

Master Title Investigation Report (T.I.R.) of
Jan Aawas Project, Rabarka

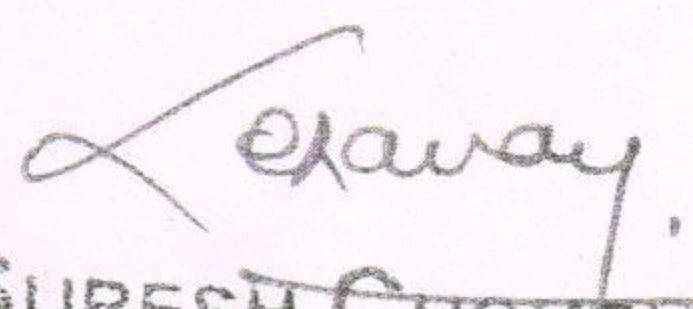
Tapukara - Khushkhera Megha Highway (Bhiwadi) Alwar (Raj.)

Mob. No. (7340047038, 8053331234)

It is certified that I have examined following documents and land record pertaining to the land situated at Village - Rabarka Tehsil Tijara Distt. Alwar (Raj.) Measuring 12607.49 Sqm. Land Khasra No. 738/929 Property Known as M/s - Jan Aawas Project Sanctioned Under Mukhaymantri Jan Aawas Yojna.

⇒ **LIST OF DOCUMENTS EXAMINED FOR THIS PURPOSE :**

1. **Jamabandi Samvat 2070 to 2073 of Khasra No. 738/929 Area 1.30 Hector Situated at Village - Rabarka Tehsil Tijara (Alwar) Raj. in favour of Mr. Lal Singh, Mr. Jaswant, Mr. Krishan Kumar S/o Shri Bheewa R/o Village Rabarka Tehsil Tijara Distt. Alwar (Raj.)**
2. **Copy of office Order No. 01/16 dated 11-03-2016 Letter Sr. No. 1564-66/16 Proceeding U/s 90A L.R. Act 1956 & Rajasthan Tenancy Act 1955 (I) (II), Passed by U.I.T., Bhiwadi in favour of Mr. Lal Singh, Mr. Jaswant, Mr. Krishan Kumar S/o Shri Bheewa R/o Village Rabarka Tehsil Tijara Distt. Alwar (Raj.)**
3. **Mutation No. 1244 Dated 06-04-2016 of Khasra No. 738/929 Area 1.30 Hector Village - Rabarka Tehsil Tijara (Alwar) Raj. in Favour of U.I.T., Bhiwadi (Alwar) Raj.**


SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bass (Alwar) Raj.

ADVOCATE
B.Sc., LL.B., D.LL.
Chamber No. 5, Court Campus,
Kishangarh-Bas.(Alwar) Raj.

Mobile: 9829056290
Siwana Road, Khairthal - 301404
(Alwar Raj.)

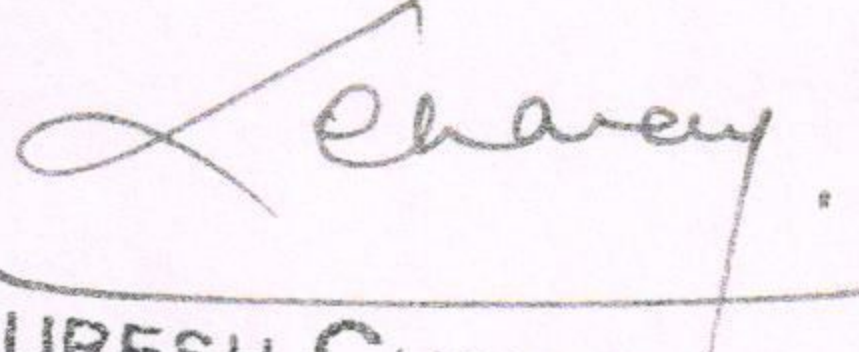
4. *Sale deed Dated 08-07—2016 of Khasra No. 738/929 Area 1.30 Hector Situated at Village – Rabarka Tehsil Tijara (Alwar) Raj. executed by Mr. Lal Singh, Mr. Jaswant, Mr. Krishan Kumar S/o Shri Bheewa R/o Village Rabarka Tehsil Tijara Distt. Alwar (Raj.) in favour of Mr. Udaibhan Yadav S/o Shri Narayan Lal Yadav R/o 37, Manu Marg, Alwar (Raj.)*

Sale Deed was Registered on dated 13-07-2016 & entered in book No. 1 Zild No. 486 Page No. 112 Sr. No. 2016002615 in the office of Sub Registrar Bhiwadi (Alwar) Raj.

