस्ताक्षर

19 नवंबर, 2021 (मुद्रा)

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

1.

2.

नोट - शर्त नीचे पृष्ठ पर अंकित है।

- पंजीकृत/पूजांकन संलग्न है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का वीर-कृषि प्रयोजन के लिए उपयोग की अनुज्ञा और आर्बंदन विधाय, 2012)

पट्टे की शर्तें

- पट्टा सरकार ने विविध विभागों के सहित एक पूर्ण लीज चार्ज बना दिया है। अब इसका मुख्यधरा और पूर्ण लीज से मुक्त है।
अनुज्ञा
- पट्टा सरकार को पट्टेक जब लीज चार्ज..... प्रति वर्ग आकर एक से कम करानी होती। एक बार पट्टे की नई लीज चार्ज 15 वर्ग की पट्टा और मुख्यधरा में पट्टेक विक्रय/हस्तांतरण पर 25 प्रतिशत हो चुके होंगे।
- पट्टा धारक द्वारा मुख्यधरा/निर्गुण क्षेत्र का उपयोग नहीं किया जाएगा जिस पर पट्टा है। मुख्यधरा पर उपस्थित पट्टा विविधता में उपस्थित अनुज्ञा में उपस्थित उपयोग अनुज्ञा है। पट्टा पट्टेक उपयोग हेतु निर्धारित मानकों की मान्यता सुनिश्चित की जाये।
- पट्टा धारक को मुख्यधरा को पट्टेक अथवा अन्य प्रकार से हस्तांतरण कर सकता है। मुख्यधरा को वय पट्टे (लेज लीज) का भी हो सकता।
- पट्टा मुख्यधरा को विक्रय/हस्तांतरण पर देता है जो उस में नाम अभिलेख के लिए पट्टेक में निर्धारित शुल्क अवधि के साथ अभिलेख विक्रय पर अति शुल्क बिना जाने। पट्टा पट्टेक/पट्टेक के हस्तांतरण के मामले में कोई चार्ज नहीं होती है।
- पट्टा पट्टेक को सरकार/लीज क्षेत्र विभाग/अनुज्ञा तब तक के पास लेता (लेज) तथा जो सरकार, जिसके लिए अनुज्ञा विभाग के अनुरोध प्रमाण पर (ROR) को अवधारणा नहीं होती।
- मुख्यधरा पर पट्टा निर्माण प्रत्येक पट्टा निर्माण के मानकों का पालन करना होगा।
- पट्टा शर्तें (स्थायी विभाग) को बिना लीज के मुख्यधरा का उपयोग/पुनर्गठन से मुख्यधरा पर निर्माण नहीं किया जा सकता।
- पट्टा पट्टेक को काले काले दिनांक में निर्माण करना है निर्माण करना होगा। निर्माण अनुज्ञा में निर्माण नहीं होने का निर्माण कर से अनुज्ञा बिना जा सकता प्रत्येक पट्टा निर्माण विभाग क्षेत्र का सकता है।
- पट्टा पट्टेक के निर्माण के पट्टा विभाग क्षेत्र/मुख्यधरा तब मुख्यधरा पट्टा पट्टेक का भी पट्टा है जो पट्टा मुख्यधरा का पट्टा पट्टेक भी जा सकता।
- पट्टा पट्टेक को पट्टेक के अन्तर्गत विभाग पर होने वाले कर विकसक/पट्टा निर्माण शुल्क को अपने ही पट्टा पट्टेक दिया जाएगा।
- पट्टा पट्टेक को अनुज्ञा में निर्माण नहीं किया जाये। निर्माण से पट्टा चार्ज दिया गया है। इनके सभी अनुज्ञा व चार्ज लागू होंगे निर्माण पट्टेक नहीं करने का पट्टेक दिया जा सकता।

12. नोट :- निर्मित मुख्यधरा में कोई भी न लागू नहीं होगी।

पट्टा अनुज्ञा हेतु पट्टे की प्रति भेज लेंगे।

मुख्यधरा के पट्टेक की सीमाओं का विवरण -

पूर्व..... IC-23 पश्चिम..... शहर

उत्तर..... IC-15 दक्षिण..... IC-17

पट्टा धारक के हस्ताक्षर

1. [Signature]

अनुज्ञा विभाग

2. _____

अनुज्ञा विभाग

सची :-

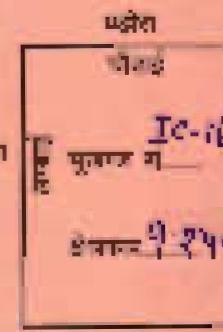
हस्ताक्षर [Signature]

नाम Shri. Maheshwari

पता Batliwala, Bhatinda

अनुज्ञा विभाग

साइट प्लान



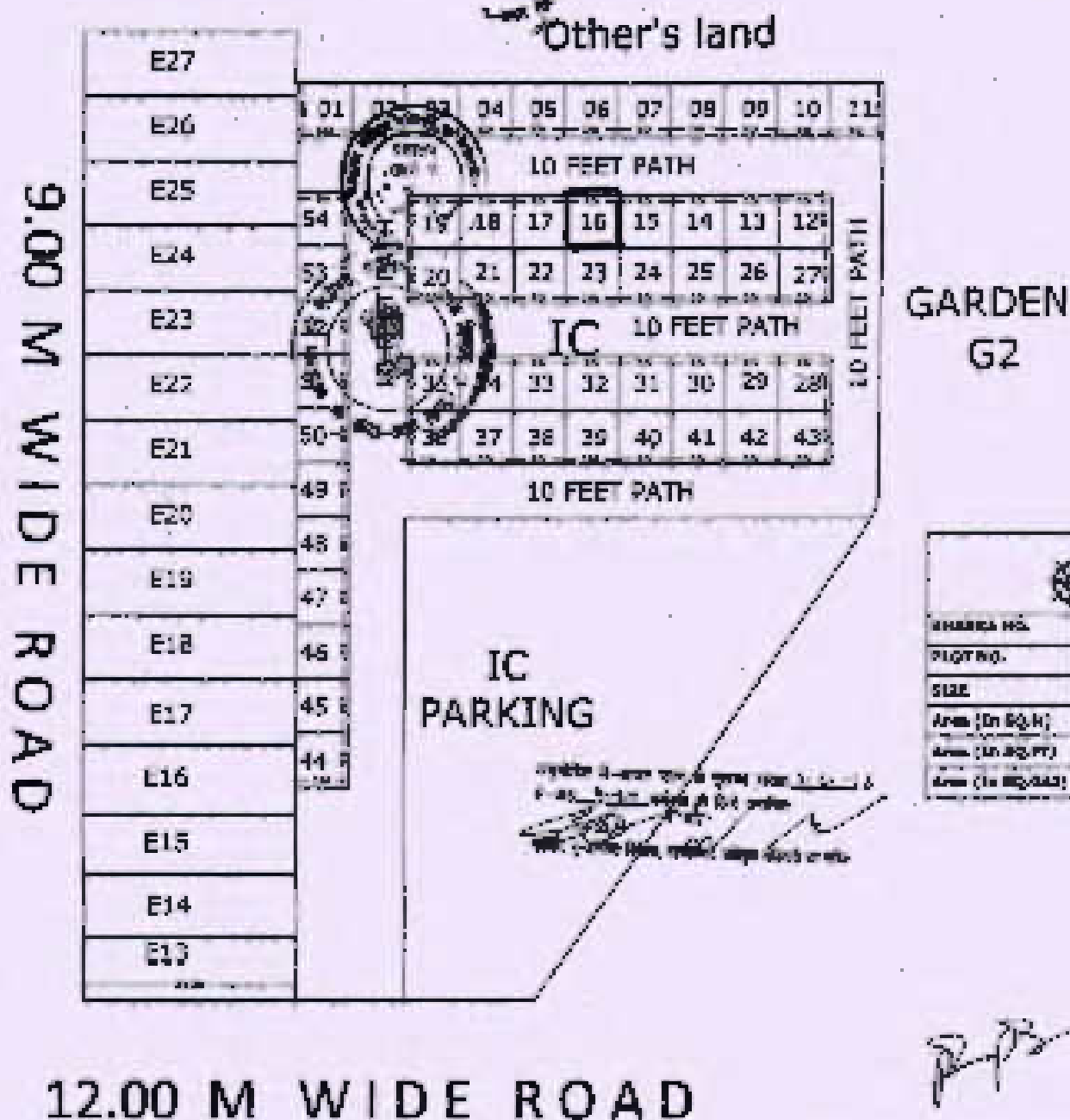
पट्टा की सीमा

साइट प्लान काला व पी प्रमाण बन सकते हैं।

[Signature]
प्रमाणित अधिकारी के हस्ताक्षर
नाम विश्वनाथ
पता बटलीवाला, बठिन्दा

**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]
SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, ALMER
SIR-REGISTRAR : KOTA.**

Fee Receipts
Appendix - Receipts - 4 (Rule 10, 2017) Fee Date: 12-06-2022 8:10 PM

Fee Receipt No	: 02202123015212	Receipt Date	: 12/06/2022
Name	: R.P. BATHICH ADVOCATE, Mr. Urban Developers Ltd.	Document C. No.	: 20202112310716
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Discount Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Ch_34_37	: ₹
CSI	: ₹ 0	Certified Copying Fee Ch_37	: ₹ 0
Stamp (Memorandum)	: ₹	Map (Memorandum)	: ₹
Searchings	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspector Fee	: ₹ 0
Ch_34_34	: ₹ 0	Commission	: ₹ 0
Charges	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other Item Cash	: ₹ 0
From Year 2022 To Year 2022		Total Amount	: ₹ 0

Mode of Payment (Please Mark Applicable)

☒ Cash ☐ Cheque ☐ Demand Draft

Signature of applicant or applicant for
name of Search candidate

Signature of subject
and name of Search Officer

Mobile

SIR-REGISTRAR

R.P. Dadhich
Advocate

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

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Person/Persons/ Firm/ Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur (Raj.)	
	b	Reference No. and date of the letter under the cover of which the documents required for enquiry are forwarded	Nil	
	c	Name of the Developer	M/s. Doran Developers Limited, through authorized signatory Sh. Rajesh Kumar Pathi So Sh. Rajaram Pathi Plot No. 1273, Suseela Health Valley Roadway, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPHA, Kota (Raj.)	
2	a	Name of the immovable property/properties offering for property registration	M/s. Doran Developers Limited, through authorized signatory Sh. Rajesh Kumar Pathi So Sh. Rajaram Pathi Plot No. 1273, Suseela Health Valley Roadway, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPHA, Kota (Raj.)	
	b	Occupation of the Undertakers (person/body/authority) offering the property for creation of charge	Individual - m	
	c	State as to what charge is sought offered whether a first charge or second or as mortgage, etc.	Second	
3		Complete or full description of the immovable property/properties offered as security including the following details:		
	a	Survey No.	S.No. 1015, Ghatwara Village, Kankhal, Kota (Raj.)	
	b	Dist. House No. (in case of house property)	S.No. 1015, Ghatwara Village, Kankhal, Kota (Raj.)	
	c	Extent/area including plot/s built up area in case of house property	9.24 Sq. Mtr.	
	d	Location/lat. long. of the place, village, city, registration sub-division etc. (Bundaries)	Lat. - S.No. 1015 West - Road North - S.No. 1015 South - S.No. 1015	
4	a	Particulars of the documents submitted/forwarded and drawn/legals	1. Certificate of Incorporation M/s. Health Developers Limited 2. Resolution under its consent of Sh. Rajesh Kumar Pathi 3. Mutation Deed No. 1109 dt. 29.07.22 4. Certificate No. 1109 dt. 29.07.22 5. Bond, Lease Deed with Map dt. 29.07.22	
	b	Name of documents verified and as to whether they are originals or certified copies or registration extracts duly certified	Bond, Lease Deed dt. B.No. 1 V.No. 1622 P.No. 127 S.No. 30300129112198 dt. 29.07.22	
		Note : Only originals or certified copies have the typographical final review which authorities be examined		
Sl. No.	Date	Name/Names of the Undertakers	Original verified copy submitted (yes/no), photostats, etc.	In case of copies whether the original was submitted to the Advocate
1	29.07.22	Rajesh Kumar Pathi	Original	Not submitted
5		Whether certified copy of all title documents are obtained from the relevant sub-division office and compared with the documents made available by the proposed mortgagee? Please also enclose all original records so far paid for obtaining certified copy of documents over and above those submitted along with the list.	No	

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1/40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhich**Advocate****Resident & Office -****40, Vikas Nagar, Nanda****Road Kota (Raj.)****Mob. - 93295- 97807**

6	a	Whether the records of registrar office or relevant authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the concerned findings in this regard.	Not available
	c	Whether the authenticity of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj
	b	Whether it is possible to have registration of documents in respect of the property in question, or state that no office of sub-registrar/district registrar/sub-divisional registrar is in place near to such office?	No
	c	Whether search has been made at all the offices covered in (b) above?	Yes
	d	Whether the searching the offices of registering authorities or any other records record registration of multiple sale documents in respect of the property in question?	No
8	<p>Check of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor is title traced to the correct title holder. And whenever Maa's interest or other claim on title is involved, search should be made for a further period, depending on the need for clearance of such claim on the Title.</p> <p>In case of property offered as security for loans of Rs. 1,00,000 and above, search of title/encumbrances for a period of not less than 20 years is mandatory.</p>		<p>As per Jd2 to 12.06.2022</p> <p>11. Title traced to S.No. 10/16, Farmers Village Suburb, Kota Raj. to SGT Datta Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o. Sh. Rajendra Puri R/o Flat No. 1273, Swastha Kirti Mahal Residency, P.No. 14, Rajee Gandhi Nagar Farm Road No. 1, H.P.A, Kota Raj. on dt. 28.07.22 and execute a Hired Lease Deed in favour of firm on dt. 29.07.22</p>
9	Nature of Title of the intended Mortgagee over the Property offered full ownership rights, Leasehold Rights, Occupancy, Possession, Right of Habit Reside or Govt. Tenure, etc.		Freehold
10	Leasehold, if any		Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lease is permitted to mortgage the Leasehold right.	Not applicable
	c	Duration of the Lease/tenure period of lease.	Not applicable
	d	If a sub-lease, check the lease deed to know if Lease is re-whether lease deed permits sub-lease and mortgage by Sub-leasee also	Not applicable
	e	Whether the leasehold rights pertain to the creation of any superstructure if applicable?	Not applicable
	f	Right to get renewal of the leasehold rights not asserted.	Not applicable
11	<p>1. Have any documents (Agreement/ Side Agreement, clauses, etc.) representing the mortgage for movable rights in the mortgage with or without conditions, the mortgagee is committed to make change in such property. Whether any permission from Govt. or any other authority is required for content of mortgage and if so whether such valid permission is available.</p>		Not applicable
12	Emergency copy, whether		Not applicable
	a	Both main of leasehold and freehold	Not applicable
	b	Mortgage can be created	Not applicable
13	Nature of Maa's interest, if any and if so, whether creation of mortgage would be possible, the readiness/ procedure to be followed including court permission to be obtained and its reasons for coming to such conclusion.		Not applicable
14	If the property has been transferred by way of Gift/Gifted Deed, whether		Not applicable


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 Nanda, KOTA (Raj.)

Abstract

40, Vikas Nagar, Santa
Rosa Kanta (Itaj.)
Mob. 98295-87397

BUDHI PRAKASH DADHICH
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Nagda, KOTA (Raj.)


	a.	If an additional mortgagee proposes to be added for creation of sub mortgage?	No application
	d.	Explainments, if any for creation of mortgage as per the special state law applicable to parties & the party.	No application
10.	a.	If the property is Agricultural land, whether the local area permit mortgage of Agriculture land and whether there are any restrictions for creation of sub mortgage of mortgage.	Not applicable
	c.	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 create the mortgage?	Not applicable
	e.	In the case of conversion of Agriculture land for commercial purposes or otherwise whether requisite procedure followed per laws is obtained.	Not applicable
11.		Whether the property is affected by any local laws or other restrictions, zoning & bearing on the creation security like Agricultural Land, water, sewage, electricity, Land Laws, MCD regulations, Gram Panchayat Regulations, Environmental Clearance etc.?	Not applicable
22.	a.	Whether the property is subject to any pending or proposed and acquiesce proceedings?	No
	b.	Whether any such property is same with the Land Acquisition Officer and the existence of such acquisition?	Not applicable
23.	a.	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b.	If yes, whether such litigation would adversely affect the creation of a valid mortgage or have any implication on its future enforcement?	Not applicable
	c.	Whether the title documents have any such restriction, which parties or any litigation or other encumbrance to what is subject of the property in question? In such case please document on such restriction.	Not applicable
24.	a.	In case of partnership firm, whether the property belongs to the firm and the firm is properly registered.	Not applicable
	b.	Partners belonging to partners, whether known or unknown? Whether firm has for the time been completed as per applicable laws?	Not applicable
	c.	Whether the partners/ creating mortgage has been admitted in a valid mortgage for and on behalf of the firm.	Not applicable
25.	a.	Whether the company belongs to a Limited Company, check the Memorandum, Articles, Statutes, Subscribers to share and registration of documents, Registration of any other charges with the Company Registrar (MCA 21) and all documents provided for company creation.	Not applicable
	b.	Whether the property to be mortgaged is purchased by the share Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	c.	If yes, whether the chain of charges of the property to be mortgaged has been carried out with Registrar of Companies (RoC) in manner of such transfer over days (LLP to RoC) and the transfer company (purchase)?	Not applicable
	d.	Whether the share deed of charges reveals any prior charges encumbrances on the property (supposed to be mortgaged) created by the transfer company (seller)? Yes/No.	Not applicable
	e.	In the share deed, encumbrances / charges whether such charges encumbrances have been satisfied? Yes/No.	Not applicable
26.		In case of Society, Association, the required statutory power, a resolution and whether the mortgage can be created, and the required documents, free-laws.	Not applicable
27.	a.	Whether any PRA is involved in the chain of title?	No


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5	Whether the PIA is one executed with interest by a Development Agreement/Power of Attorney. Yes, please specify whether the same is a registered document and hence it has created an interest in favour of the holder/developer and is not a reversible document.	Not applicable
6	In case the title document is executed by the PIA holder, please clarify whether the PIA involved various expenses by the borrower viz. Government Stamp, Individual or Proprietor Certificate in form of Self-Proprietor/Employee/Authorized Representative, to Sign For Adjustment Letter, MGN, Agreement of Sale, Sale Deeds, etc. in form of copies of their work (Builder's PIA) or the other type of PIA (Developer PIA).	Not applicable
7	In case of Builder's PIA, whether a certified copy of PIA is available and the same has been verified/checked with the original PIA.	Not applicable
8	In case of borrower PIA (i.e. PIA other than Builder's PIA), please clarify the following details in respect of PIA:	Not applicable
	(i) Whether the original PIA is verified with the title deed/plan in form of the copy of original PIA?	Not applicable
	(ii) Whether the PIA is registered one?	Not applicable
	(iii) Whether the PIA is signed by government?	Not applicable
	(iv) Whether the PIA contains a specific reference for execution of title document in question?	Not applicable
9	Whether the PIA was in force and not voided or has become invalid on the date of execution of the document in question? Please clarify whether the same has been executed from the office of sub-registrar also?	Not applicable
10	Please comment on the genuineness of PIA.	Not applicable
11	The consensual opinion on the enforceability and nature of the PIA?	Not applicable
12	Whether mortgage is being created by a PIA holder, check genuineness of the Power of Attorney and the extent of its powers given therein and whether the same is properly executed/ stamped/affiliated in terms of the law of the state, where it is executed.	Not applicable
13	If the property is a plot/quarter or residential/commercial premises, check and comment on the following:	No
	(i) Plotted and measured title to the land/building	Not applicable
	(ii) Development Agreement/Power of Attorney	Not applicable
	(iii) Existence of authority of the Developer/holder	Not applicable
14	Independent title verification of the land and/or building or structure	Not applicable
15	Agreement for sale fully registered?	Not applicable
16	Payment of stamp duty	Not applicable
17	Registration of registration of sale agreement, Development Agreement, PIA, etc.	Not applicable
18	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
19	Consent/permission in form of No Objection Certificate/consent	Not applicable
20	Consent/permission in form of No Objection Certificate/consent	Not applicable
21	Membership details in the Society etc.	Not applicable
22	Share Certificates	Not applicable
23	Plan Approval Letter from the Society	Not applicable
24	All legal requirements under the land/building plan, revenue, ownership of land/buildings, Building Regulations, Development Land Regulations, Co-operative Societies Law, etc.	Not applicable
25	Requirements for filing the loan stamp to be received from the Housing Society, etc.	Not applicable
26	If the property is a vacant land and construction is yet to be	Not applicable


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Road KOTA (Raj.)

Mob. – 98295- 87897

		make, approval of Govt. and Governmental officers.	
	q	Whether the instrument/papers of the instrument seller or all documents such as approved plan, agreement, plan etc.	: Not applicable
11		Encumbrances, Attachments, and/or claims whether of Government, Courts or State or other Local authorities or Third Parties claims, liens etc. and against them.	: Not applicable
12		The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so, extinction of charges, if any.	: 01 years 2002 to 12.04.2003
13		Details regarding property tax or land revenue or other services paid and payable in or due and if not paid, what remains?	: Not applicable
14	a	Clear and cutting clearance, whether required and if so, details thereof.	: Not applicable
	b	Whether the Certificate Certificate under the Income Tax Act is available or not.	: Not applicable
15		Details of R.P. encumbrance records/Katha extracts pertaining to the property or quarters.	: Not applicable
16		Whether the rates of the property is collected as owner in the revenue Municipal Village records?	: Not applicable
17	a	Whether the property covered as security is clearly demarcated?	: Yes
	b	Whether the demarcation/purview of the property is legally valid?	: Yes
	c	Whether the owners have consented to go forward with it? (The property should be legally accessible through normal owners to transport goods to houses / houses, as the case may be).	: Yes
18		Whether the property can be verified from the following documents, and accompanied with the necessary, if any, records or not, namely:-	: Not applicable
	a	Encumbrance Certificate/encumbrance	: Not available
	b	Encumbrance Certificate/encumbrance	: Not available
	c	Encumbrance Certificate/encumbrance	: Not available
	d	Other relevant documents	: Not available
19		In respect of the boundaries of the property, whether there is a reference/dependency on any of the title documents or any other documents such as valuation report, utility bills, and/or the actual current boundary (if reference difference, consent or the same).	: Not applicable
20		If the valuation report and/or approved plan are not available, please submit on the same including the documents on the description and boundaries of the property as the title documents and that in the title records (if the valuation report and/or approved plan are not available at the time of preparation of title, please include those documents subsequently, including the same available to the advocate).	: Valuation report, etc. and etc.
21		Are there encumbrances for creation of mortgage under any bank or special certificate, details of proper registration of documents, payment of proper stamp duty etc.	: No
22		Whether the bank will be able to mortgage 50% (or 50% of required) of the property, if not, why?	: Not applicable


SUDHI PRAKASH DADHIACH
 ADVOCATE & R.A.
 40, Vikas Nagar
 Nanda, KOTA Road


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Mob. – 98295- 87807

35	Is there an estimate of proposed 10% deposit, costs of legal and other requirements for creation of a project, valid and enforceable insurance to deposit of awarded amount, duly verified, etc., as also any provision to be made by the Bank in this regard.	Not applicable
36	To verify the existing law and order and enforcement of the provisions under the award, present possible sources of mortgage and additional provisions, if any, to improve a security.	Not applicable
37	Additional aspects relevant for identification of title as per law/ facts.	No
38	Additional suggestions, if any, to mitigate the impact of Bank's actions for settlement of security.	N/A.
39	Has special provision also be required to create mortgage deposit document creating mortgage.	MD Parlor Developers Limited, through authorized signature, Mr. Rajesh Kumar Flat No. 50, Sh. Rajendra Patel Rd. Flat No. 1271, Sarawalia Biddhi Nanta Roadways, P.O. No. 1-4, Rajendra Gandhi Nagar Kola Road No. 1, H.P.N., Kota Raj.
40	Whether the said Nanta Project comes under Real Estate (Regulation and Development) Act 2016? YES	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If yes, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plot in question are verified with the list of number and floor of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 12/05/2022

Place: Kota


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

4. **द्वितीयः प्रश्नः**

4th, Vikas Vargar, Noida

114b. 98295-97834

I have examined the Original and a copy intended to be deposited relating to the estate of the property interest of *Atlanta* in connection with the "Incapable Mindings" and the documents of the interest in the apartment and evidence of right, title and interest and use of the said property. Mindings, a record will comply with requirements of interest of *Atlanta* and *Atlanta* orally use.

3. The Government of the State of Karnataka, Mysore, has issued all the necessary orders and instructions for the above-mentioned purpose.
4. The Government of the State of Karnataka, Mysore, has issued all the necessary orders and instructions for the above-mentioned purpose.
5. The Government of the State of Karnataka, Mysore, has issued all the necessary orders and instructions for the above-mentioned purpose.
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8. The Government of the State of Karnataka, Mysore, has issued all the necessary orders and instructions for the above-mentioned purpose.
9. The Government of the State of Karnataka, Mysore, has issued all the necessary orders and instructions for the above-mentioned purpose.
10. The Government of the State of Karnataka, Mysore, has issued all the necessary orders and instructions for the above-mentioned purpose.

1 Certificate of Incorporation, Alta Lumen Developers Limited
2 Registered Office: 10, Lorne Ave, Kew, Victoria 31
3 1 Midland Centre No. 1, 1100, 11 South St
4 Telephone No. 1194 41 24 05 11
5 Email: info@alta-lumen.com.au


17. For a detailed description of the property, see S¹R²029. Contact: [redacted]

12-24-82

2. In 2011, the U.S. Department of Justice announced that it had reached a non-prosecution agreement with the U.S. Postal Service regarding the handling of the 2008 election results. The agreement stated that the Postal Service had not violated any laws or regulations regarding the handling of the election results.

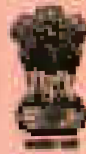
and 3.4 km.

11. 2. 2017


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanda, KOTA (Raj.)



श्रीमान् अनांक कुमार सिंह
मुख्यालय, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (इलेक्ट्रिक ग्रामीण क्षेत्र) के लिए उपयोग की
अनुसूची और आरक्षण, दिनांक 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

दिनांक / 11/10

दिनांक 20-07-2022

गैरार्थ लेनियन व्यवस्थापन लिमिटेड अर्थात् अधीकृत इलाहाबादी राजेश कुमार चन्देल पुत्र श्री राजाराम चन्देल

पट्टा धारक का नाम पत्र/पुत्री

पञ्जीकृत कार्यालय फ्लैट नं० 1275, मुख्यालय सिटी सिटी गैरार्थ लेनियन लिमिटेड नं० 1-4 राजाराम चन्देल नगर
निवासी विस्तार रोड नं० 4 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक निवास ★ शहर कार्यलय पता 2021 ★

(पदनाम) श्री/श्रीमती/शुद्धी पुरुष/पुत्री

निवासी

मुख्यपत्र नं० Shop no. LC-17 क्षेत्रफल 9.24 वर्गमीटर

राजस्थान प्रान्त कुन्नाली इलाका नं० 44, 47, 49

खोजना गाउँनिया ने रिपोर्ट है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त मुख्यपत्र का पट्टा दिनांक के
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1

2

ज. प्रदीपक, कोटा (प्रमाण)

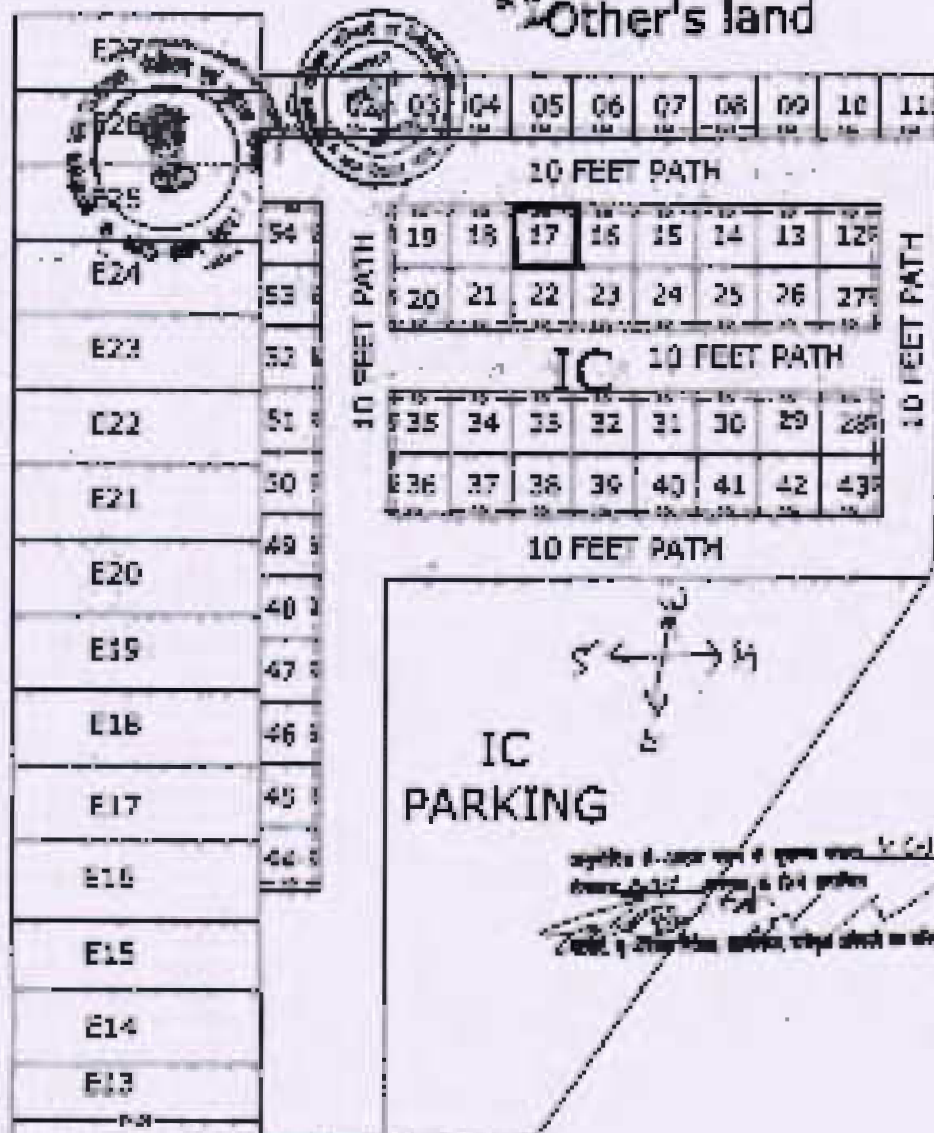
प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
मान प्रमाण, कोटा

नोट - नगी पीछे पृष्ठ पर अंकित है।

- पञ्जीकृत/गुणांकन संलग्न है।
- Registered and Endorsement Attached

**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)**

9.00 M WIDE ROAD



GARDEN
G2

SHAPE NO.	d7, d8
PLAT NO.	10 - 1
FORM	3.04 x 3.04
Type (To EQ. 4)	9.242
Area (To EQ. 4)	99.44
Area (To EQ. 4)	81.03

12.00 M WIDE ROAD

SIGNATURE OF OWNER

Free Forming
Approx. 5' x 7' (15' x 12')

Pub Date: 12-06-2003 12:11 PM

File Receipt No	: 202201150000014	Receipt Date	: 15/05/2022
Name	: B.P. DADICHI B.P. DADICHI, Mr. Dadar, Cochin, India	Customer Name	: 202201150000014
Address	: KOTA		
Document Type	: Inspection And Service		
Face Value	: 2.0	Enclosed Value	: 0.0
Old-Registration Fee	: 0.0	Fee for Memorandum (A, B, C)	: 0.0
Oct	: 0.0	Certified Copying Fee (A, B)	: 0.0
Stamp (Memorandum)	: 0.0	Reg (Memorandum)	: 0.0
Stamp (Reg)	: 0.0	Stamp Duty	: 0.0
Handic	: 0.0	Inspection fee	: 0.00
Ja_25_24	: 0.0	Commission	: 0.0
Security	: 0.0	Others	: 0.0
		Cash Amount Received	: 0.0
		Other than Cash	: 0.00
From Year 2022 to Year 2022		Total Amount	: 0.00

Ministry of Education, Youth and Sports, Athens, Greece

[illegible]

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• **Stress** – the body's response to any demand or challenge

מחיר: 100 ₪

R.P. Dadhich
Advocate

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

**REPORT OF INVESTIGATION OF TITLES IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch/Division/Part/Office seeking opinion	Requesting Authority, Jaipur Raj
	b	Reference No. and date of the letter under the cover of which the documents reached the working area forwarded	No.
	c	Name of the borrower	M/s Datta Developers Limited, through authorized signatory Sh. Rajesh Kumar Part No Sh. Hapuram Part No Part No. 1271, Sewalla Middle Sindh Roadway, P.No. 1-4, Rajee Gandhi Nagar East, Road No. 1, JPDA, Kota Raj
2	a	Name of the individual/association/person offering the property for mortgage	M/s Datta Developers Limited, through authorized signatory Sh. Rajesh Kumar Part No Sh. Hapuram Part No Part No. 1271, Sewalla Middle Sindh Roadway, P.No. 1-4, Rajee Gandhi Nagar East, Road No. 1, JPDA, Kota Raj
	b	Constitution of the individual/association/person offering the property for mortgage of charge	Individual Firm
	c	State as to what, exactly, is actually offered (whether subject matter is house or a guarantee, etc.)	House
3	Consent in full description of the immovable property as referred to, namely including the following details		
	a	Name No	S.No. 10-17, Gurdara, Village Kundwa, Kota Raj
	b	Plot/Block no. in case of house property	S.No. 10-17, Gurdara, Village Kundwa, Kota Raj
	c	Documents including, partly Part up with it case of house property	S. 22 Raj MH
	d	Location the name of the place village etc. registration sub district etc boundaries	Dist – S.No. 10-22 Village – Road North S.No. 10-25 South S.No. 10-18
4	a	Particulars of the documents submitted serially and chronologically	1. Certificate of Incorporation M/s Datta Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Part 3. Allotment Letter No. 1017 dt 20.07.22 4. Certificate No. 1110 dt. 20.07.22 5. Draft lease Deed with Stamp dt 20.07.22
5	a	Particulars of documents verified and as to whether they are originals or certified copies or registered documents duly certified Note : Only originals or certified copies from the engineering and revenue v/s are to be examined	Regd. Lease Deed dt 11 No. 3 V.No. 1621 P.No. 125 S.No. 102103/25/10190 dt 20.07.22
6	Sd/- M.D.	Date	21.07.22
		Name/Signature of the Applicant	Regd. Lease Deed
7	Whether original copy of all title documents are obtained from the relevant authorities/office and compared with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for charges verified copy of documents/records/documents submitted along with the TDR.	Original copy verified with photograph, or	In case of copies, whether the original was verified by the authorities
		(Signature)	Not applicable

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R.P. Dadhich
Advocate


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Road Kota (Raj.)
Mob. – 98295-87907

1	a	Whether the records of negative entries or adverse authorities relevant to the property in question are available for verification through any online portal or electronic system?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments thereon in this regard?	Not applicable
	c	Whether the genuineness of the electronic documents to be put forward from any online portal and if so whether such verification was made?	Not applicable
2	a	Property offered as security falls within the jurisdiction of which sub-regional office?	Sub Regional Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-regional district registration department? If so, please name all such offices?	No
	c	Whether search has been made in all the offices named in the above?	Yes
	d	Whether the records in the offices of registering authorities or any other records reveal registration of multiple sale documents in respect of the property in question?	No
3		Chain of title tracing the title from the oldest title deed to the most title deed establishing title of the property is extracted from the recorders in relation to the current title holder. And whenever Minor's interest or other title in title is involved, search should be made for a further period, depending on the need for clearance of such thing on the Title. In case of property offered as security the loan of Rs. 1.00 crore and above, search of title documents for a period of not less than 20 years is mandatory.	In case of R.R. in 11.06.2022. Title Chain started in S.No. 10/15, Durgam, Village Kumbhari, Kota, Raj. to M/s Darden Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri R/o Plot No. 2273, Anandika Rohini Middle Roadway, P.No. 1-A, Rajas Garhda Nagar, Kota, Road No. 3, 171A, Kota Raj. on dt. 21.07.22 and execute a Regd. Deed in favour of firm on dt. 29.07.22.
4		Nature of Title of the intended Mortgage over the Property (whether Full ownership rights, Leasehold Rights, Occupancy/ Possession Rights or even Charles or Guest Guest's Adverse etc.)	Freehold
5		Leasehold mortgage.	Not applicable
	a	Lease Deed is duly stamped and registered.	Not applicable
	b	Lease is permitted to mortgage the Leasehold right.	Not applicable
	c	Duration of the Lease unexpired period of lease.	Not applicable
	d	It is confirmed that the lease deed in favour of Lessee is to whether lease deed permits sub-letting and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure if applicable?	Not applicable
	f	Right to get removal of the leasehold right and return back of	Not applicable
6		If Govt. sanctioned lease under New Agreement, whether, grant agreement etc. provides for double right to the mortgage with or without conditions, the mortgage is accepted to create charge on such property. Whether any permission from Govt. is also obtained in respect of mortgage and if so whether such said permission is genuine.	Not applicable
7		If agreement made between	Not applicable
	a	Such rights established and transferable.	
	b	Mortgages can be created.	Not applicable
8		Nature of Minor's interest, if any and if so, whether creation of mortgage can be possible, the conditions procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
9		The property has been transferred by way of Freehold/Leasehold, whether	Not applicable

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210444117

Mob. - 05295-879.7


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Narnia, KOTA (Raj.)

	a	If so, official/consent/ permission to be obtained for creation of said mortgage?	Not applicable
	b	Proportions, if any, for creation of mortgage as per the stated rules (not applicable to the trust in the matter)	Not applicable
20	a	In the property is Agricultural land, whether the land has prior mortgage of Agriculturist land and whether there are any restrictions for creation of subsequent of mortgage?	Not applicable
	b	In case of agricultural property other relevant records/documents or in land laws, if any are to be verified to assess the validity of the third right to create the mortgage?	Not applicable
	c	In the case of conversion of Agriculturist land for commercial purposes or otherwise, whether requisite procedure followed was ascertained?	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the common security (viz. Agricultural Laws, tenancy sections, etc., Land Laws, 1952, regulations, Road Lane regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed and acquisition proceedings?	No
	b	Whether any work/scheme is under construction and/or under Office and the creation of said mortgage?	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any noted encumbrance which may or may negatively affect/enhance the right to create of the property in question? In such case please enclose an such encumbrance.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the firm is presently operational?	Not applicable
	b	Property belonging to partners, whether known or not by name? whether furnished for the same have been complied as per applicable laws?	Not applicable
	c	Whether the nature of creating mortgage involves exclusively to create mortgage for and on behalf of the firm?	Not applicable
25	a	Whether the property belongs to a Limited Company, check the following points: board resolution, authorisation to create mortgage creation of documents, Registration of any prior charges with the Company Registrar (RCA), Articles of Association (provide for company register).	Not applicable
	b	Whether the property to be mortgaged is purchased by the same Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	c	If yes, whether the record of changes of the property are be mortgaged has been cleared out with Registrar of Companies (RCA) in respect of each earlier company / LLP (if any) and the single company (partner)?	Not applicable
	d	Whether the above search of charges reveals any prior charges encumbrances on the property (proposed to be mortgaged) created by the earlier company (if any)?	Not applicable
	e	If the search reveals encumbrances / charges, whether such charges encumbrances have been cleared?	Not applicable
26		In case of Associates, Association, the required authorisation to mortgage and whether the mortgage can be created and the required documents, by laws.	Not applicable
27	a	Whether any POA is created in the deed of title?	No


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5	Whether the PDA is not accepted with interest i.e. a Development Agreement/Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and second is irreversible or not.	Not applicable
6	In case the title document is executed by the PDA holder, please clarify whether the PDA involved is (i) one executed by the Partners viz. Companies/ Firms/ Associated or Proprietary Concerns in favour of their Partners/ partners/ Authorized Representatives or non their Attorney/ Attorneys, NOCs/ Agreement of Sale/ Sale Deeds etc. in favour of buyers of their flats (Builder's PDA) or any other type of PDA (Seller's PDA).	Not applicable
7	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified/ compared with the original PDA.	Not applicable
8	In case of Seller's PDA or a PDA other than Partner's PDA, please clarify the following matters in respect of PDA:	Not applicable
	a. Whether the original PDA is verified and the title investigation is done on the basis of original PDA?	Not applicable
	b. Whether the PDA is registered or not?	Not applicable
	c. Whether the PDA is special or general one?	Not applicable
	d. Whether the PDA contains a specific authority for execution of title document in question?	Not applicable
	e. Whether the PDA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of Registration or not?)	Not applicable
	g. Please comment on the genuineness of PDA?	Not applicable
	h. The unsupervised opinion on its irreversibility and nature of the PDA?	Not applicable
28	Whether mortgage is being created by a PDA holder, check genuineness of the Power of Attorney and the cover of the power given, terms and whether the same is properly executed/ stamped/authenticated in terms of the law of the place where it is executed.	Not applicable
29	If the property is a development or residential or commercial premises, check whether concerned in the following:	Not applicable
	a. Possession of and owner's title in the land including	Not applicable
	b. Development Agreement/ Power of Attorney	Not applicable
	c. Existence of validity of the Developer/ builder	Not applicable
	d. Independent title verification of the land and/or building in question	Not applicable
	e. Agreement for sale/ title/ registered?	Not applicable
	f. Payment of proper stamp duty	Not applicable
	g. Requirement of registration of sale agreement, development agreement, PDA etc.	Not applicable
	h. Approval of building plan, permission of appropriate local authority etc.	Not applicable
	i. Compliance in form of Society/ Corporation concerned	Not applicable
	j. Occupancy Certificate/ relevant title letter of permission	Not applicable
	k. Membership status in the Society etc.	Not applicable
	l. Share Certificates	Not applicable
	m. No Objection Letter from the Society	Not applicable
	n. All legal requirements under the local Municipal laws, regarding ownership of this Apartment/ Building Regulations, Development Control Regulations, Cooperative Societies/ Laws etc.	Not applicable
	o. Requirements for getting the Bank charges on the records of the Housing Society, if any	Not applicable
	p. If the property is a vacant land and regulations is not to be	Not applicable


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	check, approval of layout and other procedures, if any	
	a) Whether the numbering pattern of the units has duly noted documents such as approved plan, assessment plan etc.	: Not applicable
20	Encumbrance Certificate, and its status whether of Government Control or State or other Local authorities or Third Party claims, liens etc. and status thereof	: Not applicable
21	The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if an assignment of charge, if any.	: 01 years 2022 to 12.04.2023
22	Details regarding property tax or used revenue or other charges, dues paid, pending or to be paid and if not paid, who remains?	: Not applicable
23	a) Urban and village clearance, whether required and if so, details thereof.	: Not verifiable
	b) Whether the Encumbrance Certificate under the Income Tax Act is required/obtained	: Not verifiable
24	Details of all FC contraventions/other violations/kachra storage pertaining to the property in question	: Not applicable
25	Whether the name of mortgage is reflected in deed or in the revenue Municipal Village records?	: Not applicable
26	a) Whether the property offered is already mortgaged/encumbered?	: Yes
	b) Whether the documentary pattern of the property is legally safe?	: Yes
	c) Whether the property has clear access to the documents? (The property should be legally accessible through normal routes to transport goods to/ from the property, however, as the case may be).	: Yes
27	Whether the property can be developed from the following documents, and development is/ will be necessary or if any needed in what capacity?	: Not verifiable
	a) Document is subject to statutory restrictions	: Not verifiable
	b) Document is subject to other restrictions	: Not verifiable
	c) Document is subject to State law/Restrictions, if any applicable	: Not verifiable
	d) Otherwise fully free	: Not verifiable
28	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as survey report, village etc. as per the actual survey boundary. If so please describe variation on the same.	: Not verifiable
29	If the necessary report and/or approved sanctioned plan are made available, please comment on the same, including the compliance on the structure and boundaries of the property in the title documents and that in the sanctioned plan, if the relevant report and/or sanctioned plan are not available in the time of preparation of TR, please provide these documents/ documents, so making the same available to the authority.	: Valuation report not available
30	Any sanction/plan for creation of separate street and local or special sanction/ notice of proper construction of Government, sanctioned of proper sanction/ plan etc.	: No
31	Whether the Bank will be able to release S420 Act/51 Act, if required against the property offered in security?	: Not applicable


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42	In case of issuance of original title deeds, deeds of legal and other requirements for creation of a mortgage valid and enforceable mortgage in absence of certified extracts duly certified true as the same provisions to be taken by the Bank in this regard.	Not applicable
43	Whether the governing instrument(s) of the mortgage confer their mutual personal powers creation of mortgage and additional provisions relating to certain circumstances.	Not applicable
44	Additional remarks relevant for investigation of risk score not less.	No
45	Additional Remarks: If any to safeguard the interest of bank viewing the performance documents.	N/A
46	The specific persons who are required to execute mortgage should document existing mortgage.	M/s. Devika Enterprises Limited, through authorized signatory Sh. Rajesh Kumar Flat No Sh. Rajaram, Plot 100, Flat No. 1272, Sreevika Estate, Sreevika, P.O. 14, Rajeev Gandhi Nagar, Kota, Road No. 2, HDA, Kota Raj
47	Whether the Real Estate Broker complies under Real Estate (Regulation and Development) Act 2016? Y/N	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If yes, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale is recorded in the above Real Estate Broker under a contract?	Not applicable
	Whether the details of the agreement, plot in question are verified with the list of number and types of apartments or plots listed as registered by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 15.06.2022

Place: Kota


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & Co.
R/o- 40, Vikas Nagar
Nanda, KOTA (Guj.)

H.P. Ladbich

Adaptation:

Resident & Office

40, Vikram Vajpey, Mumbai

Washed Kings (Wu|.)

WFO, - 04295- 87H07

R. K. MATHAN, B. S. MATHAN

* 'more movement' for Europe, 27.1% think, compared to 19% expected following the worldwide population and infrastructure trends, especially because of 'population shrinkage' and better transportation infrastructure in the sparsely populated areas of high-traffic concentration and lack of the same benefits in the periphery, even if, directly, the consequences of overpopulation are not as obvious in the more rural areas as in the cities.

2. I am assuming the parameter is both being estimated and the solution is checked. So, it is not a case of the solution of the system.

[illegible]

4. Full-time members of our board of directors must, during the term of their office, pay at least one-half of the cost of the annual medical or dental examination required by the state, as well as the premium for the life health insurance policy, if any, that we are legally required to purchase under applicable law.

† This manuscript has not been certified as accurate or reliable by the U.S. Environmental Protection Agency. It is being made available for public review and comment as part of the public comment period for the proposed rule. The agency is not responsible for any errors or for any consequences arising from the use of the information contained in this document.

(c) In case of late development, change in focus or the Terms of Reference of the project, the Project Component or the sub-Component that is no longer relevant to the project, the Project Component and the Project Objectives will be removed or significantly modified.

7. There is no other material for property that is to be covered by a separate license of the State with respect to the property.

* The American Cancer Society, 1515 North Capitol Avenue, N.E., Atlanta, Georgia 30303. American Cancer Society, through authorized agent, St. Joseph Medical Park, 500 St. Margaret Park, St. Mary, Mo. 64588. Sorrelite Child Medical Hardware, 1254 E. 11th Street, Grand Rapids, Mich. 49503. St. Joseph Medical Park, 500 St. Margaret Park, St. Mary, Mo. 64588.

[illegible]

70. The new law passed by Congress in 1996 states that the degree of following up on death decisions is "not even" established automatically regarding:

Note: Please report all Datacenter Yields to 5 And let them know we are upgrading all projects to 60% N/A.

1. [Introduction to the composition of the Windows Development Platform](#)
2. [Introduction to the composition of the Windows Development Platform](#)
3. [Introduction to the composition of the Windows Development Platform](#)
4. [Introduction to the composition of the Windows Development Platform](#)
5. [Introduction to the composition of the Windows Development Platform](#)

11 There are no legal impediments to award on of the Mortgage on production of above title deeds, the confidantology copies of the same. There is no law or order in the state of Karnataka in force.

2. It certified that a copy of a 209F5E2 document

SUBJECTS OF THE WORK 1) A. K. Gerasimov, ed., *Vestnik* 6-8, 9.

הוא מציג את המסמך

42 62

Wool & Co. Inc.

4716 27.1.11

ה'תשס"ב

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



श्रीमान् श्रीमान् श्रीमान्
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरों में क्षेत्र (कृषि भूमे) का गैर-कृषि प्रयोजन के लिए उपयोग को
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अंतर्गत भूमे का पट्टा विलेख

क्रमांक / 1111

दिनांक 26-07-2022

मेसर्स डेविड एडवार्ड्स लिमिटेड, जयपुर अर्थात् श्रीमान् श्रीमान् श्रीमान् राजेश कुमार पाण्डेय पुत्र श्री राजेश कुमार पाण्डेय

पट्टा धारक का नाम

पुत्र/पुत्री

पंजीकृत कार्यालय प्लेट नं. 1273, सुकलका विन्ही सिव्ही रेजीडेंसी ब्लॉक नं. 1-4 राजीव भंडा नगर

निवासी

विलास रोड नं. 3 थार्ड पी.आर.ए. कोटा

अश्वना

पट्टा धारक नैसर्ग

★ शहर

कार्यालय पता

2021

जरिये

(पदनाम) श्री/श्रीमती/सुश्री

पुत्र/पुत्री

निवासी

भूखण्ड नं.

Shop no. 1C-18

क्षेत्रफल

9.24 वर्गमीटर

राजस्थान ग्राम

कुरुक्षेत्र

खसरा नं.

44,47,49

योजना

गर्भभिया

में स्थित है।

स्थानीय निकाय (पट्टा धारक) द्वारा पट्टा धारक के पास से लाल भूखण्ड का पट्टा विनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

श्री. राजेश कुमार, धारक (पुत्र)

पंजीकृत अधिकारी के हस्ताक्षर मय मोहर
नगर विकास न्यास कोटा

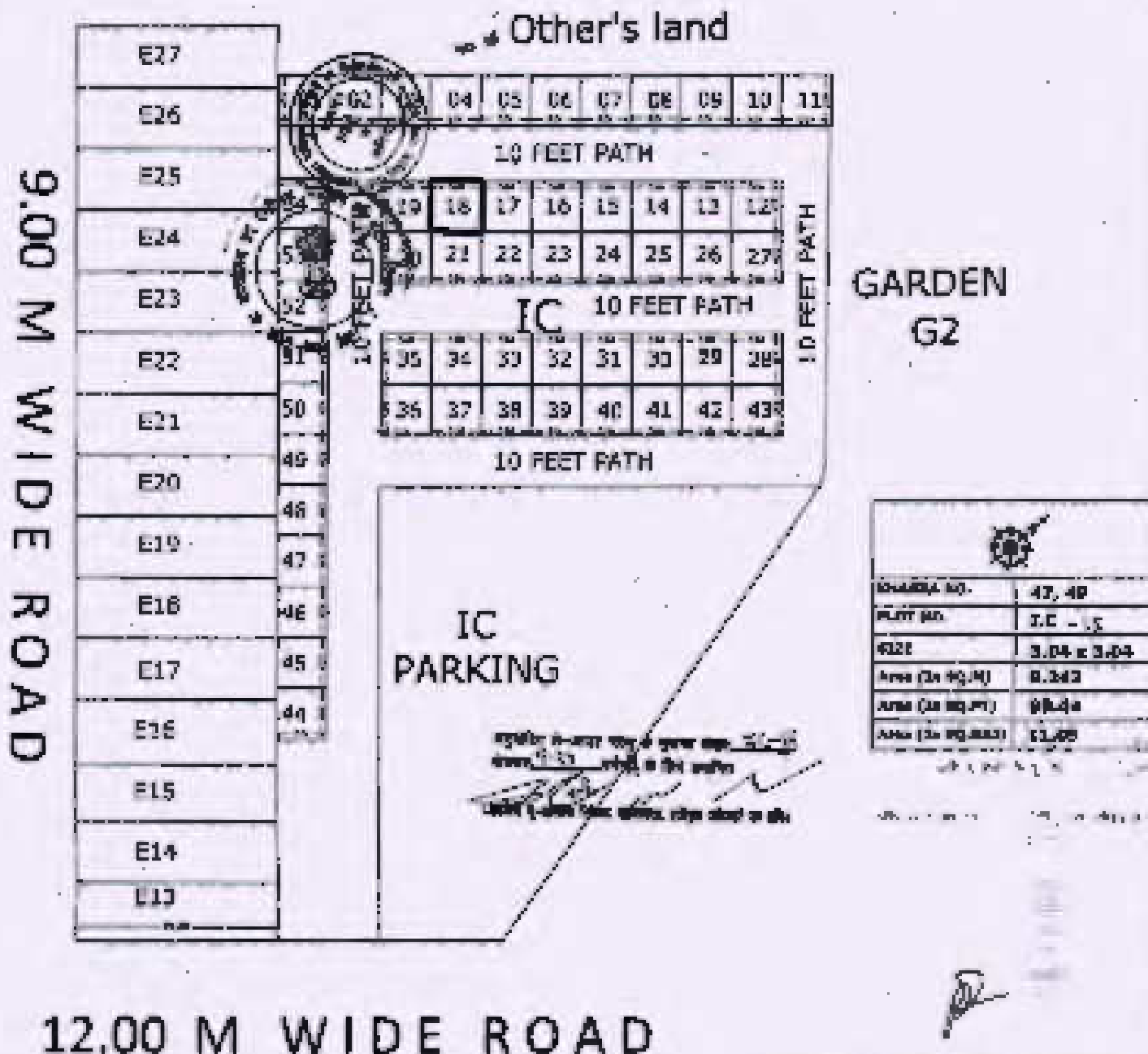
नोट - शर्तों पीछे पुस्तक पर संकेतित है।

- पंजीकृत/पुस्तक संलग्न है।
- Registered and Endorsement Attached

- गरीब/गलबान संतान है।
- Begolabad and Endogamity 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)**



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

Fee Receipt
Appendix I-Form No. 9 (Rule 15 & 151) Print Date: 12-08-2022 8:18 PM

Fee Receipt No	: 202202123018317	Receipt Date	: 12/08/2022
Name	: D.P. DASHTEH ALVOCare, www. Devim Development Lts.	Document No.	: 202201123018317
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Evaluated Value	: ₹ 0
Out-Registration Fee	: ₹ 0	Fee for Memorandum Ls_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Ls_67	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Stamps	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Ls_26_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 1
		Other than Cash	: ₹ 51
From Year 2022 To Year 2022		Total Amount	: ₹ 51

Mode of Payment (Mode Number Amount)

1 e-Gov Cash 45479941 ₹ 51

Signature of prosecutor or applicant for
copy or Search certificate

Signature of notary
and date of return receipt

Cashier

SUB-REGISTRAR

REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMovable PROPERTY

1	a	Name of the Bank/Business Unit office issuing opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Nil	
	c	Name of the Borrower	M/s. Arun Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri S/o Plot No. 1273, Amwika Biddhi Siddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Kulu Road No. 3, U.P.A. Kota Raj.	
2	a	Name of the individual/company/person offering the properties as security	M/s. Arun Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri S/o Plot No. 1273, Amwika Biddhi Siddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Kulu Road No. 3, U.P.A. Kota Raj.	
	b	Constitution of the Unit/Company/Authority offering the property (incorporation of company)	Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower	
3	Complete or full description of the immovable property/ies offered as security including the following details:			
	a	Survey No.	S.No. 10-18, Gandaria Village Kumbhari, Kota Raj.	
	b	House/Shop no. (in case of house property)	S.No. 10-18, Gandaria Village Kumbhari, Kota Raj.	
	c	Extent/area including plinth built up area in case of house property	9.34 Sq. Mtr.	
	d	Locations like name of the place, village, city, registration sub-district etc. (Borough/area)	East - S.No. 10-19 West - Road North - S.No. 10-17 South - S.No. 10-19	
4	a	Particulars of the documents submitted serially and chronologically	1. Certificate of Incorporation M/s. Arun Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Puri 3. Allotment Letter No. 1111 dt. 28.07.22 4. Certificate No. 1111 dt. 28.07.22 5. Map. Lease deed with Map dt. 28.07.22	
b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.		Regd. Lease Deed dt. U.P.No. 1 V.No. 1622 P.No. 142 S.No. 242201123112210 dt. 21.07.22	
	Note : Only originals or certified extracts from the registering authorities are to be examined.			
Sr. No.	Date	Name/Nature of the Document	Original copy submitted or photocopy, etc.	In case of copies, whether the original was scrutinized by the Authority
1	29.07.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all such documents are obtained from the respective sub-registrar office and compared with the documents made available by the proposed mortgagor ? (If yes also enclose all original receipts of fees paid for obtaining certified copy of documents-wherein/wherever certificate along with the TOR.		No	

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Mobi. 98295-87607

6	a	Whether the records of registration office or revenue authorities relating to the property in question are available for verification through any online portal or computer system?	No
	b	If such online computer records are available, whether any verification or cross checking are made and for convenience features in this regard	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any other party and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar's office?	Sub Registrar Kota Raj.
	b	Whether it is feasible to have consultation of documents in respect of the property in question at more than one office of sub-registrar/district registration-general. If so, please name all such offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the records of the offices of registering authorities or any other records reveal registration of multiple title documents in respect of a property in question?	No
8		Chain of title tracking the title from the oldest title deed to the latest. To check existing title of the property in question from the predecessor title deed to the current title deed. And wherever M/s's interest or other chop or title is involved, search should be made for a further period, depending on the need for clearance of such thing in the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory.	It goes till 13.06.2021 On 13.06.2021 a S.O. 10-18, Gurgaon, Village Kumbhari, Kota Raj. to M/s Dattin Developers Limited, through authorized signatory Mr. Rajesh Kumar Patel Sh. Sh. Rajaram Patel Rtn. Hse No. 1273, Surajpur, Rajshahi Night Handing, P.O. No. 1-4, Rajpur Gumbhi, Vasar, Esda Road No. 1, 181A, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 20.07.22.
9		Nature of title of the intended Mortgagee over the property in question (All ownership rights, Leasehold Rights, Occupancy, Precedent Rights or lease Holders in Good Condition etc.)	Freehold
10		If leasehold, whether: a. Lease deed is duly stamped and registered b. There is potential for mortgage that leasehold right c. Duration of the lease/unexpired period of lease d. If available, check the lease deed in favour of lease party whether lease deed contains all having the mortgage to Bank as condition e. Whether the lease and rights permits for the creation of mortgage on the title on application.	Not applicable Not applicable Not applicable Not applicable
	f	Right to get removal of the leasehold rights on the deed.	Not applicable
11		If Govt. sanctioned lease/other Sale Agreement, whether joint agreement etc. provides for alienable rights to the mortgagee with or without condition, the mortgagee is competent to create mortgage on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so what such valid permission is available.	Not applicable
12		If necessary right, whether: a. Such right is heritable and transferrable b. Mortgage can be created	Not applicable Not applicable
13		Nature of M/s's interest, if any and if so, whether creation of mortgage could be possible, the modalities, procedure to be followed including any permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14		If the property has been mortgaged to any of Govt/Schedule Bank, whether	Not applicable

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Kand Kola (Raj.)

File: 004295-873407

	a	The Gift Settlement Deed is fully stamped and registered	Not applicable
	b	The Gift Settlement Deed has been executed by two witnesses	Not applicable
	c	The Gift Settlement Deed transfers the property to Durga	Not applicable
	d	Whether the Donor has accepted the gift by signing the Gift Settlement Deed or by a ceremonial giving or by any other voluntary action	Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question	Not applicable
	f	Whether the Donor is a possessor of the gifted property	Not applicable
	g	Whether any life interest is reserved to the Donor or any other person and whether there is an interest reserved to pay the estate of mortgage	Not applicable
	h	Any other aspect affecting the validity of the deed passed through the gift settlement deed	Not applicable
	i	In case of partition family settlement deed, whether the original deed is available for deposit. If not the procedure to be followed to create a valid and enforceable settlement	Not applicable
	j	Whether auction has been effected and whether the mortgage is in possession and enjoyment of the donee	Not applicable
	k	Whether the partition made is valid and the mortgagee has acquired a mortgageable title therein	Not applicable
	l	In respect of carrying on a deed of gift, whether such deed has been set aside and all other conditions liabilities are completed completed with	Not applicable
	m	Whether any of the documents in question are executed in compliance or in those that are set - If so, additional procedure to be taken for avoiding nullity mortgages	Not applicable
11		Whether the title documents include any testamentary documents with	Not applicable
	a	In case of will, whether the will is registered will or unregistered will	Not applicable
	b	Whether any in the matter made a testamentary probate and if so whether the same is obtained by a competent court	Not applicable
	c	Whether the property is situated in the testate of will	Not applicable
	d	Whether the person is a minor	Not applicable
	e	Whether the original deed condition of the person is available	Not applicable
	f	What are the circumstances and/or documents to establish the validity of the will and if any will of the testator	Not applicable
	g	Whether the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness validity of the will all parties have acted upon the will and whether any relevant to rely on the will, availability of the original title deeds are to be examined	Not applicable
12	a	Whether the property is subject to any usufruct	No
	b	Whether the property belongs to church temple or any religious other institutions having any restriction in execution of charges on such properties	Not applicable
	c	Whether the person is a minor in respect of the above cases	Not applicable
13	a	Whether the property is a joint family property, mortgage is created by family benefit legal necessity whether the Major Beneficiaries have no objection joint or execution minor's case if any rights of female members are	Not applicable
	b	Whether the property is a joint family property and whether the mortgage is created by family benefit legal necessity whether the Major Beneficiaries have no objection joint or execution minor's case if any rights of female members are	Not applicable
14	a	Whether the property belongs to any trust or is subject to the rights of any trust	No
	b	Whether the trust is a private or public trust and whether trust deed is available including the mortgage of the property	Not applicable

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Mob. - 98295-87807

1	a	Is any additional provision necessary to be entered for creation of sub mortgage?	No applicable
2	a	Prescriptions, if any, for creation of mortgage as per local state laws applicable to the land in the matter.	No applicable
3	a	If the property is Agricultural land, whether the local laws on all mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
4	a	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 mortgage the mortgage.	Not applicable
5	a	In the case of mortgage of Agricultural land for agricultural purposes or otherwise, whether requisite clearance followed or not as mandated.	Not applicable
6	a	Whether the property is affected by any local laws or other regulations relating to lending on the creation security (viz. Agricultural Laws, water sources, facilities, Land Laws, SFZ regulations, Credit Line, Agrarian, Environmental Clearance, etc.)	Not applicable
7	a	Whether any property is subject to any pending or proposed law or pending proceeding.	No
8	a	Whether any search inquiry is made with the Land Acquired for Office and for release of such search inquiry.	Not applicable
9	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
10	a	If yes, whether such litigation would adversely affect the validity of a valid mortgage or have any implication on its future enforcement?	Not applicable
11	a	Whether the title documents have any court-sanctioning which pertains to any litigation or unknown security in claim in respect of the property in question? If yes, exact please submit in such sanctioning.	Not applicable
12	a	In case of partnership firm, whether the property belongs to the firm and if so, is properly registered.	Not applicable
13	a	Property belonging to partner, whether the same is hatched? Whether liabilities for the same have been complied as per applicable laws?	Not applicable
14	a	Whether the presently existing mortgage has been authority to create mortgage for and on behalf of the firm.	Not applicable
15	a	Whether the property belongs to a Limited Company, check the Following points, Town regulations, authority for the property, registration of documents, Registration of any prior charges with the Companies Registrar (ROC), Articles of Association, system for management, etc.	Not applicable
16	a	(i) Whether the property has been mortgaged as purchased by the above Company from any other Company or Limited Liability Partnership? If then Yes/No.	Not applicable
17	a	(ii) If yes, whether the record of charges of the property to be mortgaged has been cleared with Registrar of Companies (ROC) in respect of such vendor company? If Yes/No and the vendor company (partner)?	Not applicable
18	a	(iii) Whether the above record of charges records any prior charges/encumbrances on the property proposed to be mortgaged created by the vendor company (seller)?	Not applicable
19	a	Yes/No.	Not applicable
20	a	(iv) If the search reveals encumbrances/charges, whether such charges encumbrances have been satisfied?	Not applicable
21	a	Yes/No.	Not applicable
22	a	In case of Society/Association, the required authority given to borrower and whether the mortgage can be created and the required regulations followed.	Not applicable
23	a	Whether any litigation is involved in the creation of title?	No

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1) Whether the working pattern of the units being left is of documents such as approved plan, submersed etc.	Not applicable
30) Transmissions, Agreements, and/or other transfer of Government, Central or State or other Local authorities or Third Party claims, Leases, and details thereof.	Not applicable
31) The period covered under the Land Revenue Certificate was the entire of the period in whose favour the encumbrance is created and in respect of change of use.	01 years 2023 to 12.06 2027
32) Details regarding present tax or land revenue or other monetary dues and payable in accordance with legal obligation.	Not applicable
33) a) Urban land ceiling Government whether required and its details. b) Whether No Objection Certificate under the Urban Land Act is required/bound.	Not applicable
34) Details of RTO's motor vehicle estimate Katha etc. is pertaining to the property in question.	Not applicable
35) Whether the amount mortgage is reflected in account in revenue Municipal Village records.	Not applicable
36) a) Whether the property offered as security is clearly delineated? b) Whether the devolution position of the property is legally valid? c) Whether the property has clear access to public thoroughfare? (The property should be legally accessible through public thoroughfare to transport goods to factories / houses, or the case may be).	Yes Yes Yes
37) Whether the property can be identified from the following documents and discrepancy / doubtful circumstances if any in each in such order:- a) Document in reference to identity of location b) Document in relation to water connection c) Document in relation to Taxes / Taxation, if any applicable d) Other utility bills, if any.	Not available Not available Not available Not available
38) In respect of the boundaries of the property whether there is a difference with respect to any of the title documents or any other documents such as valuation report, utility bills, etc. or the actual current boundary. If so please attach document on this score.	Not applicable
39) If a valuation report and/or appraisement report from any duly qualified person, competent in the same including the comments on the description and boundaries of the property as the said document and that is legally binding. (If the valuation report and/or appraisement plan are not available at the time of registration of title, please provide more documents subsequently, once they become available in the future.)	Valuation report not available
40) Are there encumbrances for creation of mortgage under any legal or financial instruments, details of proper establishment of documents, payment of proper stamp duty etc.	No
41) Whether the bank/other financial institutions N/A exist. And is required to give the property offered as security?	Not applicable


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Road Kota (Raj.)