5. *Partnership Deed Dated 30-06-2016 of M/s – Jan Aawas Project Regd. Office, Star Public School, Kishangarh Road, Khairthal (Alwar) Raj. Between Shri Dinesh kumar Yadav S/o Shri Jaswant Singh Yadav & Mr. Ram Naresh S/o Shri Sajjan Singh both R/o Kishangarh Road, Khairthal (Alwar) Raj.*

Partnership Deed was registered U/s 58 of Indian Partnership Act 1932 by Registrars of Firms, Bhiwadi (Alwar) Registration No. 59/2016 Dated 01-07-2016.

6. *Power of Attorney (Special) Dated 23-09-2016 executed by Mr. Udaibhan Yadav S/o Shri Narayan Lal Yadav R/o 37, Manu Marg, Alwar (Raj.) in favour of Mr. Dinesh Kumar Yadav S/o Shri Jaswant Singh Yadav R/o Star Public School, Kishangarh Road, Khairthal (Alwar) Raj. Partner M/s – Jan Aawas Project Regd. Office, Star Public School, Kishangarh Road, Khairthal (Alwar) Raj.*


SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bass (Alwar) Raj.

ADVOCATE
B.Sc., LL.B., D.LL.
Chamber No. 5, Court Campus,
Kishangarh-Bas.(Alwar) Raj.

Mobile: 9829056290
Siwana Road, Khairthal - 301404
(Alwar Raj.)

Power of Attorney (Special) was Registered on dated 23-09-2016 & entered in book No. 4 Zild No. 26 Page No. 62 Sr. No. 2016000184 in the office of Sub Registrar Bhiwadi (Alwar) Raj.

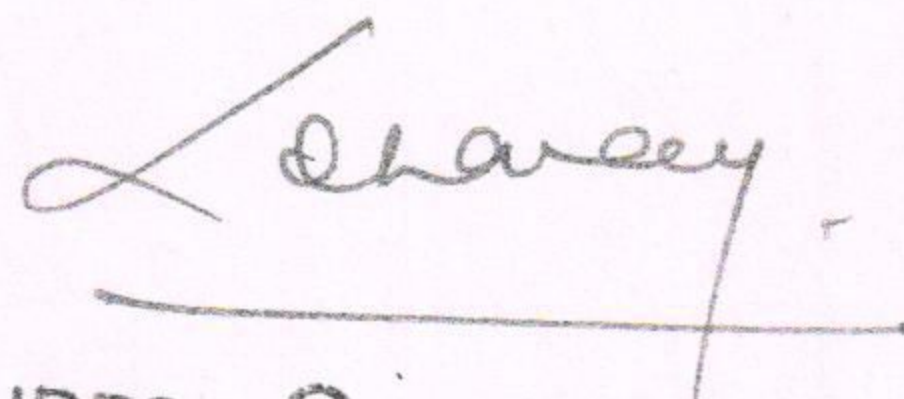
7. *Developer Agreement Between Mr. Udaibhan Yadav & Mr. Dinesh Yadav Partner M/s - Jan Aawas Project Regd. Office, Star Public School, Kishangarh Road, Khairthal (Alwar) Raj.*

Developer Agreement was Registered on dated 23-09-2016 & entered in book No. 1 Zild No. 490 Page No. 159 Sr. No. 2016003462 in the office of Sub Registrar Bhiwadi (Alwar) Raj.

8. *Lease deed of Khasra No. 738/929 Area 12607.49 Sqm. on Consent of Original Khatedar executed by U.I.T., Bhiwadi In favour of M/s - Jan Aawas Project REGD. OFFICE AT- Star Public School, Kishangarh Road, Khairthal (Alwar) Raj. Through P.O.A. Mr. Dinesh Kumar.*

Lease Deed was Registered on dated 12-04-2017 & entered in book No. 1 Zild No. 501 Page No. 8 Sr. No. 201703111100925 in the office of Sub Registrar Bhiwadi (Alwar) Raj.

9. *House Construction Permission No. 3168-69/17 Dated 19.05.2017 Sanctioned by U.I.T., Bhiwadi Under "Mukhaymantri Jan Aawas Yojna"*


SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ, HIGH COURT,
Kishangarh/Bass (Alwar) Raj

• **CHAIN OF TITLE OF LAND KHASRA NO. 738/929 AREA 1.30 HECTOR:**

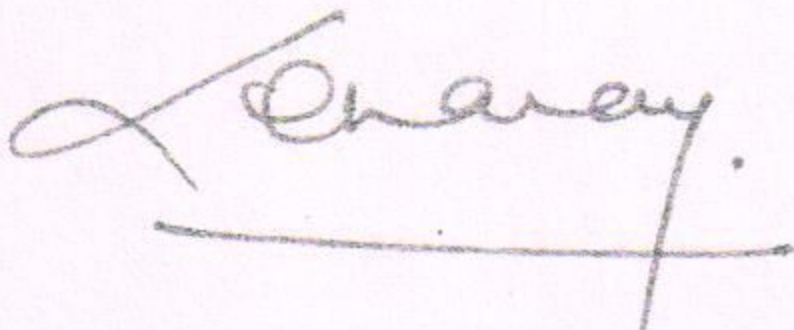
1. This was agriculture land belonging to :-