Yrsh. 98295-87807

42. In case of absence of original title deed, details of legal and Title documents in creation of a paper, valid and enforceable mortgage by deposit of certified copies duly certified by a duly qualified person to be relied by the Bank in this regard.	Not applicable
43. Whether the governing constitutional documents of the mortgagee (i.e. the trust, power) permits creation of mortgage and additional provisions if any to be taken into account.	Not applicable
44. Additional expenses and/or contribution of title or payment taxes.	No
45. Additional suggestions, if any, to safeguard the interest of bank, creating the mortgage.	N/A.
46. The specific persons who are required to create mortgage, deposit documents creation documents.	M/s. Denth Developers Limited, through authorized signatory Sh. Rajesh Kumar, Plot No. Sh. Rajaram, Plot No. Plot No. 1273, Yamuna Road, Nanda, P.O. B-4 Rajput Gaudh, Nanda, Dist. Alwar, No. 1, 101A, Kota Raj.
47. Whether the Real Estate Regulator comes under Real Estate (Regulation and Development) Act, 2016. If No.	Not applicable
Whether the project is registered with the Real Estate Regulatory Authority? Two the details of such registration are to be provided.	Not applicable
Whether the master agreement for sale is presented in the form of Act Rules there under executed?	Not applicable
Whether the details of the apartment plot in question are verified with the list of number and types of apartments or flats booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 12/04/2022

Place: Kota


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Road KOTA (Raj.)

Mobile: 98295-87887

CERTIFICATE OF PRIORITY

I have examined the Original Title Deeds intended to be deposited relating to the schedule property and offered as security by way of "Equitable Mortgage" and that the documents of title referred to by the parties are valid evidence of title, title not impaired and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I hereby certify that:

2. I have examined the Documents in terms of which the various title deeds are in the check but made necessary amendments and the other documents.
3. I verified the existing records in the Land Revenue records. I also verified having verified and checked the records of the relevant Government Offices (Sub-Divisional Office of District Revenue, Municipal Corporation, and Revenue Office, Registrar of Cooperative Societies, Water Board (wherever applicable) I found that nothing appears which would prevent the Title Deeds from creating an Equitable Mortgage. I am liable responsible, if any loss is caused to the Bank due to negligence on my part or by any person making mistake.
4. Following entries of Land Record Revenue Income, relating Title Deeds, certified copies of each title deeds obtained from the Government Registrar of Land Revenue Income certificate (if any) thereby meeting the provisions of the Title Deeds Register and Rule of 1907, for being verified by making necessary inquiries.
5. There are no prior claims or encumbrances with respect to the subject land as seen from the Title Insurance Certificate for the period of 95 years from 2022 to 12.08.2022 pertaining to the Immovable Property mentioned in the said Title Deeds, the property is free from all encumbrances.
6. In case of any subsequent change in favour of the Bank, there are no other mortgages charges other than already noted in the Land Documents are agreed to by the Mortgagee and the Bank (Delete, whichever is not applicable/SCA).
7. Mineral and for their interest in the property, except to be exempted by Act/Regulation or the Mineral Rights cannot be applied.
8. The Mortgage document will be available to the Bank for full facility of the lending Partner, M/s. Devam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel No. Sh. Rajaram Patel No. 1475, Sewaka Mohalla Siddha Residency, P.No. 1-4, Rajgarh Gaudhi Nagar Extn. Road No. 1, IPLA, Kota Raj.
9. I certify that M/s. Devam Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel Sh. Sh. Rajaram Patel No. 1475, Sewaka Mohalla Siddha Residency, P.No. 1-4, Rajgarh Gaudhi Nagar Extn. Road No. 1, IPLA, Kota Raj, its officers, directors, partners and authorized officers have read and understood the contents of the said title deeds and the said Mortgage, and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by deposit of title deeds, so certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.

Note: These signed Document No. 1 to 4 to be taken for the registration of mortgage under RERA Act.

1. Certificate of Incorporation M/s. Devam Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patel
3. Affidavit Letter No. 1111 dt. 10/07/22
4. Affidavit No. 1111 dt. 28/07/22
5. Bank Form Dated with May dt. 10/07/22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/verified copies of which I have examined under any applicable Land Rules in force.

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

SUBMITTER OF THE PROPOSAL (IES) S. No. 1475, Gaudhi, Village Koshthi, Kota Raj


Form - 8 No. 1475

Area - Road

North - S. No. 1475

South - S. No. 1475

Date: 12.08.2022


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
H/o 40, Vikas Nagar
Nantur, KOTA (Raj.)



श्रीमान् श्रीमान् महोदय
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



राजस्थान नगरीय क्षेत्र (शुद्ध भूमि का पर-कृषि प्रयोजन के लिए उपयोग के
अनुज्ञा और आवंटन) विनियम 2012 के विनियम 22 के अन्तर्गत भूमि का पट्टा विलेख

कमांक/ 1112.

दिनांक 20 07 2022

वैद्युत क्षेत्र के अन्तर्गत लिपि जर्निये अधीकृत हस्ताक्षरकर्ता राजेश कुमार मालिय पुत्र श्री राजेश राम शास्त्रि

पट्टा धारक का नाम

पुत्र/पुत्री

पञ्जीकृत कार्यालय-फ्लैट नं० 1273, सुवालका पिंकी सिन्धी रेजीडेन्सी-फ्लैट नं० 1-4 शानीव बांधी नगर
निवासी पिस्तार रोड नं० 1 आई पी आई ए कोटा

अधदा

पट्टा धारक केसर ★ शहर

कार्यालय पता

2021

जन्मे

(पदनाम) श्री/श्रीमती/सुश्री

पुत्र/पुत्री

निवासी

भूखण्ड सं

Shop no. LC-19

क्षेत्रफल

0.24 वर्गमीटर

राजस्व नाम

कुहासी

खसरा सं

116, 147, 148

योजना

गार्डनिंग

मे रिटन है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2. _____

अ. प्रमाणक, कोटा (प्रमाण)

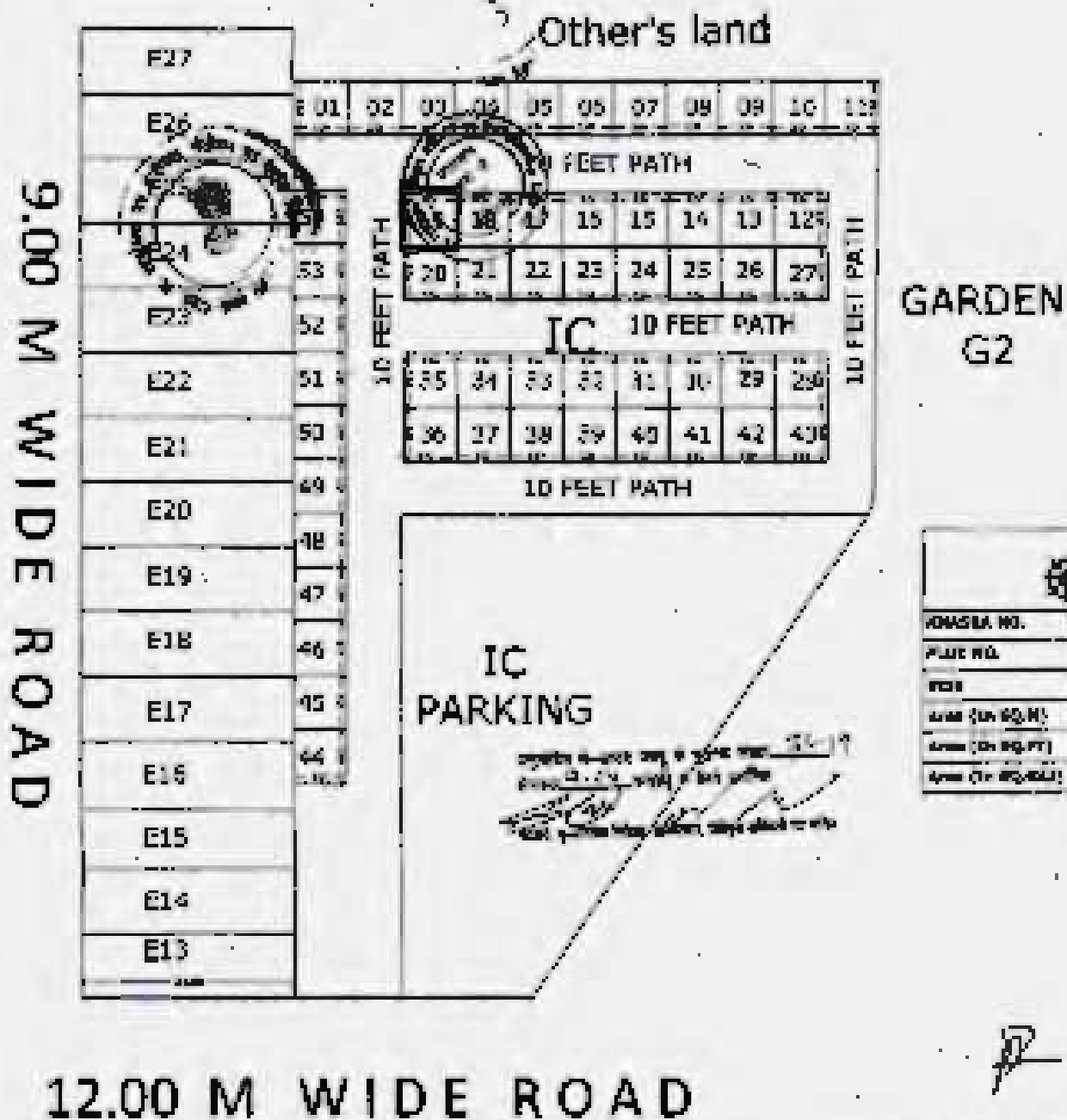
प्राधिकृत अधिकारी के हस्ताक्षर नय मोहन
नगर विकास न्यास कोटा

नोट - शर्त पीछे पृष्ठ पर उल्लिखित है।

- पञ्जीकृत/पूराकृत संलग्न 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)**



KHASRA NO.	47, 48
FLAT NO.	1273
FEET	3.04 x 3.04
Area (Sq. M)	9.243
Area (Sq. Ft)	99.44
Area (Sq. Yds)	11.05

SIGNATURE OF OWNER

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SJR-REGISTRAR, KOTA-4

Fee Receipt
Appendix - Form No. 5 (Rule 71 & 1011) Date: 19/08/2022 2:40 PM

Fee Receipt No.	: 2022021230-9546	Receipt Date	: 19/08/2022
Name	: S.P. DASHKOTI ADVOCATE, Mr. Jeevan Developers Ltd.	Document S. No.	: 202201123016010
Address	: KOTA		
Document Type	: Inspection And Search		
Fee Value	: ₹ 0	Forwarded value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Is. 64-57	: ₹
CSI	: ₹ 0	Verified copying fees vs_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg. (Memorandum)	: ₹
Surcharge	: ₹ 0	Same Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_04	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Other	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (MMode Number Amount ₹)

₹ - Cash Cheque 88869546 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return fees pr

Cashier

SJR-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 PROPERTY**

1	a	Name of the Branch Business Unit/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur Raj	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	N/A	
	c	Name of the Borrower	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pant S/o Sh. Rajaram Pant R/o Flat No. 1273, Survalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, BPA, Kota Raj.	
2	a	Name of the individual/company/person offering the property/its as security.	M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Pant S/o Sh. Rajaram Pant R/o Flat No. 1273, Survalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, BPA, Kota Raj.	
	b	Construction of the Unit/concern (person/body/authority offering the property for creation of charge)	Individual Firm	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower	
3	Complete or full description of the immovable property/ies offered as security including the following details:			
	a	Survey No.	S.No. 10-19, Ganderia, Village Kumbhari, Kota Raj	
	b	Door/House no. (in case of house property)	S.No. 10-19, Ganderia, Village Kumbhari, Kota Raj	
	c	Extent/area including plinth/ built up area in case of house property	9.24 Sq. Mt.	
	d	Locations (the name of the place, village, etc., registration, sub-district etc. Boundaries.	East - A.No. 10-20 West - Road North - S.No. 10-18 South - Road	
4	a	Particulars of the documents scrutinized serially and chronologically	1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Pant 3. Allotment Letter No. 1112 dt. 20.07.22 4. Certificate No. 1112 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 20.07.22	
	b	Name of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering and revenue/other authorities be examined	Regd. Lease Deed dt. R.No. 1 V.No. 1632 P.No. 123 S.No. 202063/23112193 dt. 20.07.22	
Sl. No.	Date	Name/Nature of the Document	Original/certified copy/extract/photocopy, etc.	In case of copies, whether the original was scrutinized by the Advocate
1	29.07.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents search/encumbrance certificate along with the JTR.		No	

all
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6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices?	No
	c	Whether search has been made at all the offices named so (b) above?	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest in the current title holder. And whenever Minor's interest or other ding on title is involved, search should be made for a further period, depending on the need for clearance of such ding on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory.	90 years 2021 to 19.09.1992 UIT Kota allotted a S.No. 10-19, Gaurdhat, Village Kumbhat, Kota Raj to M/S Dorian Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel Son Sh. Rajaram Patel R/o Flat No. 1273, Suralika Kaddha Siddhi Residency, P.No. 1-4, Rajpur Gandhi Nagar Extra, Ward No. 1, IP1A, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 20.07.22
9		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy Possessor Rights or tenm Holder or Govt. Grantee Addressee etc.)	Freehold
10		If leasehold whether:	Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lessee is permitted to exercise the Leasehold right	Not applicable
	c	duration of the Lease unexpired period of lease	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-leasing and mortgage by Sub-Lessee also.	
	e	Whether the leasehold rights permits for the creation of any superstructure if applicable?	Not applicable
	f	Right to get removal of the leasehold rights and nature thereof	Not applicable
11		If Govt. grant allotment Lease-own/ Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagor with or without conditions, the mortgagor is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	Not applicable
12		If occupancy right, whether:	Not applicable
	a	Such right is heritable and transferable	
	b	Mortgage can be created	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	Not applicable


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	a	The Gift Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	Not applicable
	e	Whether there is any restriction on the Donor in executing the gift settlement deed in question	Not applicable
	f	Whether the Donee is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift settlement deed	Not applicable
14	a	In case of partition family settlement deeds, whether the original deed is available for deposit. If not the modalities/procedure to be followed to create a valid and enforceable mortgage	Not applicable
	b	Whether mortgage has been effected and whether the mortgagor is in possession and enjoyment of his share	Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title therein	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are complied/observed with	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable
15		Whether the title documents include any testamentary documents will?	Not applicable
	a	In case of will, whether the will is registered will or unregistered will?	Not applicable
	b	Whether will in the matter purports a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
	c	Whether the property is mutated on the basis of will?	Not applicable
	d	Whether the original will is available?	Not applicable
	e	Whether the original death certificate of the testator is available?	Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant in view of the will, availability of Mother Original title deeds are to be explained.)	Not applicable
17	a	Whether the property is subject to any work right?	No
	b	Whether the property belongs to church/temple or any religious or other institutions having any restriction or restriction of changes on such properties?	Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
18	a	Where the property is a JLT joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
	b	Please also comment on any other aspect which can adversely affect the validity of mortgage in such cases?	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable


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	c	If so additional precautions/premissions to be obtained for creation of valid mortgage?	:	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the land in the matter	:	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage.	:	Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/permissions obtained	:	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SLZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	:	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	:	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry	:	Not applicable
23	a	Whether the property is involved in an subject matter of any litigation which is pending or concluded?	:	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	:	Not applicable
	c	Whether the title documents have any court seal marking which points out any litigation/attachment/seizure in court in respect of the property in question? In such case please comment on such seal marking	:	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered	:	Not applicable
	b	Property belonging to partners, whether thrown on hutchpans? Whether formalities for the same have been completed as per applicable laws?	:	Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	:	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any price charges with the Company Registrar (ROC), Articles of Association pertaining for common seal etc.	:	Not applicable
	b) i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No	:	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of each vendor company / LLP (seller) and the vendee company (purchaser)?	:	Not applicable
	iii)	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No	:	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	:	Not applicable
26		In case of Societies, Association, the required authority power to borrow and whether the mortgage can be created, and the requisite resolutions, free-lives.	:	Not applicable
27	a	Whether any PUA is involved in the chain of title?	:	No

b	Whether the POA is one coupled with interest i.e. a Development Agreement-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, R.O.s, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a verified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA i.e. POA other than Builder's POA, please clarify the following matters in respect of POA:	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is a registered one?	Not applicable
iii	Whether the POA is a special or general one?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
g	Please comment on the genuineness of POA.	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place where it is executed.	Not applicable
29	If the property is a flat/apartment or residential commercial complex, check and comment on the following:	No
a	Builder's/land owner's title to the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/Builder	Not applicable
d	Independent title investigation of the land and/or building in question	Not applicable
e	Agreement for sale (if already registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of registration of sale agreement/development agreement/POA, etc.	Not applicable
h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
i	Conveyance in favour of Society/Continuance concerned	Not applicable
j	Occupancy Certificate/allotment letter/letter of possession	Not applicable
k	Membership deeds in the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local Municipal laws regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies Law etc.	Not applicable
o	Requirements for noting the Home charges in the records of the Housing Society, if any.	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

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		made, approval of lay-out and other precautions, if any.	
	g	Whether the numbering pattern of the units tally in all documents such as approved plan, agreement plan etc.	Not applicable
40		Encumbrances, Anachronisms, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens, etc. and details thereof.	Not applicable
41		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	01 years 2021 to 19.08.2022
42		Details regarding property tax or local revenue or other statutory dues paid payable as on date and if not paid, what remedy?	Not applicable
43	a	Define land ceiling charges, whether required and if so, details thereon.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required obtained.	Not applicable
44		Details of RTC, extracts mutation extracts Katha extracts pertaining to the property in question.	Not applicable
45		Whether the name of mortgagor is reflected as owner in the revenue Municipal Village records?	Not applicable
46	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
47		Whether the property can be identified from the following documents, and discrepancy identified, if any, revealed on each scrutiny?	Not available
	a	Document in relation to electricity connection.	Not available
	b	Document in relation to water connection.	Not available
	c	Document in relation to Sales Tax Registration, if any applicable.	Not available
	d	Other utility bills, if any.	Not available
48		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate, comment on the same.	Not applicable
49		If the valuation report and/or approved sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	Valuation report not available
40		Any intervention for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable

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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not applicable
43	Whether the governing law/computational documents of the mortgagee (other than natural persons) permits creation of mortgage and additional provisions, if any to be taken in such cases.	Not applicable
44	Additional aspects relevant for investigation of title to the land.	No
45	Additional suggestions, if any to safeguard the interest of Bank/ensure the perfection of security.	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage	M/s Dendal Developers Limited, through authorised signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Samalka Khidhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPDA, 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 Authority? If so, the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale is presented in the above Act Rules there under is executed?	Not applicable
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 19/08/2023

Place : Kota

B.P. Dadhich, Advocate

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

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule properties and offered as security by way of "Equitable Mortgage" and that the Documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

2. I have examined the Documents in (para), taking into account all the provisions in the Check for title Assurance B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records. I also confirm having verified and checked the records of the relevant Government Offices: Sub-Registrar's Office (s), Revenue Records, Municipal Corporation Office, Land Acquisition Office, Registrar of Companies Office, Ward Board wherever applicable. I do not find anything adverse which would prevent the Title Deeds from creating a valid Mortgage. I am fully responsible, if any, loss is suffered by the Bank due to negligence on my part or by any agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned register office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiry.
5. There are no prior Mortgage Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 60 years from 2022 to 19.06.2023 pertaining to the leaseable Property (s) covered by above said Title Deeds. The property is free from all encumbrances.
6. In case of second subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Title Documents are agreed to by the Mortgagee and the Bank (delete, whichever is not applicable), N/A.
7. Mineral and his share interest in the property (s) is to be extent of N/A (Specify the share of the Minors with Names, S/he or it are applicable).
8. The Mortgage, if created, will be available to the Bank for the liability of the Incoming Borrower, M/s Design Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil No Sh. Rajaram Patil R/o Flat No. 1271, Suwalka Baidhi Baidhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extra Road No. 1, IPLA, Kota Raj.
9. I certify that M/s Design Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil Sh. Sh. Rajaram Patil R/o Flat No. 1271, Suwalka Baidhi Baidhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extra Road No. 1, IPLA, Kota Raj, has given an absolute, clear and Marketable title over the schedule properties (s). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by deposit of title deeds, we certify that the deposit of following title deeds documents would create a valid and enforceable mortgage:-

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

1. Certificate of Incorporation M/s Design Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Acknowledgement No. 1112 dt. 30.07.22
4. Certificate No. 1112 dt. 30.07.22
5. Road, Lease Deed with Map dt. 30.07.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force

12. It is certified that the property is SARFAESI Compliant

SCHEDULE OF THE PROPERTY (S): S.No. 10/19, Gaudaria, Village Kumbh, Kota Raj.


East - S.No. 10/20

West - Map

North - S.No. 10/18

South - Road

Date: 19.06.2023


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



श्रीमान् अशोक गहलोत
पुष्पमती, राजाजय रामदास



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग के लिए अनुदान और आवंटन) नियम, 2012 के नियम 22 के अंतर्गत सूची का भाग 1 दिखाने

क्रमांक / 1113

गैरार्थ कृषि उपयोग के लिए पट्टा-विलेख हस्ताक्षरकर्ता राजेश कुमार पाटिल पुत्र श्री. राजाजय रामदास

पट्टा धारक का नाम

पुत्र / पुत्री

पट्टा-विलेख फॉर्म नं. 1273, सुपसका/विहीन विहीन एकीकृत पट्टा नं. 1-2 राजीव गांधी नगर
विस्तार से नं. 1 आई.पी.आई.ए. कोटा

अधना

पट्टा धारक के रूप में * शहर * कार्यालय पता 2021 *

जिरिये

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

नियामी

प्लॉट नं. Shop no. I.C.-10 क्षेत्रफल 9.24 वर्गमीटर

समाप्ति प्राप्ति कुन्हाडी संपत्ति नं. 46, 47, 49

गोपनीय गार्डिया गैर निशान है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उचित भूखण्ड का पट्टा विनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

अधिकृत, कोटा (हस्ताक्षर)

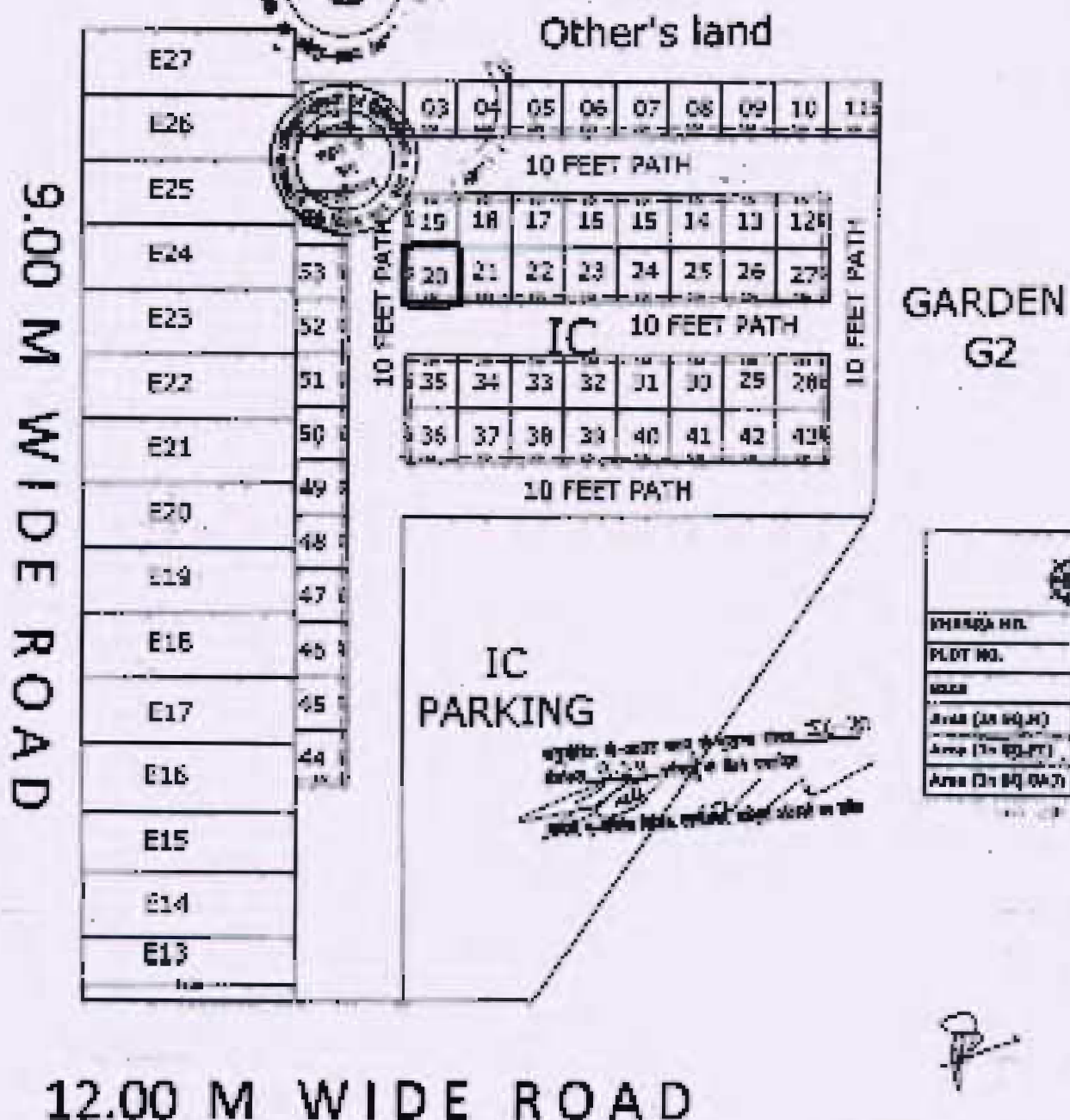
अधिकृत अधिकारी कोटा
अधिकृत अधिकारी कोटा

नोट - शर्तें पीछे पृष्ठ पर उल्लिखित हैं।

- * पंजीकृत/पुष्पमती संलग्न 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, IRIA, KOTA-324005 (RAJASTHAN)**



SIGNATURE OF OWNER

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : KOTA-1

Fee Receipt
 Appendix I-Form No. 2 (Date: 15 & 181) Print Date: 19-08-2022 3:07 PM

Fee Receipt No.	: 202207170114681	Receipt Date	: 19-08-2022
Name	: T.P. DADHICH AIXVCCATE, M's Denth Developers Ltd	Document S. No.	: 202201128016020
Address	: KOTA		
Document Type	: Inspection And Search		
Price Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum U/s_54_57	: ₹
CS	: ₹ 0	Certified copying fees U/s_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Stamp duty	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
U/s_25_34	: ₹ 0	Compliment	: ₹ 0
Quality	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year: 2022 To Year: 2022		Total Amount	: ₹ 50

Mode of Payment (Amount Number):

By Cash Cheque 00000000 ₹ 50

Signature of presenter or applicant for
 copy or search certificate

Signature of recipient
 and issue of return receipt

Challan

SUB-REGISTRAR

H.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**

1	a	Name of the Person Business/Individual/Offspring seeking registration	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.
	b	Reference No. and Date of the order under the cover of which the documents tendered for scrutiny are forwarded.	Nil
	c	Name of the Promoter	M/s. Dandin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel A/c Sh. Rajaram Patel Bldg Flat No. 1273, Surmalika Biddhi Vidya Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road, S/o L.P.I.A, Kota Raj.
2	a	Name of the individual/company/person offering the property for sale/lease:	M/s. Dandin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel A/c Sh. Rajaram Patel Bldg Flat No. 1273, Surmalika Biddhi Vidya Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road, S/o L.P.I.A, Kota Raj.
	b	Description of the immovable property/property offering the property for sale/lease of charge	Individual Firm
	c	State as to whether such property is security interest (whether or not applied or borrowed to or guaranteed to)	Not applicable
	d	Complete or full description of the immovable property/area offered as security including the following details:	
	a	Survey No.	N/A Plt 30, Chokkai, Village Kumbhari, Kota Raj.
	b	Plot Number (in case of house property)	N/A Plt 30 Chokkai, Village Kumbhari, Kota Raj.
	c	Extent area including area built up area in case of house property	9.24 Sq. Mtr.
	d	Location file name of the place, Village, etc. (regulation, etc.) and/or boundaries	East - Road West - K.N. Road North - N. Plt 21 South - Road
3	a	Particulars of the documents registered earlier and chronologically	1. Certificate of Incorporation M/s. Dandin Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patel 3. Abstract from No. 1113 of 29.07.22 4. Certificate No. 1113 of 29.07.22 5. Registered Deed with Map dt. 29.07.22
	b	Name of documents earlier and as to whether they are originals or certified copies or registered entries duly certified.	Regd. Lease Deed dt. 28.07.22 P.No. 1 A.No. 1622 P.No. 129 S.No. 283203123112498 dt. 29.07.22
	c	Name of the original or certified extracts from the registering land revenue office/other authorities be submitted.	
	No.	Date	Name, Nature of the Document
	1	29.07.22	Regd. Lease Deed
4		Whether certified copy of all the documents are obtained from the relevant sub-registrar's office and compared with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for obtaining certified copy of documents with supporting certificate along with the title.	No

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6	a. Whether the records of search office is electronic and/or accessible to the public in question and available for verification through any online portal or computer system?	No
	b. If such online computer records are available, whether any verification or cross checking was made and the comments findings in this regard.	Not available
	c. Whether the genuineness of the stamp/paper is possible to be ascertained from any online portal and if so whether such verification was made?	Not available
7	a. Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar Kota Raj.
	b. Whether it is possible to prove registration of documents in respect of the property in question, or more than one office of sub-registrar district wherein registration general / special phone name all under Title?	No
	c. Whether search has been made at all the offices named in (b) above?	Yes
	d. Whether the searches at the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8	On date of filing involving the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title in order to the current title holder. And whenever Minor's interest, or other plug on title is involved, search should be made for a further period, depending on the need for clearance of such plug on the title. In case of property offered as security for loans of Rs. 1 Lakh and above, search of title encumbrances for a period of not less than 30 years is mandatory.	On 20.07.2022 to 10.08.2022. 1. H. Kota situated at K.Va. 11/201, Nandana, Village, Kumbhari, Kota Raj. to M/s. Damin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o 11th No. 1373, Surwatha Khaddi Khaddi Residency, P.No. 1-4 Rajgarh Gandhi Nagar Extn. Road No. 1, TPLA, Kota (Raj.) on dt. 20.07.22 and execute a Regd. Lease Deed in favour of Damin on dt. 20.07.22.
9	Name of title of the recorded Mortgage over the Property whether Collateral or plain, Freehold Right or Chargeable, Possession Rights or Joint Holder or Joint Owner Allotment etc.	Freehold
10	a. Freehold, Chargeable.	Not applicable
	b. Lease Deed is duly stamped and registered.	Not applicable
	c. Lease is permitted to mortgage, the Freehold is the carrying of the Lease throughout period of lease.	Not applicable
	d. It is a sub-lease which is being given in favour of Lessee as to whether any prior permits for leasing was obtained by Sub-leasee.	Not applicable
	e. Whether the leasehold rights permits for the creation of any sub-mortgage; if applicable.	Not applicable
	f. Right to grant/mortgage of the leasehold rights and name thereof.	Not applicable
11	a. Can grant/mortgage lease can. Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagee, and in without condition, the mortgagee is competent to make change on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so who for that said permission is available.	Not applicable
12	a. Mortgage right whether	Not applicable
	1. Such right as heritable and transferable	Not applicable
	2. Mortgage can be created	Not applicable
13	Nature of Minor's interest, if any, and if so, whether creation of mortgage could be possible. The mortgage proceedings to be followed, and along with permission to be obtained and if necessary for creation of such mortgage.	Not applicable
	b. If the property has been transferred by way of Gift, Sale or in Deed whether	Not applicable

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Road KOTA (Raj.)

Mob. 98295-478917

a	Is the Gift Settlement Deed validly stamped and registered?	Not applicable
b	Has the Gift Settlement Deed been attested by two witnesses?	Not applicable
c	Has the Gift Settlement Deed transferred the property to Donee?	Not applicable
d	Whether the Donor has accepted the gift by signing the Gift Settlement Deed or by a separate writing or by implication or otherwise?	Not applicable
e	Whether there is any restriction on the Donee in executing the gift settlement deed as question?	Not applicable
f	Whether the Donee is possessing the gifted property?	Not applicable
g	Whether any life interest is reserved for the Donor or any other person and if then it is used for the benefit of him or for the benefit of any other person?	Not applicable
h	Any other aspect affecting the validity of the title passed through the gift settlement deed?	Not applicable
17. a	In case of partition family settlement deed, whether the settlement deed is available for deposit. If not, the settlement deed is to be followed by a valid and enforceable deed or...	Not applicable
b	Whether mutation has been effected and whether the mortgage is in possession and enjoyment of his share?	Not applicable
c	Whether the partition deed is valid in law and the mortgage has acquired a mortgage title thereon?	Not applicable
d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/beneficial conditions are complied with?	Not applicable
e	Whether any of the documents in question are executed in consideration of a sum more than Rs. 100? If so, additional documents to be taken for avoiding multiple mortgages.	Not applicable
18.	Whether the title documents include any documentary documents with?	Not applicable
a	In case of will, whether the will is registered with a registered will?	Not applicable
b	Whether will is the proper test, a mandatory probate and if so whether the same is probated or a court order?	Not applicable
c	Whether the property is situated in the house of will?	Not applicable
d	Whether the document is available?	Not applicable
e	Whether the original death certificate of the testator is available?	Not applicable
f	What are the circumstances and/or documents to establish the will is question is the last and final will of the testator? If true, then the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness of the will, if the will is proper, have stated separately will etc. when not necessary to take on the will, availability of Mother Original title deeds are to be explained.	Not applicable
19. a	Whether the property is subject of any other rights?	Not applicable
b	Whether the property belongs to Church temple or any religious or other institution having any restriction or condition of any kind on such properties?	Not applicable
c	Provisions of provisions, if any in respect of the above cases for execution of mortgage?	Not applicable
20. a	Where the property is a Hindu joint family property, mortgage is created for family benefit legal necessity or for the benefit of the family, then the mortgage is valid in execution, mortgagee's rights of family members etc.	Not applicable
b	Where the mortgage is created on any other property which may adversely affect the validity of mortgage in such cases?	Not applicable
21. a	Whether the property belongs to any person or a subject in the right of any trust?	No
b	Whether the trust is a private or public trust and whether trust deed expressly authorizes the mortgage of the property?	Not applicable

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	c. If any additional particulars/comments to be obtained for creation of said mortgage?	Not applicable
	d. Requirements, if any, for creation of mortgage as per the current laws applicable to the transaction?	Not applicable
20	a. Is the property an Agricultural land, whether the land has permit certificate of Agriculture land and whether there are any restrictions for creation of mortgage of mortgage?	Not applicable
	b. In case of agricultural property, other relevant records/certificates as per local laws, if any, to be verified to ensure the validity of the life and right to enforce the mortgage?	Not applicable
	c. In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite permissions/following permissions obtained?	Not applicable
21	Whether the property is affected by any local laws or other regulations having a bearing on the creation/validity over Agricultural land under various municipal and town, SLB regulations, local laws, regulations, amendments, Charters, etc.)	Not applicable
22	a. Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b. Whether any search inquiry is on with the Local Revenue Office and the issuance of any search enquiry?	Not applicable
23	a. Whether the property is involved in any subject matter of any litigation which is pending or concluded?	No
	b. If yes, whether such litigation would adversely affect the creation of a valid mortgage or bear any implication of its future enforcement?	Not applicable
	c. Whether the title documents have any court case marking which points out any litigation, attachment, custody or court in respect of the property in question? In such case, please submit the relevant marking.	Not applicable
24	a. In case of partnership firm, whether the property belongs to the firm and the debt is properly constituted.	Not applicable
	b. Property belonging to partners, whether shown as hypothecated? Whether there liens for the state have been constituted as per applicable laws?	Not applicable
	c. Whether the presently existing mortgage has some amounts to create mortgage by and on behalf of the firm?	Not applicable
25	a) Whether the property belongs to a Limited Company, where the Borrower powers, Limited resolution, authorisation to create mortgage creation of documents, Registration of mortgage charges with the Company Registrar (ROC), Articles of Association, Memorandum of Association are:	Not applicable
	b) Whether the property to be mortgaged is purchased by the above Company from any other Company or Limited Liability Partnership ("LLP") firm? Yes/No	Not applicable
	c) If yes, whether the search of charges of the property can be mortgaged has been carried out with Registrar of Companies (ROC) in respect of such transfer company, i.e. LLP (seller) and the vendor company (purchaser)?	Not applicable
	iii) Whether the above search of charges reveals any prior charges and encumbrances on the property proposed to be mortgaged created by the vendor company (seller)?	Not applicable
	Yes/No	Not applicable
	c) If the search reveals encumbrances/charges, whether such charges are duly repaid or have been released?	Not applicable
	Yes/No	Not applicable
26	In case of Societies' Association, an enquiry authority power to be issued and whether the mortgage can be created, and the requisite resolutions, by-laws.	Not applicable
27	a. Whether any Plot is involved in the subject title?	No

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Road Kota (Raj.)

Mobile : 96295-87807

18	Whether the PDA is not copied with master i.e. a Development Agreement-Deed of Allocation. (Please specify whether the same is a registered document and hence is not entered an interest in favour of the builder/developer and is not a negotiable paper.)	Not applicable
19	In case the title document is executed by the PDA holder, please clearly indicate the PDA involved is it one executed by the Builder for Customers, Joint Individual or Proprietor, Company in favour of their Partners/Shareholders, Authorized Representatives or Sign, Plot Allotment Deeds, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/apts. (Builder's PDA) or is it other type of PDA (Common PDA).	Not applicable
20	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified/compared with the original PDA.	Not applicable
21	In case of common PDA (i.e. PDA other than Builder's PDA), please clarify the following clauses in respect of PDA.	Not applicable
	i. Whether the original PDA is verified and the title investigation is done in the basis of original PDA.	Not applicable
	ii. Whether the PDA is registered or not.	Not applicable
	iii. Whether the PDA is special or general one?	Not applicable
	iv. Whether the PDA contains a specific authority for execution of title document in question?	Not applicable
22	Whether the PDA is in force and not revoked or has become invalid on the date of execution of the document in question? (Please specify whether the copy has been received from the office of concerned authority).	Not applicable
23	Please comment on the genuineness of PDA.	Not applicable
24	The geographical location on the map, location and validity of the PDA.	Not applicable
25	Whether mortgage or loan created by a PDA holder, check genuineness of the power of attorney and the extent of the powers given, terms and whether the same is properly executed/compared/authenticated in terms of the use of the place where it is executed.	Not applicable
26	If a primary flat/apartment or residential unit is not under check and mortgage in the following:	No
	a. Provision of local owner's title to the local building.	Not applicable
	b. Development Agreement/Deed of Allocation.	Not applicable
	c. Existence of authority of the local owner/builder.	Not applicable
	d. Independent use/occupation of the land and/or building in question.	Not applicable
	e. Agreement for sale (duly registered).	Not applicable
	f. Payment of super duty/dues.	Not applicable
	g. Requirement of registration of sale agreement, development agreement, PDA, etc.	Not applicable
	h. Approval of building plan, permission of appropriate local authority etc.	Not applicable
	i. Confirmation in favour of Society/Condominium concerned.	Not applicable
	j. Necessary clearances/permissions/interlocks of provisions.	Not applicable
	k. Membership details in the Society etc.	Not applicable
	l. State Certificates.	Not applicable
	m. Non-objection letter from the S.O.	Not applicable
	n. All local requirements under the local/Municipal laws regarding ownership of flats/apartments, Building Regulations, Development Control Regulations, Firearm Act, Services/Taxes etc.	Not applicable
	o. Restriction(s), if any, the check done in the records of the Society/Society, if any.	Not applicable
27	If the property is a vacant land and construction is yet to be	Not applicable


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20	Is the proposed project and other provisions of law?	Not applicable
21	Whether the numbering pattern of the main block is in accordance with the approved plan, agreement, etc.	Not applicable
22	Sanctioned, Attachments and or claims in respect of Government, Central or State or other Local authorities or Third Party claims, liens etc. and details thereof.	Not applicable
23	The period covered under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and the contribution of charges, if any.	01 years 2022 to 19.08.2022
24	Details regarding property tax or land revenue or other similar dues paid payable as on date and if not paid what is due?	Not applicable
25	a. Title Insurance, clearances, whether required and if so, details thereon.	Not applicable
	b. Whether No Objection Certificate under any statute and Act is required and if so.	Not applicable
26	Details of S.C.C. records mutation extracts Katha extracts pertaining to the property in question.	Not applicable
27	Whether the name of the property is reflected in any of the revenue Municipal Village records?	Not applicable
28	a. Whether the primary official document is clearly demarcated?	Yes
	b. Whether the Secondary partition of the property is legally valid?	Yes
	c. Whether the property has clear status as per documents?	Yes
	(The property should be legally accessible through the road, carters to transport goods to factories / houses, as the case may be).	
29	Whether the property can be identified from the following documents and drawings and following conditions, if any attached to each condition?	Not available
	1. Document in relation to ownership and title.	Not available
	2. Document in relation to water connection.	Not available
	3. Document in relation to Sales Tax Registration, if any available.	Not available
	4. Other notes, if any.	Not available
30	In respect of the boundaries of the property, whether there is a discrepancy or difference in any of the title documents or any other documents such as valuation report, survey title etc. to the actual ground boundary? If so, please elaborate, comment on the same.	Not applicable
31	Is the valuation report and approved assessment value are made available placed on the site and being the documents on the documents and boundaries of the property on the said document and that in the title deeds of the valuation report and approved plan are not available at the time of preparation of DR. Please provide these documents accordingly, or making the same available make them as -	Valuation report not available
32	Are there restrictions for creation of mortgage under any local or central enactments, orders or reports or any of the records, physical or paper form etc.	No
33	Whether the same will be saleable under the MRTP Act, if required regarding the primary official document?	Not applicable

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42	Is any of above is original title deeds obtain of legal and other requirements for owner of a property and enforceable mortgage to support of contract conclusively concluded, and also are provisions to be taken by defendant in this regard.	Not applicable
43	Whether the governing law, customs and documents of the mortgage holder (Not required person), provide location of mortgage and additional provisions there in to ensure smooth work.	Not applicable
44	Additional issues relevant for investigation of title under location.	No
45	Additional suggestion (Way to settle of the title – if not providing for performance setting)	N/A.
46	Are specific persons who are required to make investigation report (Document, existing mortgage)	M/s. Devika Developers Limited through authorized signatory Sh. Rajesh Kumar P.O. Sh. Rajendra P.O. R/o Plot No. 1273, Sawaika Midhani Mohali Residency, P. No. 1-6 Rajeev Gauravi Nagar Kota Road No. 1, U.P.A. Kota (Raj.)
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016 – Yes.	Not applicable
	Whether the project is registered with the Real Estate Regulatory Authority? If yes, the details of such registration are to be furnished.	Not applicable
	Whether the registered transaction for sale is provided in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the mortgaged part in question are furnished with the list of member and types of apartments or plots booked as approved by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 17/08/2022

Page: 1/02


B.P. Dadhich, Advocate

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Mob. – 98295-87807

ATTESTATION OF TITLE

I have examined the Original Title Deeds intended to be deposited with me to create a mortgage and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that of the said Equitable Mortgage is correct. I will certify the requirements of creation of Equitable Mortgage and I further certify that

- I have reviewed the documents in detail and agree to accept all the particulars in the check the title by way of and the other relevant facts.
- I have also having made a search in the Land Revenue records, also confirm findings recorded and stated at the end of the relevant Government Officer, Sub-divisional Officer (G.O. Control Records, Municipal Panchayat Office, Land Acquisition Office, Registration Company Office, Water Land Revenue, applicable) to record that anything adverse to the title of the Title Holder does not exist a valid Mortgage. The Land Revenue records of the area is closed to the Public due to negligence on my part to get the same in ready record.
- Following entries of Land Revenue Records, Control Records, Title Deeds, and other copies of land title deeds obtained from the concerned Government Office and Revenue Office (G.O. Control Records) hereby certify the genuineness of the Title Deeds, Suggestions Deeds, if any, have been verified by making necessary enquiries.
- There are no other Mortgages, Charges, encumbrances, whatsoever, as could be seen from the Government Records for the period of 01 years from 2022 to 2023/2022 recorded in the Revenue Property Card covered by above said Title Deeds. The property is free from all Encumbrances.
- In view of actual inspection made in favour of the Bank, there are no other encumbrances whatsoever already stated in the documents are agreed to by the Mortgagee and the Bank, (which is not applicable).
- Myself and his/her interest in the property cannot be taken of. It is clearly the state of the Market and having knowledge of no application.
- The Mortgage created will be mortgage to the Bank for the liability of the existing Borrower, M/s Dendra Developers Limited, through authorized signatory Mr. Rajesh Kumar Patel S/o Mr. Rajaram Patel R/o Flat No. 1273, Newalla Baidhi Sindh Residency, P.No. 1-4, Rajeev Gandhi Nagar, Kota, Road No. 1, IPIA, Kota Raj.
- I hereby do M/s Dendra Developers Limited, through authorized signatory Mr. Rajesh Kumar Patel S/o Mr. Rajaram Patel R/o Flat No. 1273, Newalla Baidhi Sindh Residency, P.No. 1-4, Rajeev Gandhi Nagar, IPIA, Road No. 1, IPIA, Kota Raj, neither an attorney nor a valid Mortgagee as the said Mortgagee is not a valid mortgagee. The said deeds are genuine and a valid mortgage can be created and the said Mortgage would be a valid mortgage.
- In view of creation of Mortgage by Deposit of Title deeds, we certify that mortgage of following title documents are valid create a valid and enforceable mortgage.

Note: Plinth copy of Photocopy No. 1 to 5 to be taken for the registration of project under MRD A Act.

- Certificate of Registration M/s Dendra Developers Limited
- Resolution passed in favour of Mr. Rajesh Kumar Patel
- Attachment Letter No. 1112 dt. 20/04/22
- Certificate No. 1613 dt. 20/02/22
- Recd. Letter Head with Map dt. 29/07/22

11. There are no legal impediments for making of the Mortgage on production of above title deeds, the certified original copies of which I have examined under any applicable Law and Rules in force.

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

**SUDHI PRATAP DADHICH (2022) S No. 107/24, Chakras Village Kankadi, Kota Bus
Park Road
Road – 8, No. 11-19
Sector-8, No. 11-21
Sector Road**

Date: 19/02/2022


B.P. Dadhich, Advocate
SUDHI PRATAP DADHICH
Advocate
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Nanta, KOTA (Raj.)



श्रीमान् अज्ञात कर्मचारी
मुख्यालय, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (कृषि भूमे का गैर-कृषिक प्रयोजन के लिए सख्तों को अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक / 1114

दिनांक 26.07.2022

मैसर्स डेविड अग्रजपरा लि. जसिरे अर्जित हस्ताक्षरकर्ता राजेश कुमार पटेल पुत्र श्री सज्जान पटेल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय ब्लॉक नं० 1273, मुख्यालय सिटी सिटी एपीजेन्सी ब्लॉक नं० 1-4 राजीव गांधी नगर
विस्तार रोड नं० 4 आई.पी.आई.ए. कोटा

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पता 2021 ★

जसिरे

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

मूलांक नं० Shop no. LC-21 क्षेत्रफल 9.24 वर्गमीटर

राजस्थान प्रान्त कुठाड़ी खसरा नं० 46, 47, 49

गोपना गार्डनिया में दिशा ई।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में एक मूलांक का पट्टा दिनांक के निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

म. प्रदीपक. क. (प्रमुख)

प्राधिकृत अधिकारी के हस्ताक्षर म. मोहर

म. मोहर

नोट - रातें पीछे पृष्ठ पर अंकित है।

- पंजीकृत/पूजाकृत संज्ञा है।
- Registered and Enforcement Attached

**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)**



IC-21

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

Fee Receipt
Appendix-Form No. 5 (Rule 76 & 131) Print Date: 18-06-2022 1:30 PM

Fee Receipt No	: 202202123016007	Receipt Date	: 18/06/2022
Name	: M.P. DADHICHA ADVOCATE, M/s Dharma Developers Ltd.	Document S. No	: 2022011230160024
Address	: KOTA		
Document Type	: Mutation And Search		
Basic Value	: ₹ 0	Evaluated value	: ₹ 0
Dist-Registration Fee	: ₹ 0	Fee for Mutation/Lease U/s_64_67	: ₹
LSI	: ₹ 0	Certified Copying Fee U/s_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 00
U/s_25_34	: ₹ 0	Commission	: ₹ 0
Outlay	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 00
From Year 2022 To Year 2022		Total Amount	: ₹ 00

Mode of Payment (Mode Number Amount #)

e-Gov (COMMON REGISTRATION FEE)

Signature of applicant or applicant's
copy as Receipt certificate

Signature of Sub-registrar
and date of return receipt

Cash to

SUB-REGISTRAR

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Firm/ Business/ Individual/ setting earlier	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.	
	b	Reference No. and date of the order under the cover of which the documents required for scrutiny are forwarded.	N/A	
	c	Name of the Firm/ etc.	M/s Dealm Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel B-a Flat No. 1273, Survelin Biddhi Vidya Residency, E.No. 1-4, Rajgarh Gandhi Nagar Lahn Road No. 1, J.P.13, Kota Raj.	
2	a	Name of the unit/ owner/ company/ person/ holding the property/ has/ describe	M/s Dealm Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel B-a Flat No. 1273, Survelin Biddhi Vidya Residency, E.No. 1-4, Rajgarh Gandhi Nagar Lahn Road No. 1, J.P.13, Kota Raj. Individual Firm	
	b	Consent of the Government/ Government/ authority/ authorizing the property/ for/ creation/ of/ change		
	c	Source of money under which deposits in security school/ education/ up/ put/ application/ for/ income/ tax/ reservation/ etc.	Secured	
3	Complete or full description of the immovable property as offered or sought including the following details:			
	a	Survey No.	S.No. 10/21, Gaudania Village Kumbhari, Kota Raj.	
	b	Plot Number (in case of house property)	S.No. 10/21, Gaudania Village Kumbhari, Kota Raj.	
	c	Plot area including plinth/ built up area in case of house property	9.24 sq. ft.	
	d	Location like name of the place, village, etc. registration sub-district, etc. boundaries.	Plot Area West – S.No. 11-19 North – S.No. 11-22 South – S.No. 10-20	
4	a	Particulars of the documents/ examined/ company/ and/ chronologically	1. Certificate of Incorporation M/s Dealm Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patel 3. Minutes Letter No. 111/ Dt. 20.07.22 4. Certificate No. 111/ Dt. 20.07.22 5. Receipt issued with Map dt. 20.07.22	
	b	Notice of documents verified and as to whether they are original or certified copies or registration sought/ not/ verified	Regd. Lease Deed dt. E.No. 1-3, S.No. 16/22 E.No. 130 S.No. 202305123012199 dt. 19.07.22	
SL. NO.	Date	Name/ Name of the Document	Original/ verified/ copy/ Numbered/ exact/ photocopy/ etc.	In case of copies/ whether/ are/ original/ or/ certified/ by/ the/ Advocate
	29.07.22	Regd. Lease Deed	Certified	Not applicable
Whether certified copy of all title documents are obtained from the relevant competent office and compared with the documents made available by the proposed mortgagee? Please also endorse all original receipts of this job for obtaining certified copy of documents/ search/ encumbrance/ certificate/ along with the CR.			No	

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

Advantages:

Wah. .. 48295 87807

BUDHI PRAKASH DADHICH
Advocate & R.A.
10/6-10, Vidya Nagar
Nimra, KOTA (Raj.)

	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by saying	: Not applicable
	e	Whether there is any restriction on the Donee in executing the gift/settlement deed in question	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed	: Not applicable
18	a	In case of partition/family settlement deeds, whether the original deed is available for deposit, if not the availability procedure to be followed to create a valid and enforceable mortgage	: Not applicable
	b	Whether partition has been effected and whether the mortgagor is in possession and enjoyment of his share	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon	: Not applicable
	d	In respect of partition by a decree of court whether such decree has become final and all other conditions/requirements are completed in legal with	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
19	a	Whether the title documents include any testamentary documents/wills ?	: Not applicable
	b	In case of wills, whether the will is registered will or unregistered will ?	: Not applicable
	c	Whether will of the testator needs a mandatory probate and if so whether the same is perfected by a competent court ?	: Not applicable
	d	Whether the property is situated on the basis of will ?	: Not applicable
	e	Whether the original will is available ?	: Not applicable
	f	Whether the original death certificate of the testator is available ?	: Not applicable
	g	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, or parties have acted upon the will, etc., which are relevant to rely on the will availability of kindred (Original title deeds are to be explained)	: Not applicable
17	a	Whether the property is subject to any valid rights ?	: No
	b	Whether the property belongs to church/temple or any religious or other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Provisional permissions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a Hindu joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objections join as co-mortgagor, minor's share if any, rights of female members are	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of mortgage in such cases	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable

B.P. Dadić

Advocate

Resident & Office —

40. Vikas Nagan, Naulta

Road Kora (Raj.)

Ylob. 28395-87927

10	a. In a traditional jurisdiction, permissions to be obtained for creation of valid mortgage?	Not applicable
	b. Requirements, if any, for creation of mortgage as per the general state law applicable to the mortgagor's state.	Not applicable
11	a. In the mortgage of Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions on creation of second mortgage.	Not applicable
	b. In case of agricultural property, other relevant records mentioned as per and laws if any to be verified to ensure the validity of the title and right to create the mortgage?	Not applicable
	c. In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed, permissions obtained.	Not applicable
12	What are the property is covered by any local law or other regulations having a bearing on the creation validity of Agricultural Land, water, surface, minerals? and Laws 8/2, regulations, Coastal Zone Regulation, Environment, Clearance etc.	Not applicable
22	a. Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b. Whether any court inquiry remains with the said Agricultural Office and the mortgagor's ownership property.	Not applicable
23	a. Is there the property is involved in any subject matter of any litigation which is pending or on-going?	No
	b. If yes, whether such litigation could adversely affect the creation of a valid mortgage or have any implication of its enforcement?	Not applicable
	c. Whether the title documents have any court seal marking which prevents any litigation attachment restriction, court in respect of the property in question? In such case please mention on each seal marking.	Not applicable
24	a. In case of partnership firm, whether the property belongs to the firm and if, it is property registered.	Not applicable
	b. Property belonging to partners, whether there are beneficiaries? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c. Whether the person creating mortgage has requisite authority to create mortgage for and on behalf of the firm.	Not applicable
25	a. Whether the property belongs to a Limited Company, check the following powers, Board resolution authorisation to create mortgage creation of documents, Registration of all mortgages with the Company, Register, (RUC) Articles of Association provisions for documents etc.	Not applicable
	b. i. Whether the property to be mortgaged is purchased by the owner company, bank or other company or financial institution? Yes/No	Not applicable
	ii. If yes, whether the search of charges of the property can be discharged thus can be cleared with Registrar of Companies (ROC) in respect of such owner company? If "Yes" only and the vendor company (purchaser)?	Not applicable
	iii. Whether the search of charges reveals any other charge encumbrances on the property (supposed to be mortgaged) created by the vendor company (seller)? Yes/No	Not applicable
	c. If the search reveals encumbrances, charges, whether such charges encumbrances have been cleared? Yes/No	Not applicable
26	In case of Association, Association, the requisite authority power to borrow and with the mortgage can be created and the requisite resolution bylaws.	Not applicable
27	a. If mortgagor is a Hindu, is involved in the claim of title?	No

SUDHI PRAKASH DADHICH
Advocate & R.A.
10/11-10, Vikas Nagar
Sana, KOTA (Raj.)

	b	Whether the POA is not coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the Builder/Developer and hence it is irrevocable as per law.	Not applicable
	c	In case the title document is executed by the POA holder please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
	e	In case of common POA i.e. POA other than Builder's (POA) please clarify the following clauses in respect of POA.	Not applicable
	i	Whether the original POA is verified and the site investigation is done on the basis of original POA ?	Not applicable
	ii	Whether the POA is a registered one ?	Not applicable
	iii	Whether the POA is a special or general one ?	Not applicable
	iv	Whether the POA contains a specific authority for execution of title document in question ?	Not applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?)	Not applicable
	g	Please comment on the genuineness of POA ?	Not applicable
	h	The colloquial opinion on the enforceability and validity of the POA ?	Not applicable
28		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/compared/ authenticated in terms of the law of the place, where it is executed.	Not applicable
29		If the property is a development or residential/commercial complex, check and comment on the following:	No
	a	Formal title and owner's title to the land/building	Not applicable
	b	Development Agreement/Power of Attorney	Not applicable
	c	Extent of authority of the Developer/Builder	
	d	Independent title verification of the Land and/or building in question	Not applicable
	e	Agreement for sale (if registered)	Not applicable
	f	Payment of proper Stamp Duty	Not applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
	h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
	i	Consentance in favour of Society/Co-owners concerned	Not applicable
	j	Occupancy Certificate/allotment letter, letter of possession	Not applicable
	k	Membership details in the Society etc.	Not applicable
	l	Share Certificates	Not applicable
	m	No Objection Letter from the Society	Not applicable
	n	All legal requirements under the trust/Municipal laws, regarding ownership of flats/Apartments/ Building, Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
	o	Requirements, in using the Bank charges on the records of the Housing Society, if any.	Not applicable
	p	If the property is a vacant land and construction is yet to be	Not applicable

1	Under appeal or by and/or other provisions, if any, whether the aforesaid copies of the said title deed documents such as registered sale agreement etc.	Not applicable
2	Encumbrances, mortgages, and/or claims whether of Government, Central or State or other local authorities or Third Party claims, known or unknown	Not applicable
3	The period covered under the Encumbrance Certificate and for which of the person or persons from whom transfer is made and also subsequent dealings, if any	01 years 2022 to 19.06.2022
4	Whether any private law or land revenue or other statutory dues paid payable in favour of the said venditor?	Not applicable
5	a) Whether any documents required and if so, available?	Not applicable
	b) Whether an Objection Certificate under the Income Tax Act is required, obtained	Not applicable
6	Whether RTI requests submitted and/or answers furnished to the property in question	Not applicable
7	Whether the name of mortgage is reflected in State land revenue Department's land records?	Not applicable
8	a) Whether the property address is clearly demarcated?	Yes
	b) Whether the demarcation position of the property is regular, valid?	Yes
	c) Whether the property has area more than 75 per cent built up?	Yes
	d) The property should be legally accessible through some road, common or through private road, as the case may be.	
9	Whether the property can be verified by the following documents, and by copy thereof, if not available, if not available on each copy?	Not available
	a) Document in relation to title deed document	Not available
	b) Document in relation to power of attorney	Not available
	c) Document in relation to Suba's Registration, if any available	Not available
	d) Other relevant documents	Not available
10	In respect of the boundaries of the property, whether there is a difference, discrepancy in any of the title documents or any other documents such as status report or try bills, etc. or the actual current boundary? If so, please elaborate same in the table.	Not applicable
11	Whether a survey report and/or special sanctioned plan are made available, please mention in the table including the contents of the document and boundaries of the property in the said document and whether the details of the measurement and/or survey of plot are not correct at the time of preparation of the plan or provide false documents subsequently, or making the same available to the venditor.	Survey report not available
12	Are there any claims for creation of mortgage under any local or special enactments, status of property, status of the mortgage, payment of property dues etc.	No
13	Whether there will be any benefit under Section 54 of the Income Tax Act, if required, against the purchase of the property?	Not applicable

42. In case of absence of original title deeds, details of legal and other requirements for creation of a proper and enforceable mortgage by deposit of certain documents, submitted by a borrower pursuant to be satisfied by the Bank in this report?	Not applicable
43. Whether the governing law, constitutional documents of the borrower (other than natural persons) permit creation of mortgage and additional provisions, if any, to be taken as conditions?	Not applicable
44. Additional assets offered as the collateral title as per bank rules.	Nil
45. Additional encumbrances in relation to mortgage the creation of bank, creation of the perfection of mortgage.	N/A
46. The specific person who has signed to create mortgage deposit documents creating mortgage.	M/s. Florim Developers Limited, through authorized signatory Sh. Rajesh Kumar, Plot No. 84, Rajaram Patti RA, Plot No. 1273, Sumatra Kishori Sidihi Residency, P.O. No. 24, Mahaveer Gandhi Nagar, Kota Road No. 1, RPA, Kota Raj.
47. Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Yes/No.	Not applicable
Whether the project is registered with the Real Estate Regulatory Authority? If yes, the details of such registration are not furnished.	Not applicable
Whether the registered agreement for sale as prescribed in the clause 4 of Rules thereunder is executed?	Not applicable
Whether the details of the apartments, plot or the land are entered with the list of number and type of apartments or plots entered as uploaded by the promoter on the website of Real Estate Regulatory Authority?	Not applicable

Date: 20/02/22

Place: Kota

B.P. Dadhich, Advocate
UDHI PRAKASH DADHICH
Advocate & R.A.
R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhich
Advocate

Resident & Office :-
40, Vikas Nagar, Nanda
Road, Kota (Raj.)
Mob. :- 98295-87817

CERTIFICATE OF TITLE

"I have examined the original Title Deeds intended to be deposited along with the schedule properties and of land as security for issue of "Legal title Mortgage" and that the documents are duly certified to in the opinion as valid evidence of title and are correct and that if the said Legal title Mortgage is created, it will satisfy the requirements of creation of Legal title Mortgage and further certify that

2. I have examined the Documents in terms, being duly aware of all the guidelines in the check list vide Annexure B and the other relevant laws.
3. I have also made a search in the said Revenue records, Taluk records having verified and checked the records of the relevant Government Officer Sub Registrar (Official Revenue Records), Municipal Corporation Officer, and Registrar of Companies Officer. All these references applications do not find anything adverse which would prevent the Title Deeds from creating a valid Mortgage. I am fully responsible if any loss occurred to the bank due to non-verification or neglect or by any event in making search.
4. Following records of State Records Revenue Records, relating Title Deeds, certified copies of said title deeds obtained from the concerned register office and encumbrance certificate of the property under the reservation of the title deeds. Sufficient Deeds if any are being created by making necessary entries.
5. There are no prior Mortgages created on schedule properties as could be seen from the Encumbrance Certificate for the period of 01 years from 2022 to 2023, pertaining to the immovable property first covered by the said Title Deeds. The property is free from all encumbrances.
6. In case of second subsequent charge in favour of the Bank, there are no other mortgages created other than already stated in the said document, excepted to by the Mortgage and the Bank's charge, which is not applicable. N/A.
7. Minor tax and his insurance in the necessary manner to be taken care of. N/A. Specify the date of the Mortgage Deed. State out if any application.
8. The Mortgage of schedule will be available to the Bank because of liability of the mortgagee between M/s Dharma Developers Limited, through authorized signature Sh. Rajesh Kumar Patel Son Sh. Rajaram Patel Plot No. 1273, Sureshika Rishi Rishi Residency, P.O. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, 30701, Kota Raj.
9. I certify that M/s Dharma Developers Limited, through authorized signature Sh. Rajesh Kumar Patel Son Sh. Rajaram Patel Plot No. 1273, Sureshika Rishi Rishi Residency, P.O. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, 30701, Kota Raj) has taken up, designed, built and now stands on the schedule property (see number given to the schedule deeds are genuine and duly stamped and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, the entry of the deposit of following title deeds/documents would create a valid and enforceable mortgage.

Note: Photo copy of Document No. 1 to 5 to be taken for the registration of mortgage under 1207 & 121.

1. Certificate of Incorporation M/s Dharma Developers Limited
2. Encumbrance Certificate issued by Sh. Rajesh Kumar Patel
3. Mortgage Deed No. 11114/01 dated 07/22
4. Certificate No. 1114/01 dated 07/22
5. Legal Lease Deed with Map dt. 29/07/22

11. There are no legal impediments for creation of the Mortgage on production of above true deeds, the certified original copies of which I have examined under any applicable Law/ Rules in force.

12. It is certified that the property is SARFAESI Compliant

8211112113111, P.O. 17102201171113111 No. 11-31, Gandaria, 41 Raja Gandhi, Kota Raj.

Plot :- 30/01

Area :- 5.50.10

North :- 5.50.10/22

South :- 5.50.10/22

Date :- 10/06/2022

B.P. Dadhich, Advocate

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



श्रीमान् आशीष महाराज
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड) व्यवसायिक



राजस्थान नगरीय क्षेत्र (हृदि भूमि का गैर कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अंतर्गत भूमि का पट्टा विलेख

क्रमांक / 1115

दिनांक 20/03/2022

मैसर्स श्रेष्ठ कलकपन लिमिटेड जिनके अधीकृत हस्ताक्षरकर्ता राजेश कुमार पटेल पुत्र श्री राजाराम पटेल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं. 1273, सुभासपुरा सिटी सिटी रोड/रेली रोड प्लॉट नं. 1-4, राजीव गांधी नगर
विस्तार रोड नं. 1, आई.पी.आई.ए. कोटा

निवासी

अथवा

पट्टा धारक मैसर्स ★ शहर कार्यालय पट्टा 2021 ★

जरिये

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

Shop no. I.C.-22

0.24 वर्गमीटर

मुख्यप्लॉट सं. क्षेत्रफल

कुलाम्मी

राजस्थान राज्य खसरा नं. 46, 47, 49

योजना ने रिजर्व है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक को यह प्लॉट मुख्यप्लॉट का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

नगर पंचायत, कोटा (मुख्य)

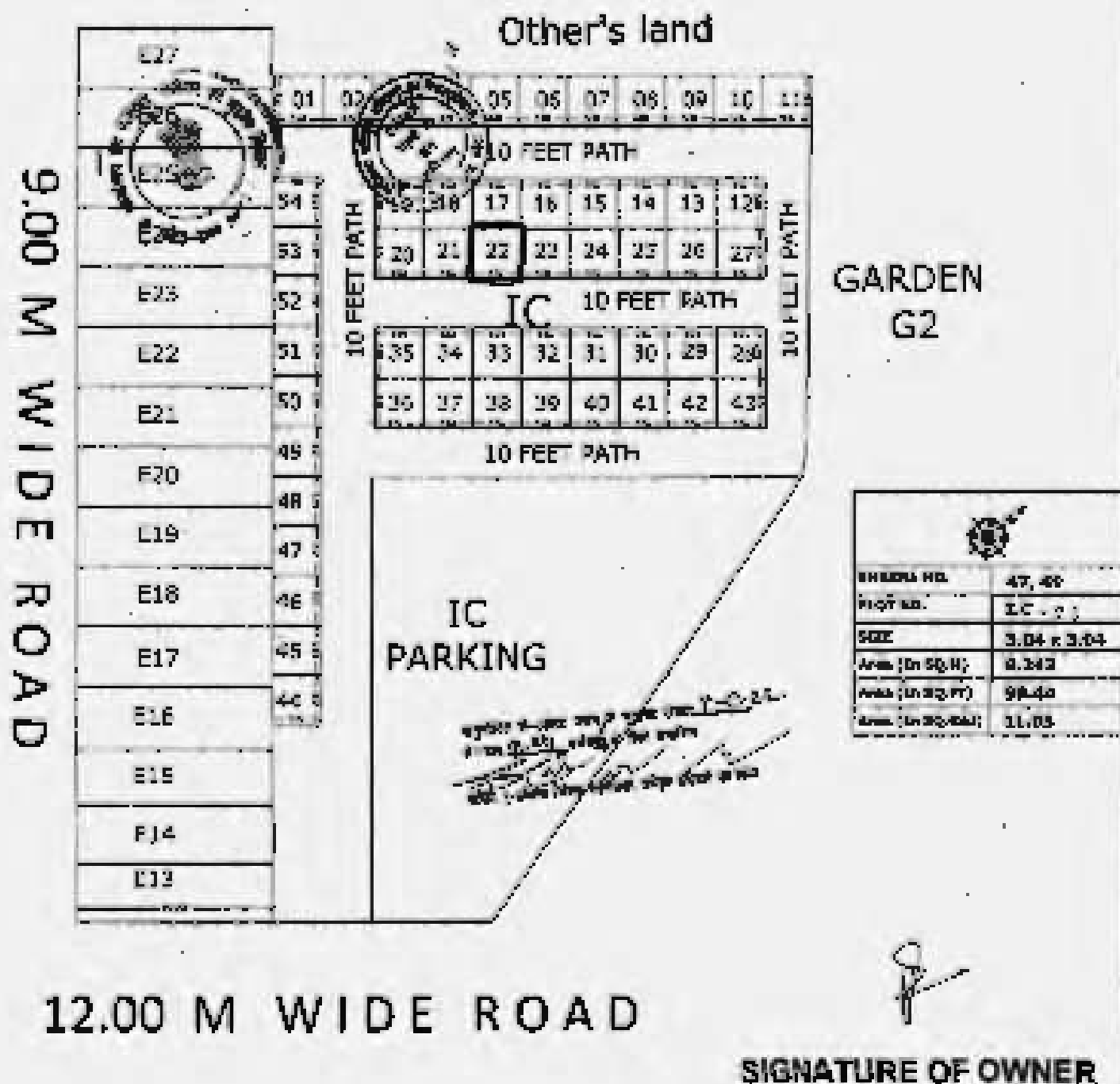
प्राधिकृत अधिकारी के हस्ताक्षर नगर मोहर

नोट - शर्तें प्लॉट पृष्ठ पर अंकित हैं।

- पंजीकृत/पुष्टीकृत संलग्न 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)**



IC-22

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

Fee Receipt
(Appendix Form No. B/Ru-6 TG & 131) Print Date : 18/08/2022 09:08 PM

Fee Receipt No.	: 202202123010023	Receipt Date	: 18/08/2022
Name	: B.P. DADHICH ADVOCATE, M/s Darlin Developers Ltd	Document B. No.	: 202201123010022
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Ua_54_17	: ₹
GS	: ₹ 0	Certified copying fees Ua_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Sancharge	: ₹ 0	Stamp Duty	: ₹ 0
Monthly	: ₹ 0	Inspection fee	: ₹ 00
Ua_26_14	: ₹ 0	Commission	: ₹ 0
Conduct	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 00
From Year 2022 To Year 2022		Total Amount	: ₹ 00

Made of Payment (Mode Number Amount ₹)

₹ - Cash  ₹ 00

Signature of presenter or applicant to
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	Name of the Client/Plaintiff/Litigant seeking report	Rajasthan Real Estate Regulatory Authority, Jaipur Raj.										
2	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	NIL										
3	Name of the Developer	M/s. Dendra Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel A/c Sh. Rajaram Patel R/o Flat No. 127A, Surmalia Kaddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Etna, Rant No. 1, RPA, Kota Raj.										
4	Name of the co-ownership company/person offering the property as security.	M/s. Dendra Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel A/c Sh. Rajaram Patel R/o Flat No. 127A, Surmalia Kaddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Etna, Rant No. 1, RPA, Kota Raj.										
5	Construction of the firm/consent (person/body) authority offering the property for creation of loan.	Individual Firm										
6	State as to under what capacity or security offered (status acquired/applied for/development/under construction)	Homeless										
7	Location or full description of the immovable property as offered as security including the following details:	<p>a. Survey No.</p> <p>b. Plot/ House no. (in case of house property)</p> <p>c. Dimensions including plinth built up area in case of house property.</p> <p>d. Location like name of the post, village, talu, tehsildar, sub divisional Headquarter.</p> <p>e. Particulars of the documents, photographs and drawings etc.</p>										
8	Name of documents tendered and as to whether they are originals or certified copies or registration extracts duly certified.	<p>Regd. Lease Deed at R.No. 1 A.No. 1631 P.No. 148 S.No. 20200123112197 dt. 29.07.22</p>										
9	Note: Only originals or certified extracts from the registering firm/authority to be examined.											
10	Sl. No.	<table border="1"> <thead> <tr> <th>Date</th> <th>Name/Signature of the Document</th> <th>Original copy or certified copy or registration extract</th> <th>In case of copy or the original copy submitted by the Advocate</th> <th>His/officials</th> </tr> </thead> <tbody> <tr> <td>29.07.22</td> <td>Regd. Lease Deed</td> <td>Original</td> <td></td> <td></td> </tr> </tbody> </table>	Date	Name/Signature of the Document	Original copy or certified copy or registration extract	In case of copy or the original copy submitted by the Advocate	His/officials	29.07.22	Regd. Lease Deed	Original		
Date	Name/Signature of the Document	Original copy or certified copy or registration extract	In case of copy or the original copy submitted by the Advocate	His/officials								
29.07.22	Regd. Lease Deed	Original										
11	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for obtaining certified copy of documents with reimbursement certificate along with the TIR.	Do										

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B.P. Dadhich

Advocate

Resident & Office –

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Road Kota (Raj.)

Mob. 98295-87807

2	a	Whether the records of registration office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online/computer records are available, whether any verification in cases checking was made and the comments findings in this regard	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so, whether such verification was made?	Not available
3	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question at more than one office of sub-registrar district register registration-cum-11 or please name all such offices?	No
	c	Whether search has been made at all the offices named in b) above?	Yes
	d	Whether the records in the office of registering authorities or any other records reveal encumbrance of duplicate title documents in respect of the property in question?	Yes
4	a	Chain of title tracking the title from the oldest title deed to the latest deed establishing title of the property in question from the predecessor in title interest to the current title holder and whether there is linkage or other skip up title is available. Search should be made for a further period, depending on the need for clearance of title, along the line.	41 years 2022 to 19/04/2022
	b	In case of property offered as security for loans of Rs. 1.40 crore and above, search of title encumbrances for a period of not less than 81 years is mandatory	113 Area allotted in 1996, 10-22, Gandhara Village Kuchali, Kota Raj. to M/s. Derrin Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel Sh. Rajaram Patel Rm Flat No. 1273, Smaller Khidhi Sakhi Residency, P.No. 14, Rajawar Gandhi Nagar, Extn. Road No. 1, 3P1A, Kota Raj. on dt. 28/07/22 and execute a Registered Deed in favour of firm on dt. 29/07/22
5	a	Nature of title of the mortgagor/ Mortgagor over the property (whether full ownership rights, leasehold rights, Co-ownership, Possession Registered, Holder of Civil Contract/Agreement)	Freehold
10	a	Is leasehold relevant?	Not applicable
	b	Does the title relate to leasehold and registered?	Not applicable
	c	Does the document in issue pertain to leasehold rights?	Not applicable
	d	Duration of the lease (expired period of lease)	Not applicable
	e	If a sub-lease, check the lease deed in favour of Lessor as to whether lease deed contains sub-lease and assigned by the Lessor also	
	f	Whether the leasehold rights pertain for the creation of any right (leasehold applicable)?	Not applicable
	g	Right to creation of sub-leasehold rights are required thereof	Not applicable
11	a	Cost, sale/ voluntary/ lease cum- Sale Agreement, whether grant agreement etc. provides for alienable rights in the mortgage or not without conditions, the mortgagor is competent to create charge on such property. Whether the permission from Govt. or not other authority is required for creation of mortgage and if so, whether such needed permission is available	Not applicable
12	a	Does the right relate to leasehold	Not applicable
	b	Does the right relate to leasehold	Not applicable
	c	Does the right relate to leasehold	Not applicable
	d	Does the right relate to leasehold	Not applicable
	e	Does the right relate to leasehold	Not applicable
	f	Does the right relate to leasehold	Not applicable
	g	Does the right relate to leasehold	Not applicable
	h	Does the right relate to leasehold	Not applicable
	i	Does the right relate to leasehold	Not applicable
	j	Does the right relate to leasehold	Not applicable
	k	Does the right relate to leasehold	Not applicable
	l	Does the right relate to leasehold	Not applicable
	m	Does the right relate to leasehold	Not applicable
	n	Does the right relate to leasehold	Not applicable
	o	Does the right relate to leasehold	Not applicable
	p	Does the right relate to leasehold	Not applicable
	q	Does the right relate to leasehold	Not applicable
	r	Does the right relate to leasehold	Not applicable
	s	Does the right relate to leasehold	Not applicable
	t	Does the right relate to leasehold	Not applicable
	u	Does the right relate to leasehold	Not applicable
	v	Does the right relate to leasehold	Not applicable
	w	Does the right relate to leasehold	Not applicable
	x	Does the right relate to leasehold	Not applicable
	y	Does the right relate to leasehold	Not applicable
	z	Does the right relate to leasehold	Not applicable

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

a	The Gift Settlement Deed is duly stamped and registered	Not applicable
b	The Gift Settlement Deed has been attested by two witnesses	Not applicable
c	The Gift Settlement Deed transfers the property to Donee	Not applicable
d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a subsequent writing or by implication or by actions	Not applicable
e	Whether there is any restriction on the Donee in exercising the gift settlement deed in question	Not applicable
f	Whether the donee is in possession of the gifted property	Not applicable
g	Whether any life interest is proposed for the Donee or any other person and whether there is need for any other person to put the creation of mortgage	Not applicable
h	Any other matter affecting the validity of the gift passed through the gift settlement deed	Not applicable
i	In case of partition/family settlement deed, whether the original deed is available for deposit, to get the customary procedure to be followed to create a valid and enforceable mortgage	Not applicable
j	Whether mutation has been effected and whether the mortgage is a provision and agreement of mortgage	Not applicable
k	Whether the partition deed is valid or not and the mortgage has acquired a mortgageable title thereon	Not applicable
l	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalities are completed complied with	Not applicable
m	Whether any of the documents in question are executed in counterparts or in more than one set or if so, additional precautions to be taken for creating multiple mortgages	Not applicable
n	Whether the title documents include the testamentary documents wills	Not applicable
o	In case of will, whether the will is registered or not or unregistered will	Not applicable
p	Whether will in the main mode is mandatory probate and if so, whether the same is probated by a competent court	Not applicable
q	Whether the property is mutated in the record of rights	Not applicable
r	Whether the original deed certificate of the mortgage is available	Not applicable
s	Whether the original death certificate of the testator is available	Not applicable
t	Whether the circumstances and/or documents to establish the will in question are not lost and if not, will of the testator, if admitted, of the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness validity of the will all parties have acted upon the will etc. which are relevant to rely on the will, availability of other legal title deeds are to be explained	Not applicable
17	a	No
b	Whether the property belongs to church/temple or any religious, other institutions having any restriction or regulation of changes or other provisions	Not applicable
c	Registration permission if any in respect of the above cases in creation of mortgage	Not applicable
18	a	Not applicable
b	Please also comment on any other aspect which may adversely affect the validity of security in such cases	Not applicable
19	a	No
b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property	Not applicable

c. If any additional procedures/patients are to be obtained for creation of valid mortgage?	Not applicable
d. Requirements, if any for creation of mortgage as per the local state law applicable to be noted in the matter	Not applicable
20. a. Is the property an Agricultural land, whether the local laws permit mortgage of Agricultural land and whether the necessary restrictions for creation of instrument of mortgage	Not applicable
b. In case of an Agricultural property, other relevant records/documents as per local laws if any to be verified to ensure the validity of the title and right to create the mortgage?	Not applicable
c. In the case of an owner of Agricultural land, for conversion purposes or otherwise, whether requisite procedure followed/patients obtained?	Not applicable
21. Whether the property is affected by any local laws or other regulations having a bearing on the creation security for Agricultural Laws, water rights, minerals, Land Laws, etc. regulations, Coastal Zone Regulations, Environment, etc. (specify details)	Not applicable
22. a. Whether the property is subject to any pending or proposed land acquisition proceedings?	No
b. Whether any state/territory is made with the land/Agriculture officials for the purpose of such proceedings?	Not applicable
23. a. Whether the property is involved in any subject matter of any litigation which is pending or concluded?	No
b. If so, whether such litigation would adversely affect the creation of a valid mortgage or having any implication in its future enforcement?	Not applicable
c. Whether the title documents have any limit and marking which points out any litigation attachment security interest in respect of the property in question. In such case please comment on such limit marking	Not applicable
24. a. In case of a partnership firm, whether the property belongs to the firm and the debt is personal, requested	Not applicable
b. Property belonging to partners, whether known or unknown? Whether liabilities for the same have been completed as per applicable laws.	Not applicable
c. Who has the party(ies) creating mortgage has/ have authority to create mortgage for and on behalf of the firm	Not applicable
25. a. Whether the property belongs to a Limited Company, check the following matters: Name registration, information to create mortgage, execution of documents, registration of any prior charges with the Company Registrar (MCA), Articles of Association, provisions concerning etc.	Not applicable
b. Whether the persons (to be registered) is provided to the above Company form and name Stamp on Limited Liability Authorised (LLP) form? Yes/No	Not applicable
c. If yes, whether the search of charges on the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of each vendor company (LLP partner) and the vendor company/purchaser?	Not applicable
d. Whether the above search of charges covers any prior charge/encumbrances on the property (proposed to be mortgaged), created by the vendor company/partner? Yes/No	Not applicable
e. If the search reveals encumbrances/charges, whether such charges are in favour have been satisfied? Yes/No	Not applicable
26. In case of Societies/ Association, the required authority power to borrow and whether the mortgage can be created and the required documents to be done	Not applicable
27. a. Whether any law is involved in creation of title?	No

b	Whether the POA is not coupled with interest i.e. a Development Agreement-Power of Attorney. If yes, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and is such enforceable under law.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign all Affidavits/Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POAs (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is a registered one?	Not applicable
iii	Whether the POA is a special or general one?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become void on the date of execution of the document in question? (Please clarify whether the same has been maintained from the office of sub-registrar also.)	Not applicable
g	Please comment on the genuineness of POA?	Not applicable
h	The unequivocal opinion on the enforceability and validity of the POA.	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the content of the powers given therein and whether the same is properly executed/ stamped/authenticated in name of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment or residential-commercial complex, check and comment on the following:	No
a	Owner's/ Land owner's title to the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/Builder	Not applicable
d	Independent title verification of the Land and/or building in question	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Requirement of registration of sale agreement/ development agreement, POA, etc.	Not applicable
h	Approval of building plan, permission of appropriate/local authority, etc.	Not applicable
i	Consent/Noa in favour of Society/ Condominium concerned	Not applicable
j	Company Certificate/affidavit letter/letter of permission	Not applicable
k	Membership details in the Society, etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All local requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc.	Not applicable
o	Requirements, for noting the Bank charges on the records of the Housing Society, if any	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

	made, approval of law and other precautions, if any.	
4	Whether the mortgaging pattern of the said-Data falls in all documents such as approved plan, approved plan etc.	Not applicable
30	Encumbrances, Attachments, and in cases where 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 Encumbrance Certificate and the terms of the persons in whose favor the encumbrance is created and if so, satisfaction of charges, if any.	04 years 2022 to 10.06.2022
32	Details regarding property tax or land revenue or other statutory dues payable as on date and if not paid, when remedy?	Not applicable
33	a) Urban land ceiling clearance, whether required and if so, details thereon	Not applicable
	b) Whether No Objection Certificate under the Income Tax Act is required-obtained	Not applicable
34	Details of R/F or other construction contracts/Deeds contracts pertaining to the property in question	Not applicable
35	Whether the name of mortgagee is reflected as owner in the revenue/Municipal-Village records?	Not applicable
36	a) Whether the property offered as security is clearly demarcated?	Yes
	b) Whether the discontinuous portion of the property is legally wild?	Yes
	c) Whether the property has clear access to public roads? (The property should be legally accessible through normal routes to transport goods to factories / houses, as the case may be).	Yes
37	Whether the property can be identified from the following documents, and discrepancies, if any, revealed on each scrutiny?	Not available
	a) Document in relation to electricity connection	Not available
	b) Document in relation to water connection	Not available
	c) Document in relation to Sales Tax Registration, if any applicable	Not available
	d) Other utility bills, if any	Not available
38	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, title/BPP etc. for the normal common boundary? If so please elaborate/ comment on the same.	Not applicable
39	If the valuation report and/or approved/conditional plans are made available, please comment on the same indicating the consistency in the description and location of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TDR, please provide these documents subsequently, on making the same available to the relevant).	Valuation report not available
40	Any law restriction for creation of mortgage under any local or special enactment, details of proper registration of documents, payment of proper stamp duty etc.	No
4	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	Not applicable

Advise

Resident & Office –
40, Vikas Nagar, Nanda
Road Kots (Raj.)
Mob. – 98295-57807

Philip Kopp


H.P. Dondos

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

B.P. Dadhich
Advocate

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

ENDORSEMENT TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property (in case offered or owned), for the purpose of "Facilitating Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Facilitating Mortgage is created, it will satisfy the requirements of creation of Facilitating Mortgage and I further certify that:

1. I have examined the Documents of title, along with various other guidelines of the latest full title deed Agreement and the other relevant laws.
2. I confirm having made a search in the District Revenue records, District Revenue (Mortgage) Departmental Office, Land Acquisition Office, Registrar of Companies Office, State Board (wherever applicable) and confirm that nothing adverse which would prevent the Title holder from creating a valid Mortgage Loan facility is available, if any, has occurred to the Bank, due to negligence on my part by my agent or making search.
3. Following scrutiny of Land Revenue Revenue Records, relative Title Deeds, certified copies of same title deeds obtained from the concerned revenue office and encumbrance certificate (EC) already sent by the purchaser of the Title Deed. No pending demand or any other dues, liable for making necessary enquiries.
4. There are no other Mortgages charges, encumbrances whatsoever, in whole or in part, from the Encumbrance Certificate for the period of 01 year from 2022 to 2023, pertaining to the scheduled Property from records of above said Title Office. The property is free from all Financial dues.
5. In case of second charge, in favour of the Bank, there are no other mortgages charges other than already stated in the Documents, as agreed to by the Mortgagee and the Bank (Debit) subject to no application of EC.
6. Since in and through means of the property there is no encumbrance, I certify the status of the above said Property, Bank and its application.
7. The Mortgage if created, will be available to the Bank for the Facility of the mortgage borrower. M/s. Densim Developers Limited, through authorized signatory, Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel B/o Plot No. 1273, Newalla Kidhali Kidhali Residency, T.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, U.P.S., Kota (Raj)
8. I certify that M/s. Densim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel B/o Plot No. 1273, Newalla Kidhali Kidhali Residency, T.No. 1-4, Rajeev Gandhi Nagar Extra, Road No. 1, U.P.S., Kota (Raj), mentions an absolute, clear and Marketable title over the schedule property from I further certify that the said title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
9. In case of creation of Mortgage, by Deposit of title deeds, we certify that the deposit of all relevant title deed documents would create a valid and enforceable mortgage.

Note:- Please copy of Document No. 1 To 5 to be taken for the registration of property under TRFD 1 Act

1. Certificate of Encumbrance M/s. Densim Developers Limited
2. Resolution letter in favour of Sh. Rajesh Kumar Patel
3. Affidavit Letter No. 1115 dt. 20.07.22
4. Affidavit No. 1115 dt. 20.07.22
5. Regd. Laws Book with Map dt. 29.07.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/Original copies of which I have examined under any applicable Law/ Rules in force.

12. It is certified that the property is SURFAESI Compliant

SCHEDULE OF THE PROPERTY (IES) S.No. 02, Gokulam, Village, Kuchudi, Kota (Raj)


Plot - 02

Area - 5 Sq. Ft. 11

North - 5 Sq. Ft. 20

South - 5 Sq. Ft. 21

Date : 19.08.2022


B.P. Dadhich, Advocate
SUDHI PRAKASH DADHIGH
Advocate & R.A.
R/o- 40, Vikas Nagar
Nanta, KOTA (Raj.)



श्रीमान् अर्णाक गद्गोन
प्रधानमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्री भूमि का गैर कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आवंटन) विनियम, 2012 के विनियम 29 के अन्तर्गत भूमि का पट्टा विलेख

प्रमाण / 1146

दिनांक 20.07.2022

मैसर्स डेविड इन्वेलपर्स लिमिटेड जेम्स श्रीमंत इस्लामस्तार्ज राजेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं० 1273, सुवालका सिडो सिडो रेजीडेन्सी प्लॉट नं० 1-4 राष्ट्रीय राजमार्ग नगर
निवासी विस्तार रोड नं० 1 आई.पी.आई.ए. कोटा

अधवा

पट्टा धारक गैरारी ★ शहर ★ कार्यालय पत्ता 2021 ★

जारीये

(पदनाम) श्री / श्रीमती / सुभी पुत्र/पुत्री

निवासी

मुख्यपत्र नं० Shop no. LC-23 क्षेत्रफल 924 वर्गमीटर

राजस्थान ग्राम कुन्हाडी गवसरा रु 46, 47, 49

योजना पाठविषय में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पत्र में उक्त मुख्यपत्र का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1

2

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर

(सिगनेचर)
नगर विकास राज्य सचिव

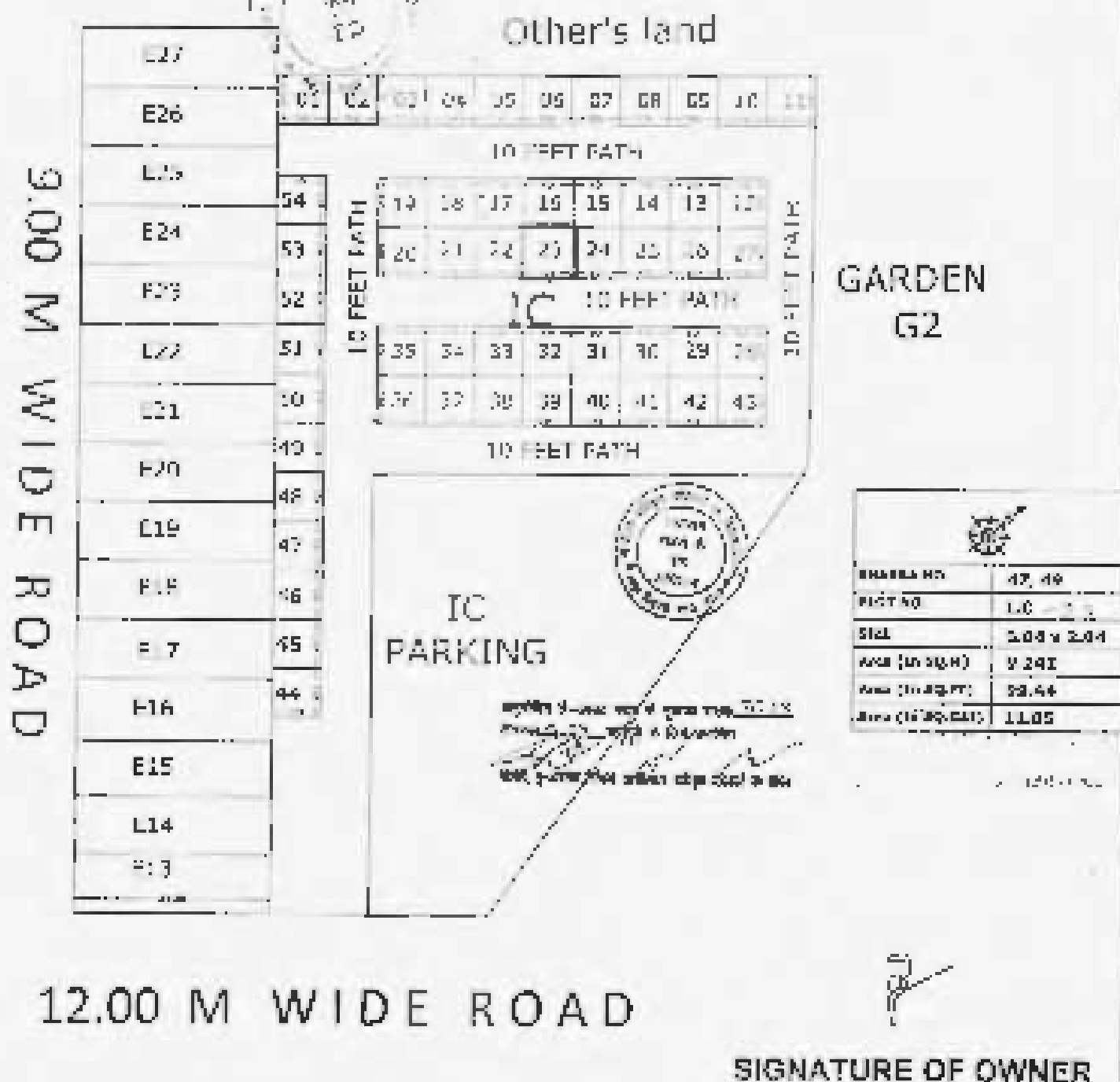
गप एंजोयके, कोटा (कृपया)

नोट - शर्त पीछे पृष्ठ पर अंकित है।

- पंजीकृत/प्राधिकृत संलग्न 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, JPIA, KOTA-324005 (RAJASTHAN)**



10-23

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

Fee Receipt
Appendix I (Form No. 9) (Rule 75 & 18)

Print Date : 12-06-2022 8:05 PM

Fee Receipt No	: 20220121250-0907	Receipt Date	: 12/06/2022
Name	: B.P. DADHICH ADVOCATES, MA. DENTIN Developers Ltd	Document S. No.	: 202201123516700
Address	: KOTA		
Description Type	: Inspection And Seals		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
One-Registration Fee	: ₹ 0	Reg. for Memorandum Ua_04_07	: ₹
CS	: ₹ 0	Certified copying fees Ua_07	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 30
Ua_04_34	: ₹ 0	Concession	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 4
		Other than Cash	: ₹ 36
From Year 2022 To Year 2022		Total Amount	: ₹ 40

Mode of Payment (Mode Number Amount ₹)

By Cash Cheque 004759413, ₹ 40

Signature of Officer or applicant for
copy or Search certificate

Signature of receipt
and Date of return receipt

Cashier

SUB-REGISTRAR

H.P. Dadhich
Advocate

Resident & Office –
48, Vikas Nagar, Nantla
Roud Korda (Raj.)
Mob. 98295- 87887

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**

1	a	Name of the Branch/Division/Part/Office seeking opinion	: Rajprithvi Real Estate Regulatory Authority, Jaipur Raj.		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	: Nil		
	c	Name of the Borrower	: M/s. Devini Developers Limited, through authorized signatory Sh. Rajesh Kumar P.O. Sh. Rajprithvi Real Estate Regulatory, P.No. 1-4, Major Gandhi Nagar Lohia Road No. 1, I.P.A., Kota Raj.		
2	a	Name of the university/ company/person offering the property as security.	: M/s. Devini Developers Limited, through authorized signatory Sh. Rajesh Kumar P.O. Sh. Rajprithvi Real Estate Regulatory, P.No. 1-4, Major Gandhi Nagar Lohia Road No. 1, I.P.A., Kota Raj.		
	b	Constitution of the Unit/concern (person/body/authority) offering the property for creation of charge	: Individual/Firm		
	c	State in to under whose capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	: Rajasthan		
3	Complete or full description of the immovable property/ies offered as security including the following details:				
	a	Survey No.	: S.No. 1C-23, Gardenia Village Khatoli, Kota Raj.		
	b	Draw/House no. (in case of house property)	: S.No. 1C-23, Gardenia Village Khatoli, Kota Raj.		
	c	Extensions including, plot/ built up area in case of house property	: 9.26 Sq. Mt.		
	d	Locations like name of the place, village, city, region/state, sub-district etc. Boundaries	: East – Road West – S.No. 14-45 North – S.No. 14-23 South – S.No. 1C-23		
4	a	Particulars of the documents serialised serially and chronologically.	: 1. Certificate of Incorporation M/s. Devini Developers Limited 2. Resolution Letter of Director of Sh. Rajesh Kumar P.O. 3. Affidavit Letter No. 1184 dt. 20.07.22 4. Certificate No. 1016 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 16.09.22		
	b	Number of documents verified and as to whether they are originals or certified copies in registration extracts duly certified. Note : Only originals or certified extracts from the registering/ land revenue/ other authorities be examined.	: Regd. Lease Deed dt. B.No. 1 V.No. 7634 P.No. 56 S.No. 202203/123/12511 dt. 16.09.22		
	Sl. NO	Date	Name/Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc.	In case of copies, whether the original was submitted by the Advocate
	1	15/09/22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and encamped with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/ copies/ documents certificate along with the TIR.		: No		

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

B.P. Dadhich

Advocate

Resident & Office

40, Vikas Nagar, Nanpa


Kota (Raj.)

Mobile : 98295-87807


6	a	Whether the records of registrar office or revenue authorities relating to the property in question are available for verification through any online portal or computer system?	Yes
	b	If such online/computer records are available, whether any verification or cross-checking was made and the comments/ findings in this regard.	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Yes
	d	Whether the records in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
8	Chain of title/tracking facility from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title-interest to the current title holder. And whenever Mubtas' interest in other share in title is involved, search should be made for a further period depending on duration of sharehold of such share in title. In case of property offered as security for loans of Rs. 1.50 crore and above, search of title/ sharehold for a period of not less than 30 years is mandatory.		81 years 2022 to 12/04/2022 Title deed allotted in S.No. 10-23, Gantawa, Village Kumbhari, Kota Raj. to M/S Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Paril Sh. Sh. Rajaram Paril B/Ls Vol No. 1273, Surakarta Kishori Suddhi Residency, P.No. 1-4, Rajawar Gantoli Nagar East, Road No. 1, BPLA, Kota Raj. on dt. 20/07/22 and execute of Regd. Lease Deed in favour of firm on dt. 05/08/22.
9	Nature of Title of the intended Mortgagee over the Property (whether Full ownership rights, Leasehold Rights, Occupancy Possessor Rights or Tenm Holder or Govt. Granted/Allottee etc.).		Leasehold
10	If leasehold, whether:		Not applicable
	a	Lease Deed is duly stamped and registered	Not applicable
	b	Lease is permitted to mortgage the Leasehold right	Not applicable
	c	Duration of the Lease/expected period of lease	Not applicable
	d	If a sub lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-letting and mortgage by Sub-Lessee/tenant	Not applicable
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not applicable
11	If Govt. granted/Allotment/Leasehold/ Sale Agreement, whether grant agreement also provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such said permission is available.		Not applicable
12	If occupancy right, whether:		Not applicable
	a	Such right is heritable and transmissible	Not applicable
	c	Mortgage can be created	Not applicable
13	Nature of Mubtas' interest, if any, and if so, whether creation of mortgage would be possible, the modification procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.		Not applicable
14	If the property has been transferred by way of Gift/Will/Deed, whether:		Not applicable


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 ADVOCATE
 40, Vikas Nagar, Nanpa
 Kota (Raj.) - 324001
 Mobile : 98295-87807

	a	The Gift/Settlement Deed is duly stamped and registered	Not applicable
	b	The Gift/Settlement Deed has been attested by two witnesses	Not applicable
	c	The Gift/Settlement Deed transfers the property to Donee	Not applicable
	d	Whether the Donor has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions	Not applicable
	e	Whether there is any restriction on the Donor in executing the gift/settlement deed in question	Not applicable
	f	Whether the Donee is in possession of the gifted property	Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a deed for any other person to join the creation of mortgage.	Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift/settlement deed	Not applicable
13	a	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not, the mandatory procedure to be followed to create a valid and enforceable mortgage.	Not applicable
	b	Whether mutation has been effected and whether the mortgagee is in possession and enjoyment of his share.	Not applicable
	c	Whether the partition deed is valid in law and the mortgagee has acquired a mortgageable title thereon	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/requirements are completed/complied with.	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	Not applicable
16		Whether the title documents include any testamentary documents/wills ?	Not applicable
	1	In case of will, whether the will is registered will or unregistered will ?	Not applicable
	h	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not applicable
	e	Whether the property is mortgaged on the basis of will ?	Not applicable
	2	Whether the original will is available ?	Not applicable
	f	Whether the original death certificate of the testator is available ?	Not applicable
	f	When are the circumstances and/or documents to establish the will in question is pre-test and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will etc. which are relevant to rely on the will, availability of Will/other original title deeds are to be explained.)	Not applicable
17	a	Whether the property is subject to any well/rights ?	No
	b	Whether the property belongs to a Hindu temple or any religious/other institutions having any restriction in creation of charges on such properties ?	Not applicable
	c	Provisions/permissions, if any, in respect of the above cases for creation of mortgage ?	Not applicable
18	a	Where the property is a Hindu joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection joint to execution, minor's share if any, rights of female members etc.	Not applicable
	b	Please see comment on any other aspect which may adversely affect the validity of mortgage in such cases?	Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage on the property ?	Not applicable


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	c	If an additional protections/ permissions to be obtained for creation of valid mortgage ?	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/ state laws applicable to the trust in the matter.	Not applicable
20	a	If the property is Agricultural land, whether the land does permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purpose or otherwise, whether requisite procedure followed/ permission obtained.	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SMC regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/ proceedings/ pending to court in respect of the property in question? In such case please comment on such seal/markings.	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether drawn as half shares?	Not applicable
	c	Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c	Whether the persons creating mortgage have authority to create mortgage for and on behalf of the firm.	Not applicable
25	a)	Whether the property belongs to a Limited Company, check the borrowing powers, Board resolution authorisation to create mortgage/execution of documents, Registrations of any prior charges with the Company Registrar (MCA), Articles of Association (provision for common seal etc.	Not applicable
	i)	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/ No.	Not applicable
	ii)	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser)?	Not applicable
	iii)	Whether the above search of charges reveals any prior charge/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/ No.	Not applicable
	iv)	If the search reveals encumbrances / charges, whether such charge/encumbrances have been satisfied? Yes/No	Not applicable
26		In case of Society, Association the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, Bye-laws.	Not applicable
27	a	Whether any PWA is involved in the chain of title?	No


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b	Whether the POA is one coupled with interest i.e. Development Agreement-Power of Attorney. If so, please clarify whether the same is a registered document and hence a Sale Deed or interest in favour of the builder/developer and as such is irrevocable or not.	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individuals or Proprietors (Contractors in favour of their Partners/Employees/Authorized Representatives to sign the Affidavits, Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following wherever is respect of POA	Not applicable
i	Whether the original POA is verified and the due investigation is done on the basis of original POA?	Not applicable
ii	Whether the POA is a registered one?	Not applicable
iii	Whether the POA is a special or general one?	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been obtained from the office of sub-registrar also?)	Not applicable
g	Please comment on the genuineness of POA?	Not applicable
h	The personal opinion on the enforceability and validity of the POA?	Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the exact of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	No
a	Entrance/All and owner's title to the land/building	Not applicable
b	Development Agreement/Power of Attorney	Not applicable
c	Extent of authority of the Developer/Builder	Not applicable
d	Independent title verification of the Land and/or building in question	Not applicable
e	Agreement for sale (duly registered)	Not applicable
f	Payment of proper stamp duty	Not applicable
g	Registration or registration of sale agreement, Development Agreement, POA, etc.	Not applicable
h	Approval of building plan, permission of appropriate local authority, etc.	Not applicable
i	Consentance in favour of Society/ Condominium concerned	Not applicable
j	Occupancy Certificate/Building letter/letter of possession	Not applicable
k	Membership details in the Society etc.	Not applicable
l	Share Certificates	Not applicable
m	No Objection Letter from the Society	Not applicable
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Not applicable
o	Requirements, for writing the Bank charges on the records of the Housing Society, if any.	Not applicable
p	If the property is a vacant land and construction is yet to be	Not applicable

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		made, approval of lay-out and other precautions, if any.	
10	a	Whether the mortgaging parties of the unit/building fully in all documents such as approved plan, agreement plan etc. Encumbrances, Attachments, and/or status whether of Government, Central or State or other local authorities or Third Party claims, Etc. etc. and details thereof	Not applicable
11		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if an satisfaction of charge, if any	Not applicable
12		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applicable
13	a	Urban land ceiling clearance, whether required and if so, details thereof.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	Not applicable
14		Details of RTI correspondence requests/Kafka extracts pertaining to the property in question.	Not applicable
15		Whether the name of mortgagee is reflected as owner in the revenue/ Municipality/Village records?	Not applicable
16	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the documentary particulars of the property is legally valid?	Yes
	c	Whether the property has clear access to per documents? (The property should be legally accessible through normal routes to transport goods to factories / houses, as the case may be).	Yes
17		Whether the property can be identified from the following documents and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Not available
	a	Document in relation to Military reservation	Not available
	b	Document in relation to Forest conservation	Not available
	c	Document in relation to Sales Tax Regulations, if any applicable	Not available
	d	Order relating to, if any	Not available
18		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, utility bills, etc. or the actual corner boundary? If so please elaborate verbatim on the same	Not applicable
19		If the valuation report and/or approved sanctioned plans are made available, please mention on the same including the reference on the description and boundaries of the property on the said documents and that in the title deeds. If the valuation report and/or approved plan are not available at the time of preparation of TRA, please provide their contents subsequently on making the same available on the website.	Valuation report not available
40		Are there encumbrances, the creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Not applicable


B.P. Dadhich
Advocate

Resident & Office –
40, Vikas Nagar, Nanta
Road Kota (Raj.)
Mob. – 98295- 87887

40	In case of absence of original title deeds, details of loan and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as case may transpire or be taken by the State in this regard	Not applicable
41	Whether the primary/ back-subsidiary documents of the mortgage holder (that include names) namely, mortgage of mortgage and additional provisions, if any to be taken in such cases	Not applicable
42	Additional request submitted for recognition of the mortgage deed	NA
43	Additional request submitted to improve the interest in title creating the perfection of security	NA
44	The persons who are required to create mortgage deed documents creating mortgage	M/s. Devim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel Rm Flat No. 1273, Sarawalia Badihi Sikdhi Residency, P.No. 1 & Rajesh Gandhi Nagar Extn. Road No. 1, BHA, Kota Raj.
45	Whether the Real Estate Project comes under Real Estate Regulation and Development Act, 2016? Y/N.	Not applicable
46	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not applicable
47	Whether the registered agreement for sale as prescribed in the above Act/Reg. there under is executed?	Not applicable
48	Whether the details of the apartment plot in question are verified with the list of number and types of apartments or plots handed as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date: 12.08.2022

Place: Kota


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R/o 40, Vikas Nagar
Nanta, KOTA (Raj.)

CONTENT OF DEEDS

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and referred to security by way of "Equitable Mortgage" and that the documents affixed referred to in the opinion are valid evidence of right title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:-

2. I have examined the documents in detail relating to the contents of the guidelines in the check for sale Agreement II and the other relevant Deeds.
3. I confirm having read & viewed in the Land Revenue Records – State records, having verified and checked the records in the relevant Government Offices viz- Revenue (a) District (b) Revenue Records, Muzariya (Muzariya Office), Land Acquisition Office, Registrar of Companies Office, West based wherever applicable. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable & responsible; Thus, loss is caused to the Bank due to negligence on the part of by me and/or my working staff.
4. Following scrutiny of Land Revenue/Revenue Records relating Title Deeds, examined copies of each title deed annexed from the concerned registering office and encumbrance certificate (EC) I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Encumbrance/Interest/Charges held against the Title documents/Title deeds for the period of 01 years from 2021 to 22/04/2022 pertaining to the Immovable Property/ies covered by above said Title Deeds. The property is free from all encumbrances.
6. In case in case of subsequent change in favour of the Bank, there are no other mortgages/charges other than already stated in the Deed Documents are agreed to by the Mortgagor and the Bank (Deeds wherever it may be applicable) N/A.
7. Miscellaneous and similar interest in the property(ies) is in the interest of A. According to the deed of the Mortgagor with Name/ Names are not applicable.
8. The Mortgage Document will be available to the Bank for the favour of the lending Banker M/s. Dainim Developers Limited through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Samalka Huddi 508001 Residency, P.No. 1-4, Rajeev Gandhi Nagar Kota, Road No. 1, IPIA, Kota Raj.
9. I certify that M/s. Dainim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Samalka Huddi 508001 Residency, P.No. 1-4, Rajeev Gandhi Nagar Kota, Road No. 1, IPIA, Kota Raj, has/ have an absolute, clear and plausible title over the schedule property(ies) I further certify that documents with documents given and a valid mortgage can be created and the said Mortgage would be acceptable.
10. In case of creation of Mortgage in favour of the bank, we certify that the deposit of following title documents is valid and create a valid and enforceable mortgage:-

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

1. Certificate of Incorporation M/s. Dainim Developers Limited
2. Registration Certificate in favour of Sh. Rajesh Kumar Patil
3. Affidavit Letter No. 11/04/22, 20/07/22
4. Certificate No. 1118 dt. 20/07/22
5. Repk. Lower Deed with Map dt. 05/06/22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

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

S/ PRACHI P. OF THE PROPERTY (IES) S.No. 10-21, Gandaria, Village: Kankali Kota Raj.

Encl. Bund

West - S.No. 10-18

North - S.No. 10-24

South - S.No. 10-22

Date : 12/04/2022

B.P. Dadhich, Advocate

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



श्रीमान् अशोक गहलोत
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)

व्यवसायिक



राजस्थान नगरीय क्षेत्र (शुवि भूमि का गैर कृषिक प्रयोजन के लिए उपयुक्त भूमि को अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा दिनांक

क्रमांक / 1117

दिनांक 26-07-2022

वैतसं अग्नि अन्तर्गत लि. अग्नि अन्तर्गत इस्तेमालकर्ता कोटा नगर पालिका एवं श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लॉट नं. 1235, सुभाष नगर, सिटी रेजिडेंसी प्लॉट नं. 1-4 राजाराम पाटिल नगर
विस्तार रोड नं. 1 अर्ध-प्रीमियम, कोटा

अथवा

पट्टा धारक पेशा **★ शहर** कार्यालय पता **2021** ★

परिवे

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

नियारी

मूखण्ड सं. **Shop no. LC-24** क्षेत्रफल **0.24 वर्गमीटर**

राजस्थान राज्य **कुसाही** जिला सं. **46, 47, 49**

योजना **गार्डन** में स्थित है।

स्थानीय निकाय (नट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त मूखण्ड का पट्टा दिनांक को निश्चित किया जाता है।

पट्टा धारक के हस्ताक्षर

प्राधिकृत अधिकारी के हस्ताक्षर एवं मोहर

(अधिकारी)

नगर विकास न्यास कोटा

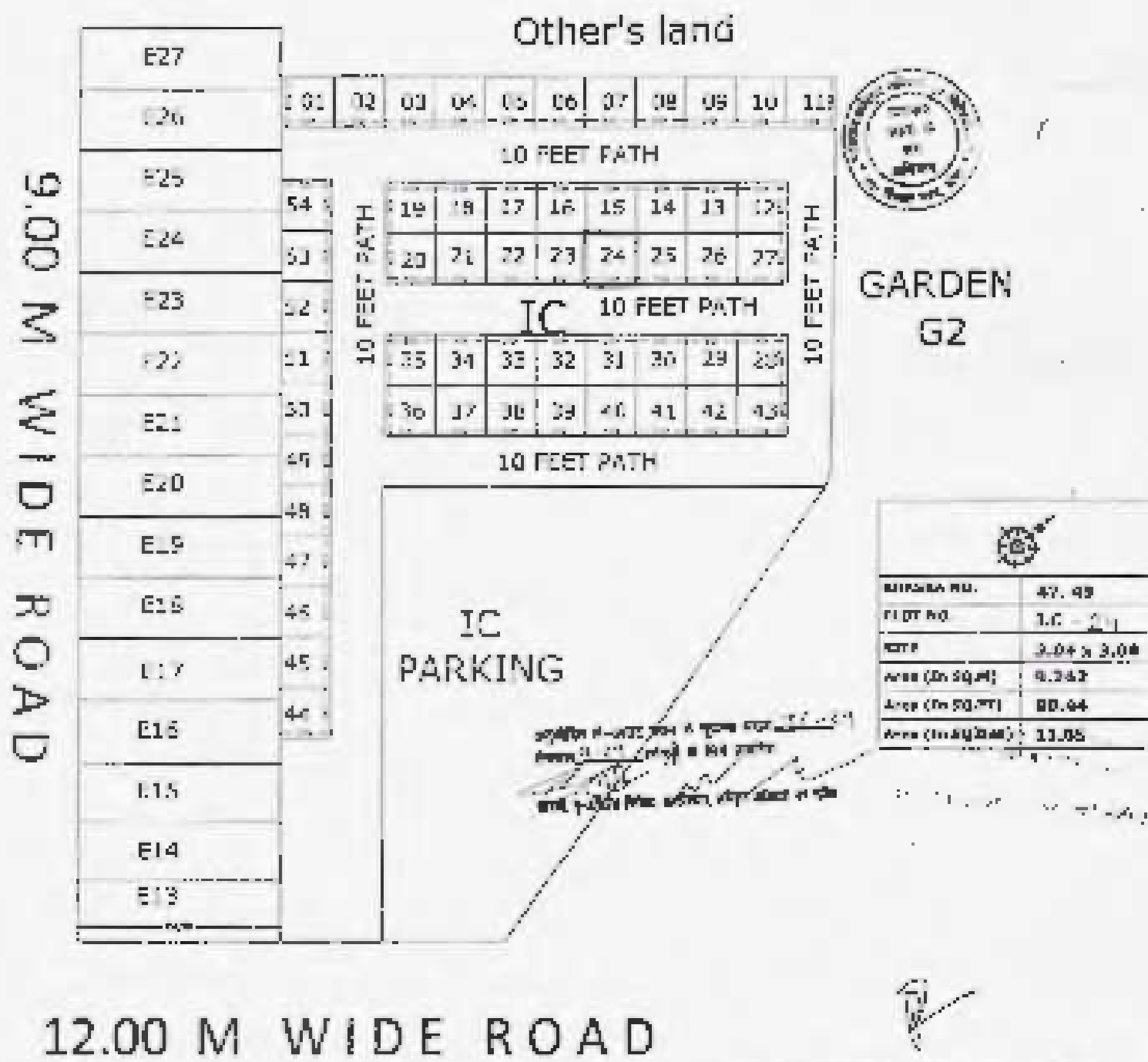
अ. प्रदीपक, कोटा (प्रमुख)

नोट - इसी पृष्ठ पर अंकित है।

- पंजीकृत/पूराकरण संलग्न है।
- Registered and Endorsement Attached

SITF 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)



SECTOR NO.	47, 48
PLOT NO.	1.0 - 2.1
TYPE	3.04 x 3.04
Area (In Sq.ft)	9.243
Area (In Sq.M)	85.94
Area (In Sq.Yard)	11.05

SIGNATURE OF OWNER

TC-24

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 26-08-2022 5:38 PM

Fee Receipt No	: 202202123020204	Receipt Date	: 26/08/2022
Name	: B.P. DADHICH ADVOCATE w/o Darm Developers Ltd.	Document S. No.	: 202201123018575
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CGI	: ₹ 0	Certified copying fees Us_31	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number, Amount, ₹)

₹ e-Disc Credit 15829402 ₹ 50



Signature of presenter or applicant for
copy or Search Certificate

Signature of recipient
with date of return receipt

Officer

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 PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion	: Rajasthan Real Estate Regulatory Authority, Jaipur Raj		
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	: Nil		
	c	Name of the Borrower	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
2	a	Name of the unit/concern/ company/person offering the property/ies as security.	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPIA, Kota Raj.		
	b	Constitution of the Unit/concern /person/body/authority offering the property for creation of charge	: Individual/Firm		
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	: Borrower		
3	Complete or full description of the immovable property/ies offered as security including the following details.				
	a	Survey No.	: S.No. 1C-24, Gardenia, Village Kanhadi, Kota Raj.		
	b	Door/House no. (in case of house property)	: S.No. 1C-24, Gardenia, Village Kanhadi, Kota Raj.		
	c	Extent/area including plinth/ built up area in case of house property	: 9.24 Sq. Mt.		
	d	Location/ like name of the place, village, city, registration, sub-district etc. Boundaries.	: East - Road West - S.No. 1C-15 North - S.No. 1C-25 South - S.No. 1C-23		
4	a	Particulars of the documents scrutinized-serially and chronologically.	: 1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1117 dt. 20.07.22 4. Certificate No. 1117 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 17.08.22		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/ land/revenue/other authorities be examined.	: Regd. Lease Deed dt R.No. 1 V.No. 1626 P.No. 20 S.No. 202203123112885 dt. 17.08.22		
	Sl. NO.	Date	Name/Nature of the Document	Original/ certified copy/ certified extract/ photocopy, etc	In case of copies, whether the original was scrutinized by the Advocate.
	1	17.08.22	Regd. Lease Deed	Original	Not applicable
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/search/encumbrance certificate along with the FIR.			: No	



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6	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	: No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	: Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	: Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	: Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents 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 offices ?	: No
	c	Whether search has been made at all the offices named at (b) above ?	: Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	: No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title encumbrances for a period of not less than 30 years is mandatory.	: 01 years 2022 to 26.08.2022 UTT Kota allotted a S.No. 10-14, Gardenia, Village Kumbhari, Kota Raj. to M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajarana Patil R/o Flat No. 1273, Survatika Radhik Siddhi Residency, P.No. 1-4, Hajeer Gandhi Nagar Eptn. Road No. 1, DPLA, Kota Raj. on dt. 26.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 17.08.22.
9		Nature of Title of the intended Mortgagee over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possession Rights or Joint Holder or Govt. Grantee Amlite etc.)	: Freehold
10		If leasehold, whether	: Not applicable
	a	Lease Deed is duly stamped and registered	: Not applicable
	b	Lessor is permitted to mortgage the Leasehold right	: Not applicable
	c	duration of the Lease unexpired period of lease	: Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessor as to whether lease deed permits sub-leasing and mortgage by Sub-Lessor also	: Not applicable
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	: Not applicable
	f	Right to get renewal of the leasehold rights and tenure thereof	: Not applicable
11		If Govt. grant allotment/Lease-cum- Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available	: Not applicable
12		If occupancy right, whether	: Not applicable
	a	Such right is heritable and transferable	: Not applicable
	b	Mortgage can be created	: Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage would be possible, the guidelines procedure to be followed, including court permission to be obtained and the reasons for coming to such conclusion	: Not applicable
14		If the property has been transferred by way of Gift Settlement Deed, whether	: Not applicable

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	a	The Gift Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift Settlement Deed or by a separated writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction in the Deed in executing the gift settlement deed in question	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift 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 mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/finalities are completed/complied with	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	: Not applicable
16		Whether the title documents include any testamentary documents/wills?	: Not applicable
	a	In case of will, whether the will is registered will or unregistered will?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	: Not applicable
	c	Whether the property is mutated on the basis of will?	: Not applicable
	d	Whether the original will is available?	: Not applicable
	e	Whether the original death certificate of the testator is available?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the pronounced validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, necessity of Mother/Original rule deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any waqf rights?	: No
	b	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	: Not applicable
	c	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	: Not applicable
18	a	Where the property is a (JUT) joint family property, mortgage is created for family benefit/legal necessity, whether the Minor Coparceners have no objection/join in execution, namely share of any rights of female members, etc.	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	: Not applicable

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	c	If so additional precautions / permissions to be obtained for creation of valid mortgage ?	: Not applicable
	d	Requirements, if any, for creation of mortgage as per the central / state laws applicable to the trust in the matter.	: Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation / enforcement of mortgage.	: Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	: Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, tenancy statutes, mortgages, Land Laws, SRT, regulations, Coastal Zone Regulations, Environmental Clearance, etc. :	: Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	: No
	b	Whether any search enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	: Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	: No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	: Not applicable
	c	Whether the title documents have any court seal-marking which points out any litigation/attachment security to court in respect of the property in question ? In such case please comment on such seal marking.	: Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	: Not applicable
	b	Property belonging to partners, whether thereof in hypothec ? Whether formalities for the same have been completed as per applicable laws ?	: Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	: Not applicable
25	a	Whether the property belongs to a Limited Company, check the Incorporating papers, Board resolution authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association provision for common seal etc.	: Not applicable
	b	i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No	: Not applicable
		ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company / purchaser ?	: Not applicable
		iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No	: Not applicable
		iv) If the search reveals encumbrances / charges, whether said charges/encumbrances have been satisfied? Yes/No	: Not applicable
26		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	: Not applicable
27	a	Whether any POA is involved in the chain of title ?	: No

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b	Whether the POA is one coupled with interest i.e. a Development Agreement-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder-developer and as such is enforceable as per law.	:	Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/ Individual or Proprietary Concerns in favour of their Partners/Employees/Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	:	Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	:	Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	:	Not applicable
i	Whether the original POA is verified and the title investigation is done on the basis of original POA?	:	Not applicable
ii	Whether the POA is a registered one?	:	Not applicable
iii	Whether the POA is a special or general one?	:	Not applicable
iv	Whether the POA contains a specific authority for execution of title document in question?	:	Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	:	Not applicable
g	Please comment on the genuineness of POA?	:	Not applicable
h	The unexpected opinion on the enforceability and validity of the POA?	:	Not applicable
18	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place where it is executed.	:	Not applicable
19	If the property is a flat/apartment in residential-commercial complex, check and comment on the following.	:	No
a	Promoter's/land owner's title to the land/building	:	Not applicable
b	Development Agreement/Power of Attorney	:	Not applicable
c	Extent of authority of the Developer/Builder	:	Not applicable
d	Independent title verification of the Land and/or building in question	:	Not applicable
e	Agreement for sale (duly registered)	:	Not applicable
f	Payment of proper stamp duty	:	Not applicable
g	Registration of registration of sale agreement, development agreement, POA, etc.	:	Not applicable
h	Approval of building plan, permission of occupance/local authority, etc.	:	Not applicable
i	Consentance in favour of Society/ Condominium concerned	:	Not applicable
j	Occupancy Certificate/shopping letter/letter of possession	:	Not applicable
k	Membership details in the Society etc.	:	Not applicable
l	Share Certificates	:	Not applicable
m	No Objection Letter from the Society	:	Not applicable
n	All legal requirements under the local Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies Laws etc.	:	Not applicable
o	Requirements, for noting the Bank charges on the records in the Housing Society, if any	:	Not applicable
p	If the property is a vacant land and construction is yet to be	:	Not applicable

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		made, approval of lay-out and other precautions, if any.	
	q	Whether the numbering pattern of the subplots tally in all documents such as approved plan, agreement plan etc.	: Not applicable
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 Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	: 01 years 2022 to 26.09.2022
32		Details regarding property tax or land revenue or other statutory dues paid payable as on date and if not paid, what remedy?	: Not applicable
33	a	Urban local zoning clearance, whether required and if so, details thereon.	: Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	: Not applicable
34		Records of B.T.C. extracts mutation extracts Katcha extracts pertaining to the property in question.	: Not applicable
35		Whether the name of mortgagor is reflected as owner in the revenue/Municipal Village records?	: Not applicable
36	a	Whether the property offered as security is clearly demarcated?	: Yes
	b	Whether the demarcation/ partition of the property is legally valid?	: Yes
	c	Whether the property has clear access or per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be)	: Yes
37		Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny?	: Not available
	a	Document in relation to electricity connection.	: Not available
	b	Document in relation to water connection.	: Not available
	c	Document in relation to Sales Tax Registration, if any applicable.	: Not available
	d	Other utility bills, if any.	: Not available
38		In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation report, utility bills, etc.) or the actual current boundary? If so please elaborate comment on the same.	: Not applicable
39		If the valuation report and/or approved settlement plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on making the same available to the advocate.)	: Valuation report not available
40		Any instruction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	: No
41		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	: Not applicable

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42	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precautions to be taken by the Bank in this regard	:	Not applicable
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases	:	Not applicable
44	Additional aspects relevant for investigation of title as per local laws	:	No
45	Additional suggestions, if any to safeguard the interest of Bank ensuring the perfection of security	:	N.A.
46	The specific persons who are required to create mortgage to deposit documents creating mortgage	:	M/s. Derrini Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil Plot No. 1273, Surawalka, Haldhi, Siddhi Residency, P.No. 2-4, Rajeev Gandhi Nagar Extn. Road No. 1, BPLA, 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 Authority? If so, the details of such registration are to be furnished.	:	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	:	Not applicable
	Whether the details of the apartment/plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	:	Not applicable

Date : 26.08.2022

Place : Kota

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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule properties) and offered as security by way of "Equitable Mortgage" and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that :

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar(s) Office(s), Revenue Records, Municipal Corporation Office, Land Acquisition Office, Register of Companies Office, Work Board (wherever applicable) I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am held responsible, if any, loss is caused to the Bank due to negligence on my part or by any agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registering office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspensions/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 years from 2022 to 26.06.2023 pertaining to the Immovable Property (s) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (wherever (s) not applicable) N/A.
7. Minor(s) and his/her interest in the property(ies) is to be added of N/A.(Specify the share of the Minor with Name(s). Strike out if not applicable)
8. The Mortgage if created, will be available to the Bank for the Locality of the intended Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri R/o Flat No. 1273, Suwalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPEA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri S/o Sh. Rajaram Puri R/o Flat No. 1273, Suwalka Biddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IPEA, Kota Raj. has been an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage :

Notes: Photocopy of Document No. 1 to 5 to be taken for the registration of project under RERA Act

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Puri
3. Affidavit Letter No. 1117 dt. 20.07.22
4. Certificate No. 1117 dt. 20.07.22
5. Regd. Lease Deed with Map dt. 17.06.22

11. There are no legal impediments for creation of the Mortgage on production of above the deeds, the certified/ original copies of which I have examined under any applicable Law/ Rules in force.

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

SCHEDULE OF THE PROPERTY (S): S.No. 30-24, Gandawa, Village Karbadi, Kota Raj.


East – Road

West – S.No. 10-15

North – S.No. 10-25

South – S.No. 10-23

Date : 26.06.2023


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श्रीमान् अशोक महतास
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (क्षेत्री भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग की
अनुज्ञा और आकलन) विधाय, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

क्रमांक/ 1118

दिनांक 20.07.2022

पेरुस डेनिम व्यवसायों सिंग जारिये अशोक महतास द्वारा चणेश कुमार पाटिल पुत्र श्री राजाराम पाटिल

पट्टा धारक का नाम पुत्र/पुत्री

पंजीकृत कार्यालय प्लेट नं. 4273 सुवालकी सिद्धी भादवी वेजीडेन्सी प्लॉट नं. 1-4 राजीव गांधी नगर
नियंत्रण विस्तार शंड नं. 1 आई.सी.आई.ए. कोटा

अथवा

पट्टा धारक पिरातं ★ शहर कार्यलय पता 2021 ★

जारिये

(पदनाम) श्री/श्रीमती/सुखी पुत्र/पुत्री

निवासी

पूखण्ड नं. Shop no. I.C.-25 क्षेत्रफल 0.24 वर्गमीटर

राजस्व जमान कुठाडी खसरा नं. 42, 47, 49

योजना गार्डनिया में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के प्ला में जवन पूखण्ड का पट्टा विनयक को
निशानित किया जाता है।

पट्टा धारक के हस्ताक्षर

प्रमाणित, 20.07.2022

प्रमाणित अधिकारी
नगर विकास न्यास कोटा

नोट - शर्तें पीछे पृष्ठ पर अटिच है

- पंजीकृत/पुखण्डन सिलान है।
- Registered and Endorsement Attached



व्यवसायिक

पट्टा विलेख की शर्तें (लीज होल्ड)

(कृषि भूमि का गैर-कृषि प्रयोग के लिए उपयोग की अनुज्ञा और आर्देन नियम, 2012)

पट्टे की शर्तें

1. पट्टा धारक ने निम्न नियमों के तहत एक मुक्त लेज प्राप्त किया गया है। इस तरह पट्टा 99 वर्षों तक के लिए है।
स्थल
2. पट्टा धारक को जमीन पर खेती करने की अनुमति है। एक बार निम्न की गई सीमा प्रति 15 वर्षों के पश्चात और मुख्य रूप से प्रयोग विनियम/इस्तेमाल पर 20 प्रतिशत की वृद्धि होगी।
3. पट्टा धारक द्वारा मुख्य रूप से/निर्णय क्षेत्र का उपयोग नहीं किया जाएगा जिस कारण से पट्टा विलेख जारी किया गया है। मुख्य रूप से प्रयोग के लिए विनियमों में उल्लेखित अनुमति के तहत प्रयोग करने, पट्टा धारक को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
4. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
5. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
6. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
7. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
8. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
9. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
10. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
11. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।
12. पट्टा धारक को पट्टा विलेख को निम्न अवधि के लिए प्रयोग करने की अनुमति है। पट्टा धारक को पट्टा विलेख को प्रयोग क्षेत्र निर्धारित मानकों की प्राप्ति सुनिश्चित करनी होगी।

नोट - निर्धारित मुख्य रूप से शर्तें न 8 लागू नहीं होतीं।

स्थल दर्शाते हैं पट्टे की प्रति प्राप्त करें।

मुख्य रूप से पट्टे की सीमाओं का विवरण-

पूर्व.....IC-24..... पश्चिम.....IC-24.....
उत्तर.....IC-24..... दक्षिण.....IC-24.....

पट्टा धारक के हस्ताक्षर

1. [Signature]

2. [Signature]

साक्षी :-

हस्ताक्षर [Signature]

नाम [Name]

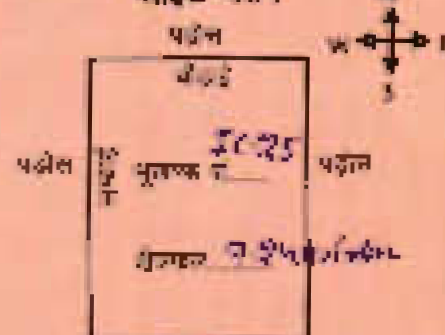
पता [Address]

अनुमति

अनुमति

अनुमति

साइट प्लान



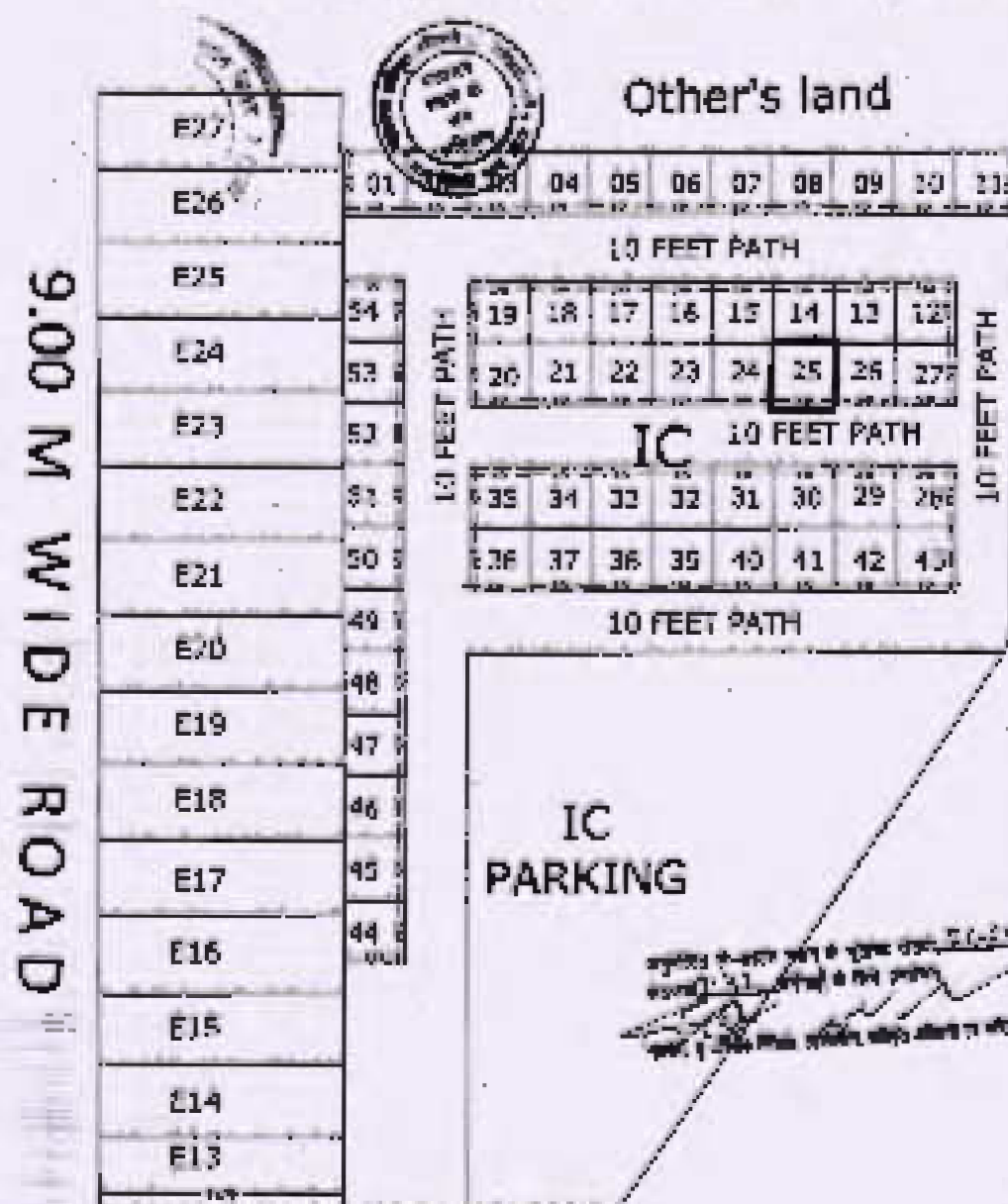
साइट की सीमा

साइट प्लान अलग से भी प्लान का सार है।

प्राधिकृत अधिकारी की मुद्रा, मध्य प्रदेश
मध्य प्रदेश सरकार, जिला

**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)**



KHASRA NO.	47, 48
PLOT NO.	1, 2, 3
SIZE	3.04 x 3.04
Area (10 Sq. Ft)	9.342
Area (10 Sq. Ft)	99.44
Area (10 Sq. Ft)	1005

12.00 M WIDE ROAD

SIGNATURE OF OWNER

IC-25

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, JMER
SUB-REGISTRAR, KOTA**

Fee Receipt
Appendix Form No. 31 Rule (a & 121) Entry Date : 18-08-2022 2:22 PM

Fee Receipt No. :	202208123010032	Receipt Date :	18/08/2022
From :	B.T. BACHHAN AD/OC/TE, M/s Datta Developers Ltd.	Document No. :	202201123010032
Address :	KOTA		
Document Type :	Registration And Starch		
Fee Value :	₹ 0	Estimated Value :	₹ 0
Chk/Registered Fee :	₹ 0	Fee for Memorandum (Chk/Reg) :	₹
CR :	₹ 0	Central supply fee (Chk/Reg) :	₹ 0
Stamp (Memorandum) :	₹	Reg (Memorandum) :	₹
Sevcharge :	₹ 0	Stamp Duty :	₹ 0
Penalty :	₹ 0	Inspection fee :	₹ 50
Chk/CR :	₹ 0	Commission :	₹ 0
Duty :	₹	Others :	₹ 0
		Cash Amount Received :	₹ 0
		Other than Cash :	₹ 50
From Year 2022 To Year 2022		Total Amount :	₹ 50

Mode of Payment (Mode & Amount)

By Cash Cheque/DD/RTGS ₹ 50

Signature of person in receipt for
copy of Receipt and Fee

Signature of applicant
and date of return receipt

Date:

SUB-REGISTRAR

Resident & Office
40, Vikas Nagar, Nanda
Road Kirti (Raj.)
Mob. - 98205-87807


		1. Name of the Draftsman/Joint Office seeking opinion 2. Reference No. and date of the letter under the cover of which the documents are forwarded for scrutiny and remarks 3. Name of the Donor(s).		Rajasthan Road Estate Regulatory Authority, Jaipur (Raj) Nil M/s. Dwin Developers Limited, through authorized signatory Sh. Rajesh Kumar P.O. No. Sh. Rajaram P.O. Plot No. 1273, Samalka Riddhi Siddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Farm Road No. 1, B/LA, Kota (Raj)	
4		a. Name of the subsequent vendee/purchaser offering the property for sale/transfer b. Continuation of the last vendor personally or family offering the property for sale/transfer c. State as to under what capacity is security created (whether as joint equal or unequal or as guarantor etc.)		M/s. Dwin Developers Limited, through authorized signatory Sh. Rajesh Kumar P.O. No. Sh. Rajaram P.O. Plot No. 1273, Samalka Riddhi Siddhi Residency, P.No. 1-4, Rajgarh Gandhi Nagar Farm Road No. 1, B/LA, Kota (Raj) Individual Firm As above	
5		Complete or full description of the immovable property as offered or being offered, including the following details:			
		a. Survey No. b. Date Deed was given (if any property)		986/10/35/6, Golein, Village, Kumbhari, Kota (Raj) 8 No. 10/35/6, Golein, Village, Kumbhari, Kota (Raj)	
		c. Exact area including built up area in case of house property		9.24 Sq. Mtr.	
		d. Location like name of the place, village, city, registration, sub-district etc. boundaries		East Road West - 8 No. 10/14 North - 8 No. 10/35 South - 8 No. 10/24	
6		Particulars of the documents submitted serially and chronologically		1. Certificate of Incorporation of M/s. Dwin Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar P.O. 3. Affidavit Letter No. 1118 dt. 20.07.22 4. Certificate No. 1118 dt. 20.07.22 5. Regd. Leave Deed with Map dt. 20.07.22	
		Name of documents verified and as to whether they are original or certified copies or registration extracts duly certified. Note: Only extracts of certified extracts from the registering and revenue office without to be examined		Regd. Leave Deed dt. P.No. 1 V.No. 1622 P.No. 1273 S.No. 1022010123112705 dt. 20.07.22	
Sl. No.	Date	Name/Status of the Document	Original copy attached	Certified copy attached	In case of copies whether the original or is submitted by the Advocate
1	20.07.22	Regd. Leave Deed	Original		Not applicable
7. Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for obtaining certified copy of documents and the extracts duly certified along with the TIF.			No		

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Road Kota (Raj.)
Mob. - 98295-87807

6	a	Whether the records of register office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online computer records are available, whether any verification or cross checking are made and the comments/ findings at this regard.	Not possible
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not verifiable
7	a	Primary official as security title within the jurisdiction of which sub-registrar office?	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration at Sub-registrar's office of the property in question, if more than one office of sub-registrar district representing register general. If so, please specify all such offices?	No
	c	Whether search has been made at all the offices stated in (b) above?	Yes
	d	Whether the searches in our offices of registering authorities or any other records reveal reservation or multiple title documents in respect of the property in question?	No
8		Chain of title making the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessor in title interest to the current title holder. Are there any Special interest in other class of title documents, same should be made for a further period depending on the nature of a conveyance or sale deed in the title. In case of property offered as security for loan of Rs. 100 crore and above, search of title documents for a period of not less than 30 years is mandatory.	41 years 2003 to 08.05.2022 1.11 Kirti obtained a S.No. 16-25, Gachibowli, Village Kothurdi, Nava Raj, co. M/s. Densha Developers Limited, through authorized signatory Mr. Rajesh Kumar Patil son Sh. Rajaram Patil Ten Plot No. 1253, Newly laid Kirti 800000 Residency, P.No. 1-4, Rajas Gandhi Nagar Estn. Road No. 1, FPO, Kota Raj, on dt. 28.05.22 and execute a Registered Deed in favour of Kirti on dt. 22.05.22
9		Nature of Title: Freehold or Mortgage over the property including full ownership rights, Leasehold Rights, Occupancy Possession Rights or leasehold or Govt. Guarantee/other title.	Freehold
10		If leasehold, whether:	Not applicable
	a	Lease Deed is duly registered and registered.	Not applicable
	b	Lessee is permitted to mortgage the leasehold right.	Not applicable
	c	duration of the Lease unexpired period of lease.	Not applicable
	d	If it is leasehold, check the lease deed in favour of Lessee as to whether lease deed permits mortgaging and mortgage as 3.6 Leasehold.	Not applicable
	e	Whether the leasehold rights permits for the creation of an superstructure (if applicable)?	Not applicable
	f	Right to get removal of the leasehold rights and tenure period.	Not applicable
11		If first prior mortgage Lease and Sale Agreement, whether such agreement also provides for assignable rights to the mortgagee with or without mortgaging, the mortgagee is competent to create mortgage such property. Whereas the permission from Government or other authority is required for creation of mortgage and if so whether such title permission is available.	Not applicable
12		If mortgage right, whether:	Not applicable
	a	Such right is available and transferrable.	Not applicable
	b	Mortgage can be created.	Not applicable
13		Other or Minor's interest, if any and if so, whether creation of mortgage could be possible, the liabilities should also be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
14		If the property has been transferred by way of Gift between final parties.	Not applicable


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9	a	Has the Settlement Deed been duly stamped and registered?	Not applicable
	b	Has the Settlement Deed been entered by two witnesses?	Not applicable
	c	Has the Settlement Deed transferred the property to Dugga?	Not applicable
	d	Whether the Deed has been executed by signing the Settlement Deed or by a stamped writing or by registration or otherwise?	Not applicable
	e	Whether there is any reservation on the Deed in executing the Settlement Deed is questioned?	Not applicable
	f	Whether the Deed is in possession of the original property?	Not applicable
	g	Whether any other interest is reserved for the Deed or any other person who has been reserved for any other person or for the creation of mortgage?	Not applicable
	h	Any other subject affecting the validity of the Deed passed through the Settlement Deed?	Not applicable
10	a	In case of partition family settlement deed, whether the original deed is available for deposit. If not the availability procedure or its followed to create a valid and enforceable mortgage?	Not applicable
	b	Whether mortgage has been offered and receive the mortgage is in possession and enjoyment of his share?	Not applicable
	c	Whether the partition deed is valid for loan and the mortgage has been taken and enforceable take thereon?	Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions formalities are completed compared with?	Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one or if so additional precautions to be taken for avoiding multiple mortgages?	Not applicable
11	a	Whether the title documents include any leasehold documents will?	Not applicable
	b	In case of will, whether the will is registered will or unregistered will?	Not applicable
	c	Whether will in the mortgage is necessary, probate and if so whether the same is probated by a competent court?	Not applicable
	d	Whether the property is situated on the basis of will?	Not applicable
	e	Whether the mortgage is available?	Not applicable
	f	Whether the original deed certificate of the mortgage is available?	Not applicable
	g	What are the circumstances upon documents to establish the will executed in the last and final form of the mortgage? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness of the will of parties, how and where the will, etc., which are relevant to the will, availability of the original deed and its to be explained.)	Not applicable
12	a	Whether the property is subject to any other rights?	Not applicable
	b	Whether the property belongs to a Hindu temple or any religious or charitable institution or a trust or a company or a corporation?	Not applicable
	c	Whether the property is subject to any other rights or interests of any other person?	Not applicable
13	a	Whether the property is a Hindu joint family property, mortgage is created for family benefit legal necessity, whether the mortgage is created for any other purpose, joint in execution, mortgage is created for family members or not?	Not applicable
	b	Whether the mortgage is created for any other purpose, whether the mortgage is created for any other purpose, whether the mortgage is created for any other purpose, whether the mortgage is created for any other purpose?	Not applicable
14	a	Whether the property belongs to any trust or is subject to any other rights or interests?	Not applicable
	b	Whether the trust is a Hindu or Muslim trust and whether the trust is created for any other purpose, whether the trust is created for any other purpose, whether the trust is created for any other purpose?	Not applicable

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	c	If so additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/state law applicable to the trust or the trustee.	Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not applicable
	b	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
	c	In the case of conversion of Agricultural land for non-agricultural purposes or otherwise whether requisite procedure followed/permissions obtained	Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, tenant sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environment Clearance, etc.)	Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implications of its future enforcement?	Not applicable
	c	Whether the title documents have any court suit involving which puts at any litigation/uncertainty to court in respect of the property in question? In such case please comment on such suit involving	Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not applicable
	b	Property belonging to partners, whether through joint ventures? Whether formalities for the same have been completed as per applicable laws?	Not applicable
	c	Whether the person(s) creating mortgage had/have authority to create mortgage formal on behalf of the firm.	Not applicable
25	a	Whether the property belongs to a Limited Company, check the Borrowing power, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (R/C), Articles of Association (provided for creation and so)	Not applicable
	b	i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	ii	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser)?	Not applicable
	iii	Whether the above search of charges reveals any prior charge/encumbrance on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes/No.	Not applicable
	iv	If the search reveals encumbrance / charges, whether such charges/encumbrances have been satisfied? Yes/No.	Not applicable
26		In case of Societies Association the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws	Not applicable
27	a	Whether any MUM is involved in the chain of title?	No


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		inside, approval of lay-out and other precautions, if any.	
	g	Whether the numbering pattern of the motorable entry in all documents such as approved plan, agreement plan etc.	Not applicable
30		Encumbrance: 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 Encumbrance Certificate and the name of the person in whose favor the encumbrance is created and if in satisfaction of charge, if any.	01 years 2022 to 18-09-2023
32		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details thereof.	Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not applicable
34		Details of RTC (recreational) consent/Katha extracts pertaining to the property in question.	Not applicable
35		Whether the name of mortgagee is reflected as mortgage in the Revenue Municipal/Village records?	Not applicable
36	a	Whether the property offered as security is clearly demarcated?	Yes
	b	Whether the demarcation/ position of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be)	Yes
37		Whether the property can be identified from the following documents and documents/available circumstances, if any revealed on each scenario?	Not available
	a	Document in relation to electricity connection	Not available
	b	Document in relation to water connection	Not available
	c	Document in relation to Sales Tax Registration, if any applicable	Not available
	d	Other utility bills, if any	Not available
38		In respect of the boundary of the property, whether there is a difference/discrepancy in any of the title documents or any other documents such as valuation report, utility bills, etc.) to the actual current boundary? If so please elaborate comments on the same.	Not applicable
39		If the valuation report and/or approved structural plan are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. If the valuation report and/or approved plan are not available at the time of preparation of TOR, please provide these comments subsequently, on making the same available to the relevant.	Valuation report not available
40		Any intervention for creation of mortgage under any local or special enactment, Act etc. or proper registration of documents, payment of proper stamp duty etc.	No
41		Whether the Trade will be able to enforce SARE/REG/Act if required against the property offered as security?	Not applicable


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12	To see if absence of original title deeds, nature of land and other requirements for creation of a mortgage valid and enforceable, evidenced by documents furnished, are fully verified and a due and proper notice is taken by the Bank in this regard.	Not applicable
13	Whether the person is constitutional owner of the mortgage, for whom natural person's personal status of mortgage and additional provisions have to be taken in consideration.	Not applicable
14	Additional aspects related to investigation of title as per local laws.	No
15	Additional documents of any mortgage (if the person of Bank) making the purchase of assets.	N/A
16	The person who is required to create mortgage deposit documents having mortgage.	M/s Dharma Developers Limited, through authorized signature Sh. Rajesh Kumar Post. No. Sh. Rajaram Post. No. 1400 No. 1270, Sewalka Biddhi 260001, Residency, P.No. 1-4, Rajgarh Gaudhi Nagar Kota, Rajasthan No. 1, I.P.A. Kota Raj
17	Whether the Real Estate Project comes under Real Estate Regulatory Development Act, 2016? N/A	Not applicable
18	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are as follows:	Not applicable
19	Whether the registration agreement for sale as provided in the time Act Rules there under is executed?	Not applicable
20	Whether the details of the apartment/flat as provided are verified with the list of member and type of apartments or flats being as provided by the promoter in the notice of Real Estate Regulatory Authority?	Not applicable

Date: 18/08/2022

Place: Kota


B.P. Dadhich, Advocate
BUDHI PRAKASH DADHICH
Advocate & R.A.
100-40, Vikas Nagar
Nanta, KOTA (Raj.)

B.P. Dadhich
Advocate

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

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be registered relating to the schedule property(ies) and of land in relation to same of "Equitable Mortgage" and that the documents are not retained in an adverse and valid evidence of title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that

2. I have examined the Documents in detail taking into account all the guidelines in the above Title Deeds Documents & all the other relevant factors.
3. I confirm having made a search in the Land Revenue records, Land Revenue having verified and checked the records of the relevant Registration Office, Sub-Registration Office(s), Revenue Records, Municipal Ward Office and Registrar Office, Registrar of Companies, O.Cs, Work Bound, before or applying to Court and finding adverse which would prevent the Title Reliance from creating a valid Mortgage. I am further responsible if any loss is caused to the bank due to reliance on my part or by my agent in making this.
4. Nothing is known of Court Record, Revenue Records, Pending Title Deeds, verified copies of such Title Deeds, obtained from the concerned recording office, and encumbrance certificate (EC) is hereby given the continuance of the Title Deeds. Suspicious Deeds, if any, are being directed to make the necessary enquiries.
5. There are no prior mortgages in existence on the subject property as it all be seen from the Encumbrance Certificate for the period of 10 years from 2007 to 2016-2017 pertaining to the Schedule Property, as evidenced by above said Title Deeds. The property is free from all encumbrances.
6. In case of any such dispute arises in favour of the bank there are no other authorities other than above stated in the Title documents are agreed to by the Mortgagee and the bank if title otherwise is not applicable. 1, 4.
7. Minor and local laws are in the property (ies) to be extent of 5% Specify the Name of the Minor and local laws, if any, not applicable.
8. The Mortgage if created, will be available to the bank for the benefit of the lending Bankers, M/s Dendra Developers Limited, through authorized signature, Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Sarawalla Rishabh Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 4, IPI A, Kota (Raj).
9. I hereby give M/s Dendra Developers Limited, through authorized signature, Sh. Rajesh Kumar Patel S/o Sh. Rajaram Patel R/o Flat No. 1273, Sarawalla Rishabh Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 4, IPI A, Kota (Raj) hereby an absolute and good title over the schedule property (ies) I further certify that the same title deeds are genuine and valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage as Deed of title deeds, we certify that the deposit of following title deeds documents would create a valid and valid mortgage.

Notes- Photocopy of Document Nos. 1 to 5 to be taken for the registration of project under REB 1 Act

1. Certificate of Incorporation M/s Dendra Developers Limited
2. Resolution letter in favour of Sh. Rajesh Kumar Patel
3. Allotment Letter No. 2118 dt. 20/01/22
4. Certificate No. 1138 dt. 20/07/22
5. Regd. Title Deed with Map dt. 29/07/22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the said Title Deeds copies of which I have examined under any applicable laws and rules in force.

12. It is certified that the property is SAHABSI Category

SCHEDULE OF THE PROPERTY (IES): S.No. D-25, Gaurav, Vikas Kuthali, Kota (Raj)


East - Road

West - S.No. D-11

North - S.No. D-26

South - S.No. D-24

Date: 18.08.2022


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



श्रीमान् भद्रकान्त सहनोत्र
मुख्यमंत्री, राजस्थान सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय क्षेत्र (हूबे भूमि का रीन कृषि प्रयोजन के लिए उपयोग के लिए अनुज्ञा और आवंटन) नियम, 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा

संख्या/ 1092

दिनांक 26-07-2021

मिसर्स अविम अग्रतपस तिरु अरिथे अरिथे हनुमन्तलाला राजेंद्र कुमार पालित पुत्र श्री राजेश्वर पालित

पट्टा धारक का नाम पुत्र/पुत्री

पञ्जीकृत कर्तव्य प्लेट नं. 1272 सुबातको सिद्धी सिद्धी ऐजीवन्ती प्लेट नं. 1-4 राजेश्वर गांधी नगर
विस्तार रोड नं. 1 अर्थ पीआई.ए कोटा

निवासी

अथवा

पट्टा धारक मिसर्स ★ शहर कार्यालय पता 2021 ★

जन्म

(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री

निवासी

भूखण्ड नं. Shop no. LC-26 क्षेत्रफल 0.24 वर्गमीटर

राजस्थान ग्राम फुकासी खसरा नं. 46, 47, 49

योजना गार्डनिंग 4 स्थल है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में एक भूखण्ड का पट्टा दिनांक को निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

1.

2.

39 नवंबर, कोटा (गुप्त)

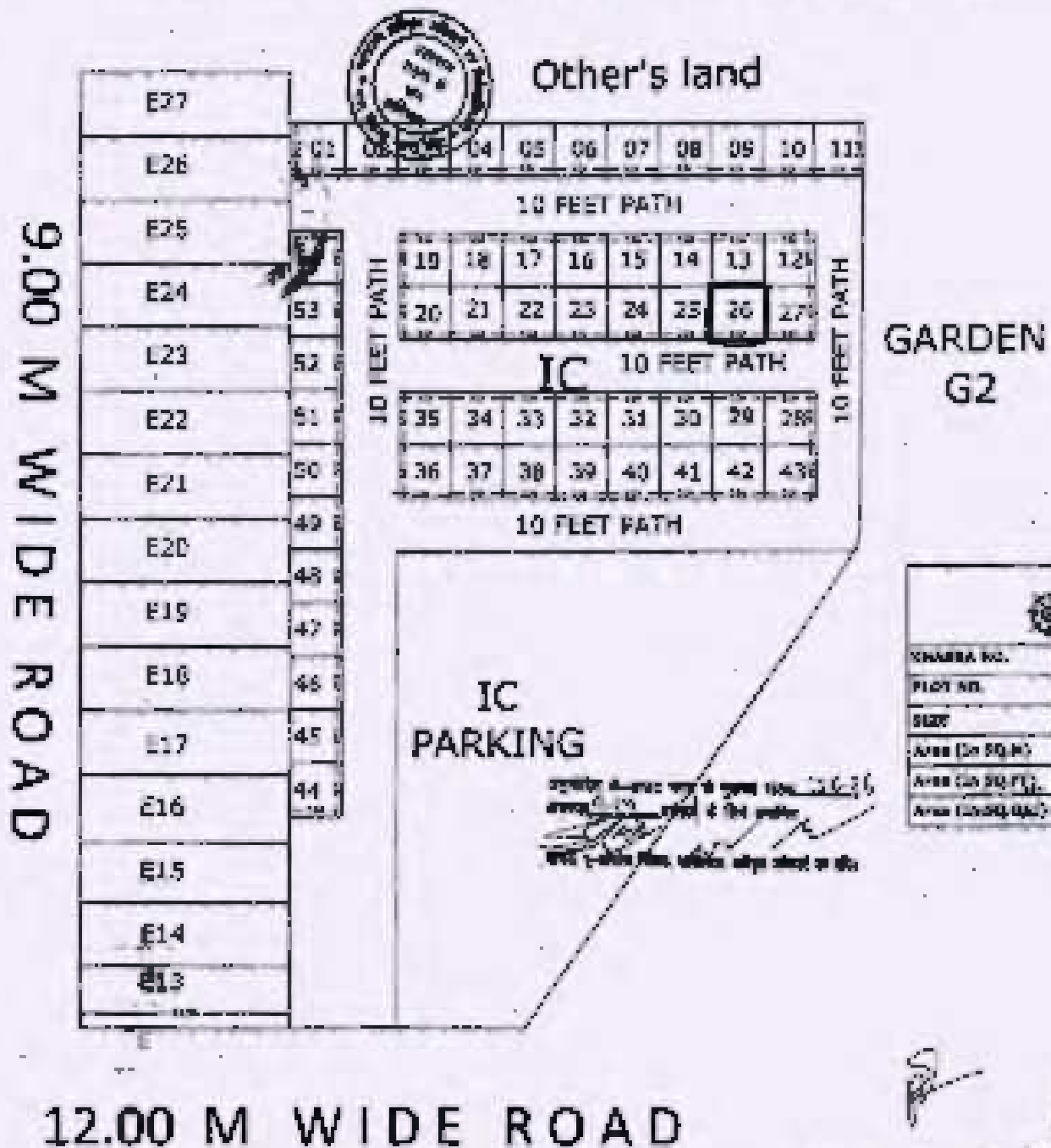
प्राधिकृत अधिकारी
प्राधिकृत अधिकारी के हस्ताक्षर नय नोहर
नय निवार, नय, कोटा

नोट - हॉट पीछे पृष्ठ पर अंकित है।

- पञ्जीकृत/पुष्टीकृत संलग्न 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)**



SIGNATURE OF OWNER

**Government of Rajasthan
REGISTRATION & STAMP DEPARTMENT, RAJASTHAN, JAIPUR
SUB-REGISTRAR : KOTA**

Fee Receipt
Appendix Form No. 9 (Rule 75 & 131) Print Date : 16-06-2022 2:52 PM

Fee Receipt No.	: 202202123019874	Receipt Date	: 16/06/2022
Name	: B.P. DASHICH ALWILATE, M/s Devlin Developers Ltd.	Document No.	: 202201123019874
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Estimated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_GA_47	: ₹
DEI	: ₹ 0	Verified copying from Us_BT	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (inspeccion)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection Fee	: ₹ 50
Us_22_24	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Other	: ₹ 0
		Cash (Amount Received)	: ₹ 0
From Year 2022 To Year 2022		Other than Cash	: ₹ 50
		Total Amount	: ₹ 50

Mode of Payment (Mode Number Appaid #)

e-Challan 65550400 ₹ 50

Signature of presenter or applicant for
copy or Search certificate


Signature of recipient
and date of return from pt.

Cashier:

SUB-REGISTRAR

**REPORT OF INVESTIGATION OF TITLE IN RESPECT
OF IMMOVABLE PROPERTY**


1		Name of the branch/business Unit/Office seeking opinion	Rajasthan Real Estate Regulatory Authority, Jaipur (Raj.)		
2		Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	N/A		
3		Name of the Applicant	M/s. Denim Developers Limited, through authorized signatory: Sh. Rajesh Kumar Patel A/c Sh. Rajaram Patel B/o. Flat No. 1213, Sumalka Siddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar, Kota Road No. 1, D.P.A. Kota (Raj.)		
4		Name of the respondent company/person offering the property as seen is:	M/s. Denim Developers Limited, through authorized signatory: Sh. Rajesh Kumar Patel A/c Sh. Rajaram Patel B/o. Flat No. 1213, Sumalka Siddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar, Kota Road No. 1, D.P.A. Kota (Raj.)		
5		Confirmation of the Applicant person/body/landlord offering the property for creation of charge	Individual firm		
6		State as to whether any capacity to accept offered title/has to joint applicant or has other co-applicant (If any)	None		
7		Complete or full description of the immovable property/ies offered, to ascertain the following details:			
		a. Survey No.	S.No. 10-20, Gurdiana, Village Kumbhari, Kota (Raj.)		
		b. Title Deeds no. (creation of house property)	S.No. 10-25, Gurdiana, Village Kumbhari, Kota (Raj.)		
		c. Extent/area including plinth area/upto area in case of house property	9.41 Sq. Mts.		
		d. Location like name of the place, village, city, registration, subdividing the boundaries	East – Road West – S.No. 11-18 South – S.No. 10-27 North – S.No. 10-25		
8		Particulars of the documents submitted/already submitted chronologically	1. Certificate of Incorporation M/s. Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patel 3. Allotment Letter No. 1462 Dt. 20.07.22 4. Certificate No. 1162 dt. 20.07.22 5. Regd. Lease Deed with Map dt. 29.07.22		
9		Name of documents verified and as to whether they are originals or certified copies or registration records duly certified	Regd. Lease Deed dt. 29.07.22 P.No. 1-39 S.No. 202203123112246 dt. 29.07.22		
10		Note: Only originals or certified extracts from the registering authorities are examined Date: _____ Name/Name of the Document: _____	Original verified copy or not In case of original, whether the original was witnessed by the Advocate. Yes/No, or Not applicable		
11		29.07.22	Sudhi Prakash Dadhich		
12		Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? Please also enclose all original receipts of fees paid for obtaining certified copy of documents sent to commissioner certifying along with the Title		No	


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8.	a. Whether the records of registration office or revenue authorities relevant to the property in question are available for consultation through any online source or computer system?	No
	b. If such online computer records are available, whether any verification in cases checking was made and the computer findings in this regard.	Not available
	c. Whether the genuineness of the stamp paper is possible to be ascertained from any online portal and if so whether such verification was made?	Not available
9.	a. Property offered as security falls within the jurisdiction of which sub registrar office?	Sub Registrar Kota Raj.
	b. Whether it is possible to have registration of documents in respect of the property in question, a return purchase of fee of sub-registering district registrar/registration fee as above named authorities?	No
	c. Whether search has been made in the office concerned in this above?	No
	d. Whether the searches in the offices of registration authorities or any other records reveal registration or multiple the document in respect of the property in question?	No
10.	Open of title tracing the title from the address of land in question title also establishing title of the property in question from the predecessor in the interest to the current title holder. And whenever Minor's interest or when title is involved, search should be made for a further period depending on the actual time element of such document the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title's encumbrances for a period of not less than 30 years is mandatory.	41 years 2003 to 15.08.2022. 1.21. Kota allotted to S. No. 10-26, Gandaria Village, Kumbhari, Kota Raj. to Mrs. Bindu Development Limited, through authorized signatory Sh. Rajesh Kumar Puri son Sh. Rajaram Puri Reg. No. 1149 No. 1373, Newalka, Riddhi Siddhi Estate, P.No. 1-4, Rajeev Gandhi Nagar, Patia, Road No. 1, I.P.P., Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of him on dt. 29.07.22.
11.	(Reason of Title) Institutional loan agreement the property is either full ownership right, leasehold rights, Occupancy, possession Right or leasehold or Govt. Quarter/Quarters etc.	Freehold
12.	a. Leasehold (if any):	Not applicable
	i. Lease deed is duly stamped and registered.	Not applicable
	ii. Lessee is permitted to sub-lease the leased land and duration of the lease is not more than 99 years.	Not applicable
	iii. If a sub-lease, check the lease deed in favour of Lessee as to whether lease deed permits sub-lease and mortgage by sub-lessee also.	
	b. Whether the leasehold rights permits for the creation of any super mortgage (if any available)?	Not applicable
13.	a. Right to get mortgage the leasehold right and nature thereof.	Not applicable
	b. First charge mortgage Lease term, Sale Agreement, whether grant agreement etc. provide for absolute right in the mortgage will or if it does condition the mortgage is subject to create charge on sale property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such permission is available.	Not applicable
14.	a. Occupancy right (if any)	Not applicable
	i. Right is not heritable and restrictive	
	ii. Mortgage can be created	Not applicable
15.	Whether at Minor's interest, if any and if so, whether creation of mortgage could be possible, the necessary procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable
16.	If the property has been acquired by way of compulsory need, whether	Not applicable

ally
BUDDHI PRAKASH DADHICH
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10/10, Vikas Nagar
Nanta, KOTA (Raj.)

a	The Gift Settlement Deed is duly stamped and registered	Not applicable
b	The Gift Settlement Deed has been created by two witnesses	Not applicable
c	The Gift Settlement Deed transfers the property to Donee	Not applicable
d	Whether the Donor has accepted the gift by signing, or by implication or by conduct	Not applicable
e	Whether there is any restriction on the Donor in exercising his gift settlement deed in question	Not applicable
f	Whether the Donor is in possession of the gifted property	Not applicable
g	Whether the title interest is reserved to the Donor, to any other person and whether there is any condition in favour of person or for the creation of mortgage	Not applicable
h	Are there any defect affecting the validity of the title passed through the gift settlement deed	Not applicable
i	In case of partitionability settlement deeds, whether the original deed is available for deposit. If not the suitable procedure to be followed to create a valid and enforceable mortgage	Not applicable
j	Whether mutation has been effected and whether the management is in possession and enjoyment of his share	Not applicable
k	Whether the partition made is valid or not and the mortgagee has accepted a mortgageable instrument	Not applicable
l	As respects of partition by a clause of deed, whether such clause has become final and all other conditions immutated are complied with	Not applicable
m	Whether all the instruments in question are executed by all participants or more than one set of all set additional provisions in favour of executing multiple mortgages	Not applicable
n	Whether the title documents include any testamentary documents will?	Not applicable
o	In case of will, whether the will is registered will or unregistered will?	Not applicable
p	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not applicable
q	Whether the property is situated on the assets of will?	Not applicable
r	Whether the original will is available?	Not applicable
s	Whether the original death certificate of the testator is available?	Not applicable
t	What are the circumstances and/or documents to establish the will is genuine, the last and final will of the testator? (Circumstances or the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness of the will, all parties have dated the will, etc., when not relevant to rely on the will is available of Mother the legal title deeds are to be explained)	Not applicable
u	Whether the property is subject to any valid rights?	No
v	Whether the property belongs to church temple or any religious organisation, and having any legal right of creation of charges on such properties	Not applicable
w	Does it have any permission, if any in respect of the above cases for creation of mortgage?	Not applicable
x	Whether the property is a Will? Is the family property mortgage concerned for family benefit? Mortgage whether the Major Coparceners have no objection with an execution, minor's share thing, rights of female member etc.	Not applicable
y	Does the document in question purport to create a mortgage which may adversely affect the ability of security in such cases?	Not applicable
z	Whether the property belongs to any trust or is subject to the rights of any trust?	No
aa	Whether the land is a private or public land or is a charge free deed absolutely authorises the mortgage of the property?	Not applicable


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Nanda, KOTA (Raj.)

	1. If an affidavit/declaration/permissions to be obtained for creation of said mortgage?	No approach
	2. Requirements, if any, for creation of mortgage as per the central/state laws applicable to the trust in the matter.	No approach
19.	a. If the property is agricultural land, whether the local laws permit mortgage of agricultural land and whether there are any restrictions for creation/subsequent of mortgage.	Not applicable
	b. In case of agricultural property, other relevant records/documents re: local laws, if any, to be verified to ensure the validity of the said rights/entirety the mortgage.	Not applicable
	c. In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permissions obtained.	Not applicable
20.	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, worker sections, mines/mines, Forest Laws, ST/SC regulations, Local Govt. Regulations, Environmental Clearance etc.)	Not applicable
21.	a. Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b. Whether any court/litigation exists with the Land Acquisition Office and the existence of any security interest.	Not applicable
22.	a. Whether the property is involved in any subject matter of any litigation which is pending or concluded?	No
	b. If yes, whether such litigation would adversely affect the creation of a valid mortgage or have any implication on its future enforcement?	Not applicable
	c. Whether in title documents there any court order relating which casts any negative encumbrance/security to court in respect of the property in question? In such case please mention in such order relating.	Not applicable
23.	a. In case of joint ownership, whether the property belongs to the living and the dead is properly ascertainable.	Not applicable
	b. Property belonging to partners, whether any such problem?	Not applicable
	c. Whether documents for the same have been accepted as per applicable laws?	Not applicable
24.	a. Whether the mortgagor creating mortgage has have authority to create mortgage on and on behalf of the trust.	Not applicable
	b. Whether the property belongs to a limited company, check the documents, powers, Board resolution, memorandum for create mortgage creation of documents, Registration of mortgage charges with the Company Registrar (ROC), Articles of Association, provisions for creation etc.	Not applicable
25.	a. Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm? Yes/No.	Not applicable
	b. If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such parent company (LLP/firm) and the vendor company (purchaser)?	Not applicable
	c. Whether the above search of charges reveals any other charges/encumbrances, on the property (purchased & to be mortgaged) created by the vendor company (seller)?	Not applicable
	Yes/No.	Not applicable
	d. If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	Not applicable
	Yes/No.	Not applicable
26.	In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created and the requisite resolutions, etc. have.	Not applicable
27.	a. Whether the trust is involved in a chain of title?	No

B.P. Dadhich

Advocate

Resident & Office

40, Vilas Nagar, Noida

Road, Kota (Raj.)

Mob. – 98295-87807

19	Whether the PDA is and coupled with interest in a Development Agreement and Power of Attorney. It comprises check whether the same is a registered document and hence it has created an interest in favour of the builder/developer and is such enforceable as per law.	Not applicable.
20	In case the title document is executed by the PDA holder, please clarify whether or PDA holder is/are authorised by the Builder viz., appropriate Deeds, Indenture or Agreement/Consent in favour of their Authorised Persons/Authorised Representatives to sign the Allotment Letter, NOC/Acquittance of Sale, Sale Deeds, etc. in favour of buyers of flats, units (Builder's PDA) or the owner type of PDA (Common PDA).	Not applicable
21	In case of Builder's PDA, whether a certified copy of PDA is available and the same has been verified compared with the original PDA.	Not applicable
22	In case of Common PDA, the PDA other than Builder's PDA, please verify the following clauses in respect of PDA: i. Whether the original PDA is verified and the title investigation is done on the basis of original PDA? ii. Whether the PDA is a registered one? iii. Whether the PDA is a special or general one? iv. Whether the PDA concerns a specific authority for execution of title document in question?	Not applicable Not applicable Not applicable Not applicable
23	i. Whether the PDA was in force and not revoked or has been revoked on the date of execution of the document in question. ii. Please clarify whether the same has been extracted from the office of registration also?.	Not applicable
24	Have you verified on the genuineness of PDA?	Not applicable
25	Have you used opinion on the admissibility and validity of the PDA?	Not applicable
26	Whether mortgage is being created by the PDA holder. Check genuineness of the Power of Attorney and the content of the same, give details and whether the same is properly covered/covered/authenticated as to the date of the place, where it is executed.	Not applicable
27	If the property is a flat/apartment or residential commercial complex, check and comment on the following: a. Builders' Land owner's title to the land building b. Development Agreement/Deed of Allotment c. Layout or sanction of the Developer/Builder d. Independent Site verification of the Land under building in question e. Agreement for sale fully executed f. Payment of payment stamp duty g. Requirement of registration of sale agreement, developed agreement, PDA, etc. h. Approval of building plan, permission of appropriate local authority etc. i. Consents in favour of Society's independent surveyor j. Subdivision Certificate/Title certificate of possession k. Membership certificate of Society etc. l. Society Constitution m. Not Applicable from the Society	Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable Not applicable
28	Has legal requirement under the local municipal laws regarding ownership of this property including Right to Development Control Regulations, 40a Suburban Regional Law etc.	Not applicable
29	Requirements regarding the Bank charges on the records of the Housing Society if any.	Not applicable
30	If the property is a vacant land and construction is yet to be	Not applicable


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Noida, KOTA (Raj.)

	reside, approval of lay-out and other procedural items.	Not applicable
10	g. Whether the survey plan, portion of the plot, site plan, or all documents are approved plan, agreement plan etc.	Not applicable
11	Existence of any encroachments, and on cases whether of a temporary, Central or State or other local authorities or Third Party, nature, location and details thereof.	Not applicable
12	Use portion, portion under the Encumbrance Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge if any.	03 years, 2022 to 30.06.2022
13	Details regarding property tax, water revenue or other statutory dues paid, payable or due date and if not paid, what remedy?	Not applicable
14	a. What land ceiling clearance, if being required and if so, details thereof.	Not applicable
	b. Whether the Occupation Certificate upon the property is as per the required norms?	Not applicable
15	Details of ETC, encumbrance certificate, Khasra records, pertaining to the property in question.	Not applicable
16	Whether the name of mortgage is reflected as owner in the revenue, Muni pal, village records?	Not applicable
17	a. Whether the property office as required is legally department?	Yes
	b. Whether the Department position of the property is legally valid?	Yes
	c. Whether the property has clear access to public roads? (The property should be legally accessible through normal means to transport goods to factories/ houses, as the case may be)	Yes
18	Whether the property can be identified from the following documents: a. Original of title documents, if any, recorded in the registry.	Not available
	b. Deed of sale or other necessary documents.	Not available
	c. Document in relation to water connection.	Not available
	d. The power of attorney to Sale Deed, if any, if any applicable.	Not available
	e. Other title documents.	Not available
19	In relation to the boundaries of the property, whether there is any difference/discrepancy in any of the title documents or any other documents under consideration, which may cause the actual area of the property to be less or otherwise, consent of the same.	Not applicable
20	If the valuation report and/or approved sanctioned plans are made available, please mention in the form including the contents of the description and boundaries of the property, if the said documents are not available, if the valuation report and/or approved plans are not available at the time of preparation of the purchase deed, documents subsequently, including the same, available to the attorney.	Valuation report not available
21	Are there any encumbrances on the property, such as mortgage, lien, or other encumbrances, details of proper recording of documents, the name of the person who created.	No
22	Whether the bank will be asked to pay out ARI (AR) and if so, what is the purpose of the same?	Not applicable


BUDHI PRAKASH DADHICH
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Nanda, KOTA (Raj.)

Advertiser

40, Vikas Nagar, Nanda
Raj Kola (Kaj.)
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DATE 12/14/2012

ඇම. නිල

MR. P. Theodorsson, Adversarius

BUDHI PRAKASH DADHICH
Advocate & R.A.
P.O. 40, Vikas Nagar
Nanda, KOTA (Raj.)

CERTIFICATE OF TITLE

"I have examined the Original Title Deeds presented to be registered relating to the schedule property and obtained assurance by way of 'Exposable Mortgage' and that the said deed of title retained in its original unaltered condition of origin, title and intention and that if the said Exposable Mortgage is created, it will satisfy the requirements of creation of Exposable Mortgage and further, certify that

2. I have examined the Documents in which taxes are in respect all the guidelines in the attached rules, clauses, bye-laws and the other relevant rules.
3. I have further made a search in the Land Revenue records, I was so far from having noticed and checked the records of the relevant Government Offices, City Registration Office, Revenue Records, Municipal Corporation Office, Land Acquisition Office, Registrar of Companies Office, Bank Board and/or applicable Government Land banking agency, which would present the Title Deeds from original or valid Mortgage. I am hereby responsible if any, law is enacted in the future and compliance is required or be presented in coming years.
4. Following scrutiny of Local Revenue Records, relative Title Deeds, certified copies of said title deeds obtained from the concerned registration office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds, Encumbrance Deeds, if any, the same checked for encumbrance encumbrance.
5. There are no prior Mortgage Charges, encumbrances or other claims as well as, from the Encumbrance Certificate for the period of 40 years from 2022 to 2026, relating to the Schedule Property, excepted in the said Title Deeds. The property is free from all Encumbrances.
6. In case of second subsequent claims in favour of the Bank, there are no clear encumbrances other than already stated in the above documents are agreed to by the Mortgagee and the Bank/ Lender, who are or may apply to N/A.
7. A note pertaining to the property that is to be subject of M/G, specifying the share of the Mortgagee/Mortgagee to be used if not applicable.
8. The Mortgage if created, will be available to the Bank for the benefit of the lending Borrower, M/s Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri R/o Sh. Rajaram Puri R/o Flat No. 2272, Sunilkar Paldihi Sidihi Mohanpur, P.No. 1-4, Rajeev Gandhi Nagar Kota, Road No. 1, DPA, Kota Raj.
9. I certify that M/s Dharma Developers Limited, through authorized signatory Sh. Rajesh Kumar Puri R/o Sh. Rajaram Puri R/o Flat No. 2272, Sunilkar Paldihi Sidihi Mohanpur, P.No. 1-4, Rajeev Gandhi Nagar Kota, Road No. 1, DPA, Kota Raj) has been acknowledged and I acknowledge title over the schedule property (see 1 further certify that the above title deeds, encumbrances and mortgage can be created and the said Mortgage or will be enforceable.
10. In case of creation of Mortgage, Deposit of title deed, I hereby certify that the deposit of following title deeds documents, would create valid and enforceable mortgage:
Note: Photocopy of Document No. 1 to 5 to be taken for the registration of mortgage under RERA Act

1. Certificate of Incorporation M/s Dharma Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Puri
3. Allotment Letter No. 1062 dt. 20.07.22
4. Certificate No. 1662 dt. 28.07.22
5. Road, Lease deed with Map dt. 29.07.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/rules in force.

12. It is certified that the property of SARFAESI Company

ANBEDI CL. OF LARK PRUTHI (S) (P) & Co. 26, Gankota Village Kumbhari, Kota Raj)

Law – local

Ward – 8 No. 10-11

North & No. 10-12

South & No. 4-15

Date : 18.08.2022


B.P. Dadhich, Advocate

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



श्रीमान अशोक महाराज
मुख्यमंत्री, महाराष्ट्र सरकार



नगर विकास न्यास, कोटा

पट्टा-विलेख (लीज होल्ड)
व्यवसायिक



राजस्थान नगरीय धर (कृषि भूमि का गैर-कृषिक प्रयोजन के लिए नियंत्रण की
अनुज्ञा और आवंटन, नियम 2012 के नियम 22 के अन्तर्गत भूमि का पट्टा विलेख

कमांक / 1083

दिनांक 20/12/2021

नैसर्गिक अधिकार व्यवस्थापन लिमिटेड अशोक महाराज इलाहाबाद कुमार पटेल दूध श्री राजाराम पटेल

पट्टा धारक का नाम

पुत्र/पुत्री

पंजीकृत कार्यालय फ्लोर नं. 12/23, मुवातक बिल्डिंग सिविल रेजीडेंसी, फ्लोर नं. 1-4 राजीव गांधी नगर
विस्तार क्षेत्र नं. 1, कोटा, राजस्थान

निवासी

अथवा

पट्टा धारक पेशा

★ शहर

कार्यालय पत्र

2021 ★

जन्म

(पदनाम) श्री/श्रीमती/सुश्री

पुत्र/पुत्री

निवासी

Shop no. LC-27

8.24 वर्गमीटर

भूखण्ड नं.

कोटा

राजस्थान न्यास

गार्डनिया

खेती

खोजना

में स्थित है।

स्थानीय निकाय (पट्टा कर्ता) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक को
निष्पादित किया जाता है।

पट्टा धारक के हस्ताक्षर

जय शंकर, कोटा (पुत्र)

पंजीकृत अधिकारी श्री हनुमान मय मोहर

नगर विकास न्यास, कोटा

1. _____

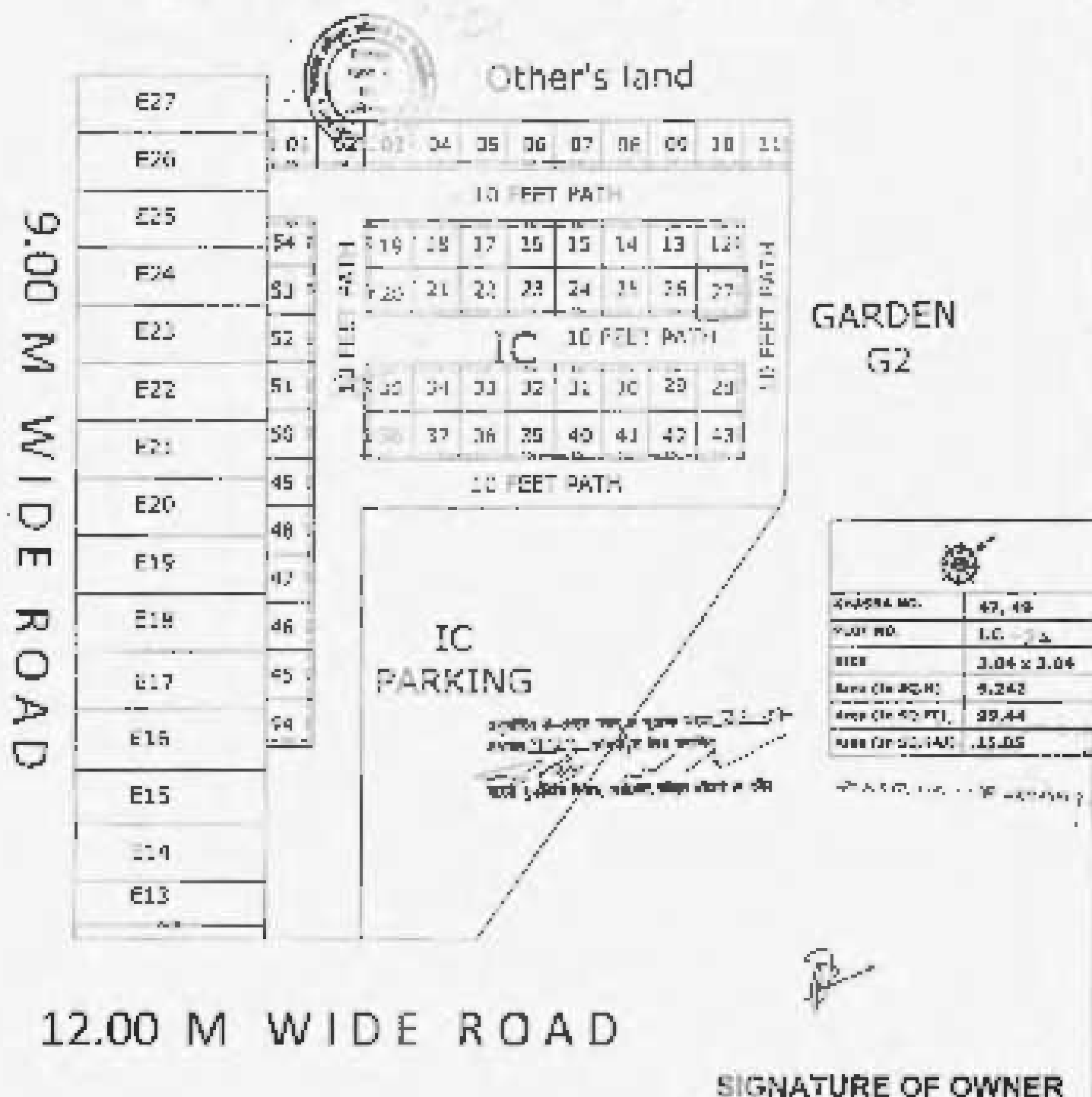
2. _____

नोट - सभी चीजें पूरा पत्र अटिच है।

- पंजीकृत/पुष्टीकृत संलग्न 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)**



TC-27

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

Fee Receipt
Appendix I-Form No. 8 (Rule 75 & 131) Print Date : 26-08-2022 5:24 PM

Fee Receipt No	: 202202123026237	Receipt Date	: 26/08/2022
Name	: R.P. DADHICHA ADVOCATE, W/o Dattin Developers Ltd.	Document S. No.	: 202201123016302
Address	: KOTA		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CEI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 50
Us_26_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2022 To Year 2022		Total Amount	: ₹ 50

Mode of Payment (Mode Number Amount #)

e-Gov Chalan 00220140 ₹ 50


Signature of presenter or applicant for
copy in Search certificate

Signature of recipient
and date of return receipt

Cashier


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 PROPERTY**

1	a	Name of the Branch/Business Unit/Office seeking opinion	: Rajasthan Real Estate Regulatory Authority, Jaipur Raj.			
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	: Nil			
	c	Name of the Borrower	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Riddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extra, Road No. 1, IPIA, Kota Raj.			
2	a	Name of the unit/tenement/ tenements/ person offering the properties as security.	: M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Sewalka Riddhi Siddhi Residency, P.No. 1-4, Rajees Gandhi Nagar Extra, Road No. 1, IPIA, Kota Raj.			
	b	Constitution of the Unit/tenement/ person/body/authority offering the property in creation of charge	: Individual/Firm			
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	: Borrower			
3	Complete or full description of the immovable properties offered as security including the following details.		:			
	a	Survey No.	: S.No. 1C-27, Gardenia, Village Kunkadi, Kota Raj.			
	b	Door/House no. (in case of house property)	: S.No. 1C-27, Gardenia, Village Kunkadi, Kota Raj.			
	c	Extent/area including plinth/ built up area in case of house property	: 9.24 Sq. Mtr.			
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	: East – Road West – S.No. 1C-12 North – Road South – S.No. 1C-26			
4	a	Particulars of the documents scrutinized serially and chronologically	: 1. Certificate of Incorporation M/s Denim Developers Limited 2. Resolution Letter in favour of Sh. Rajesh Kumar Patil 3. Allotment Letter No. 1080 dt. 20.05.12 4. Certificate No. 1085 dt. 20.07.12 5. Regd. Lease Deed with Map dt. 05.08.12			
	b	Name of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only originals or certified extracts from the registering/ land/overseeing/other authorities be examined.	: Regd. Lease Deed at R.No. 1 V.No. 1624 P.No. 60 S.No. 202203123432525 dt. 05.08.12			
	Sl. NO.	Date	Name/Nature of the Document	Original copy extracted photocopy, etc.	certified/verified	In case of copies, whether the original was scrutinized by the Advocate
	1	05.08.12	Regd. Lease Deed	Original		Nil applicants
5	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee ? Please also enclose all original receipts of fees paid for obtaining certified copy of documents/search/encumbrance certificate along with the TIR.		:	No		



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6	a	Whether the records of registration office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system ?	:	No
	b	If such online/computer records are available, whether any confirmation or cross checking are made and the comments/ findings in this regard.	:	Not available
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such confirmation was made ?	:	Not available
7	a	Property offered as security falls within the jurisdiction of which sub-registrar office ?	:	Sub Registrar Kota Raj.
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registering officer-general. If so, please name all such offices ?	:	No
	c	Whether search has been made at all the offices named in (b) above ?	:	Yes
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	:	No
8		Chain of title tracking the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 10 years is mandatory.	:	01 years 2022 to 24.08.2022 UFI Kota allotted a S.No. 10-27, Gachana, Village Kanbad, Kota Raj. to M/s. Benim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Swalka Riddhi Siddhi Residency, P.No. 1-4, Rajeev Gandhi Nagar Extn. Road No. 1, IP1A, Kota Raj. on dt. 20.07.22 and execute a Regd. Lease Deed in favour of firm on dt. 05.08.22.
9		Nature of Title of the intended Mortgage over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessor Rights or Intra Holder or Govt. Grants/Allottee etc.)	:	Freehold
10		If leasehold, whether	:	Not applicable
	a	Lease Deed is duly stamped and registered	:	Not applicable
	b	Lessor is permitted to mortgage the Leasehold right	:	Not applicable
	c	duration of the Lease/unexpired period of lease	:	Not applicable
	d	If a sub-lease, check the lease deed in favour of Lessor as to whether lease deed permits sub-letting and mortgage by Sub-Lessor also.	:	
	e	Whether the leasehold rights permits for the creation of any superstructure (if applicable) ?	:	Not applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	:	Not applicable
11		If Govt. grant/allotment/Lease-cum- Sale Agreement, whether grant agreement etc. provides for alienable rights to the mortgagee with or without conditions, the mortgagee is competent to create charge on such property. Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	:	Not applicable
12		If occupancy right, whether	:	Not applicable
	a	Such right is heritable and transferable	:	
	b	Mortgage can be created	:	Not applicable
13		Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the reasons for coming to such conclusions.	:	Not applicable
14		If the property has been transferred by way of Gift/Settlement Deed, whether	:	Not applicable


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	a	The Gift/Settlement Deed is duly stamped and registered	: Not applicable
	b	The Gift/Settlement Deed has been attested by two witnesses	: Not applicable
	c	The Gift/Settlement Deed transfers the property to Donee	: Not applicable
	d	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions	: Not applicable
	e	Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	: Not applicable
	f	Whether the Donee is in possession of the gifted property	: Not applicable
	g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	: Not applicable
	h	Any other aspect affecting the validity of the title passed through the gift/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 mortgage.	: Not applicable
	b	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share	: Not applicable
	c	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon	: Not applicable
	d	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with.	: Not applicable
	e	Whether any of the documents in question are executed in counterparts or in more than one set ? If so, additional precautions to be taken for avoiding multiple mortgages ?	: Not applicable
16		Whether the title documents include any testamentary documents/wills ?	: Not applicable
	a	In case of wills, whether the will is registered with or unregistered will ?	: Not applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	: Not applicable
	c	Whether the property is situated on the basis of will ?	: Not applicable
	d	Whether the original will is available ?	: Not applicable
	e	Whether the original death certificate of the testator is available ?	: Not applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Master/Original title deeds are to be explained.)	: Not applicable
17	a	Whether the property is subject to any weak rights ?	: No
	b	Whether the property belongs to church/temple or any religious/ other institutions having any restriction in creation of charges on such properties ?	: Not applicable
	c	Precautions/premisions, if any in respect of the above cases for creation of mortgage ?	: Not applicable
18	a	Where the property is a HUF/ joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no obligation/ join in creation, minor's share if any, rights of female members etc	: Not applicable
	b	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	: Not applicable
19	a	Whether the property belongs to any trust or is subject to the rights of any trust ?	: No
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	: Not applicable


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	c	if no additional precautions/ permissions to be obtained for creation of valid mortgage ?	: Not applicable
	d	Requirements, if any for creation of mortgages as per the central/ state laws applicable in the trust in the matter.	: Not applicable
20	a	If the property is Agricultural land, whether the local laws permit mortgage of Agriculture land and whether there are any restrictions for creation/enforcement of mortgage.	: Not applicable
	b	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
	c	In the case of conversion of Agriculture land for commercial purposes or otherwise, whether requisite procedure followed/ permissions obtained.	: Not applicable
21		Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Canal Zone Regulations, Environmental Clearance, etc.)	: Not applicable
22	a	Whether the property is subject to any pending or proposed land acquisition proceedings ?	: No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	: Not applicable
23	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded ?	: No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement ?	: Not applicable
	c	Whether the title documents have any court seal/markings which points out any litigation/ attachment/security to court in respect of the property in question ? In such case please comment on such seal/markings.	: Not applicable
24	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	: Not applicable
	b	Property belonging to partners, whether drawn on hothoppers ? Whether formalities for the same have been complied as per applicable laws ?	: Not applicable
	c	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	: Not applicable
25	a	Whether the property belongs to a Limited Company, check the Running powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	: Not applicable
	b	i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	: Not applicable
	ii	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendor company (purchaser) ?	: Not applicable
	iii	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ? Yes / No.	: Not applicable
	iv	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No	: Not applicable
26		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	: Not applicable
27	a	Whether any POA is involved in the chain of title ?	: No

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b	Whether the POA is one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	: Not applicable
c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/Employees/Ambassadors/Representatives to sign Flat Allotment Letters, NOCs, Agreement of Sale, Sale Deeds, etc. in favour of buyers of flats/ units (Builder's POA) or (ii) other type of POA (Common POA).	: Not applicable
d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	: Not applicable
e	In case of common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	: Not applicable
	i Whether the original POA is verified and the sale transaction is done on the basis of original POA ?	: Not applicable
	ii Whether the POA is a registered one ?	: Not applicable
	iii Whether the POA is a special or general one ?	: Not applicable
	iv Whether the POA contains a specific authority for execution of title document in question ?	: Not applicable
f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of sub-registrar also ?)	: Not applicable
g	Please comment on the genuineness of POA ?	: Not applicable
h	The unequivocal opinion on the authenticity and validity of the POA ?	: Not applicable
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/authenticated in terms of the Law of the place, where it is executed.	: Not applicable
29	If the property is a flat/apartment or residential/commercial complex, check and comment on the following:	: No
	a Plotter's/1st and owner's title to the land/building	: Not applicable
	b Development Agreement/Power of Attorney	: Not applicable
	c Extent of authority of the Developer/Builder	: Not applicable
	d Independent title verification of the Land and/or building in question	: Not applicable
	e Agreement for sale (duly registered)	: Not applicable
	f Payment of proper stamp duty	: Not applicable
	g Resumption of registration of sale agreement, development agreement, POA, etc.	: Not applicable
	h Approval of building plan, permission of appropriate/local authority, etc.	: Not applicable
	i Conveyance in favour of Society/ Condominium concerned	: Not applicable
	j Occupancy Certificate/allotment letter/letter of possession	: Not applicable
	k Membership details in the Society etc.	: Not applicable
	l Share Certificates	: Not applicable
	m No Objection Letter from the Society	: Not applicable
	n All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies/ Laws etc.	: Not applicable
	o Requirements, for noting the Bank charges on the records of the Housing Society, if any	: Not applicable
	p If the property is a vacant land and construction is yet to be	: Not applicable

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		make approval of lay-out and other precautions, if any.	
	9	Whether the numbering pattern of the units/flats tally in all documents such as approval plan, agreement plan etc.	: Not applicable
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 Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	: 01 years 2012 to 26.08.2022
32		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	: Not applicable
33	a	Urban land ceiling clearance, whether required and if so, details therein.	: Not applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/obtained	: Not applicable
34		Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	: Not applicable
35		Whether the name of mortgagee is reflected as owner in the revenue/ Municipal/Village records?	: Not applicable
36	a	Whether the property offered as security is clearly demarcated?	: Yes
	b	Whether the demarcation/ partition of the property is legally valid?	: Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal cart-roads to transport goods to factories / houses, as the case may be).	: Yes
37		Whether the property can be identified from the following documents, and disclose any doubtful circumstances, if any revealed on such scrutiny?	: Not available
	a	Document in relation to electricity connection	: Not available
	b	Document in relation to water connection	: Not available
	c	Document in relation to Sales Tax Registration, if any, applicable	: Not available
	d	Other utility bills, if any	: Not available
38		In respect of the boundaries of the property, whether there is a discrepancy/discrepancy in any of the title documents or any other documents (such as valuation report, survey bills, etc.) or the actual current boundary? If so please discharge/ comment on the same	: Not applicable
39		If the valuation report and/or approved/ sanctioned plans are made available, please comment on the same including the comments on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TOR, please provide these comments subsequently, on making the same available to the advocate.)	: Valuation report not available
40		Are the documents for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	: No
41		Whether the Bank will be able to enforce SARFALSI Act, if resorted against the property offered as security?	: Not applicable

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42	In case of absence of original title deeds details of legal and other requirements for creation of a proper valid and enforceable mortgage by deposit of certified extracts duly certified etc, as also any precaution to be taken by the Bank in the regard	Not applicable
43	Whether the governing law/institutional documents of the mortgage (other than natural persons) permits creation of mortgage and additional precautions if any to be taken in such cases	Not applicable
44	Additional aspects relevant for investigation of title as per local laws	No
45	Additional suggestions / Comments safeguard the interest of Bank ensuring the perfection of security	N.A.
46	The specific persons who are required to execute mortgage documents creating mortgage	M/s. Devini Developers Limited, through authorized signatory Sh. Rajesh Kumar Patel S/o Mr. Rajendra Patel R/o Flat No. 1273, Sewanika Baidhi Siddhi Residency, P.No. 1-A, Rajeev Gandhi Nagar Extn. Road No. 1, IPTA, 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 Authority? If yes the details of such registration are to be furnished.	Not applicable
	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not applicable
	Whether the details of the apartment/ plot or question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not applicable

Date : 26.08.2022

Place : Kota


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CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the Documents of title referred to in the opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that -

2. I have examined the Documents in detail, taking into account all the guidelines in the check list vide Annexure B and the other relevant factors.
3. I confirm having made a search in the Land Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/ Sub-Registrar's Office (s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Work Item(s) wherever applicable; I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any, loss is caused to the Bank due to negligence on its part or by its agent in making search.
4. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgages/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period of 01 year(s) from 2022 to 26.09.2022 pertaining to the Immoveable Property(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. In case of second/subsequent change in status of the Bank, there are no other mortgages/charges other than already stated in the Loan documents are agreed to by the Mortgagor and the Bank (Delete, whichever is not applicable). N.A.
7. Minor(s) and his/their interest in the property(ies) is to be given of N.A. (Specify the share of the Minor with Name). Strike out, if not applicable.
8. The Mortgage if created, will be available to the Bank for the Liability of the borrowing Borrower, M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Biddhi Siddhi Residency, P.No. 1-4, Rajesh Gandhi Nagar Extn. Road No. 1, IPLA, Kota Raj.
9. I certify that M/s Denim Developers Limited, through authorized signatory Sh. Rajesh Kumar Patil S/o Sh. Rajaram Patil R/o Flat No. 1273, Suwalka Biddhi Siddhi Residency, P.No. 1-4, Rajesh Gandhi Nagar Extn. Road No. 1, IPLA, Kota Raj, has/have an absolute, clear and Marketable title over the schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage :

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

1. Certificate of Incorporation M/s Denim Developers Limited
2. Resolution Letter in favour of Sh. Rajesh Kumar Patil
3. Allotment Letter No. 1083 dt. 20.07.22
4. Certificate No. 1081 dt. 20.07.22
5. Regd. Lease Deed with Map dt. 09.09.22

11. There are no legal impediments for creation of the Mortgage on production of above title deeds, the certified/original copies of which I have examined under any applicable Law/ Rules in force.

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

SCHEDULE OF THE PROPERTY (IES) S.No. 10-12, Gurdasta, Village Kanhad, Kota Raj.

East - Road
West - S.No. 10-12
North - Road
South - S.No. 10-12

Date : 26.08.2022


B.P. Dadhich, Advocate

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