Sr. No.	Name of Khatedar	Khasra No.	Area of Agri. Land
1.	Mr. Lal Singh, Mr. Jaswant, Mr. Krishan Kumar S/o Shri Bheewa R/o Village Rabarka Tehsil Tijara Distt. Alwar (Raj.)	738/929	1.30 Hector
	Total	1 Nos.	1.30 Hector

2. The above-mentioned land was applied for conversion in the office of U.I.T., Bhiwadi. The Conversion was made in favour of Mr. Lal Singh, Mr. Jaswant, Mr. Krishan Kumar S/o Shri Bheewa R/o Village Rabarka Tehsil Tijara Distt. Alwar (Raj.) U/s 90A L.R. Act 1956 & Rajasthan Tenancy Act 1955 (I) (II) vide order No. 01/16 dated 11-03-2016 Letter Sr. No. 1564-66/16 with certain terms and condition, which are mention in Judgement order, dated 11-03-2016. The Total land surrender is 1.30 Hector. Copy of Judgement is attached as annexure.

3. After that on the Basis of Conversion Order entry of Mutuation No. 1244 Dated 06-04-2016 was made in Favour of U.I.T., Bhiwadi (Alwar) Raj. for Khasra No. 738/929 Area 1.30 Hector Village - Rabarka Tehsil Tijara (Alwar) Raj.

4. After that above-mentioned land was sold by Mr. Lal Singh, Mr. Jaswant, Mr. Krishan Kumar S/o Shri Bheewa R/o Village Rabarka Tehsil Tijara Distt. Alwar (Raj.) to Mr. Udaibhan Yadav S/o Shri Narayan Lal Yadav R/o 37, Manu Marg, Alwar (Raj.)


SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bass (Alwar) Raj.

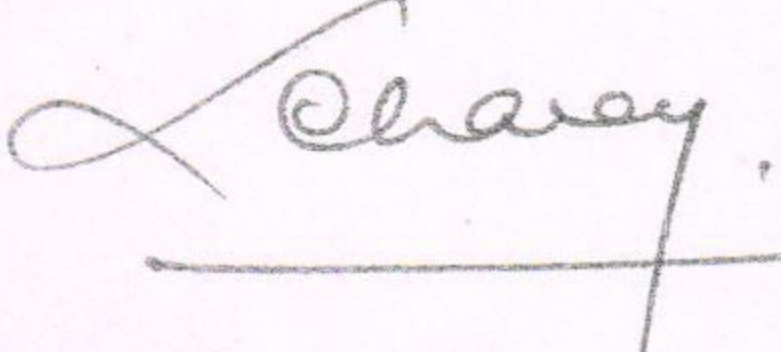
The Details of Sale Deed is as follows:-

Sr. No.	Name of Vendor	Name of Purchaser	Details of Land	Area	Details of Sale deed
1.	Mr. Lal Singh, Mr. Jaswant, Mr. Krishan Kumar S/o Shri Bheewa R/o Village Rabarka Tehsil Tijara Distt. Alwar (Raj.)	Mr. Udaibhan Yadav S/o Shri Narayan Lal Yadav R/o 37, Manu Marg, Alwar (Raj.)	738/929	1.30	Sale Deed was Registered on dated 13-07-2016 & entered in book No. 1 Zild No. 486 Page No. 112 Sr. No. 2016002615 in the office of Sub Registrar Bhiwadi (Alwar) Raj.

5. Partnership Deed Dated 30-06-2016 of M/s - Jan Aawas Project
Regd. Office, Star Public School, Kishangarh Road, Khairthal
(Alwar) Raj. made Between Shri Dinesh kumar Yadav S/o Shri
Jaswant Singh Yadav & Mr. Ram Naresh S/o Shri Sajjan Singh
both R/o Kishangarh Road, Khairthal (Alwar) Raj.

Partnership Deed was registered U/s 58 of Indian Partnership Act
1932 by Registrars of Firms, Bhiwadi (Alwar) Registration No.
59/2016 Dated 01-07-2016.

6. Power of Attorney (Special) Dated 23-09-2016 executed by Mr.
Udaibhan Yadav S/o Shri Narayan Lal Yadav R/o 37, Manu Marg,
Alwar (Raj.) in favour of Mr. Dinesh Kumar Yadav S/o Shri
Jaswant Singh Yadav R/o Star Public School, Kishangarh Road,
Khairthal (Alwar) Partner M/s - Jan Aawas Project Regd. Office,
Star Public School, Kishangarh Road, Khairthal (Alwar) Raj.


SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bass (Alwar) Raj.

ADVOCATE
B.Sc., LL.B., D.LL.
Chamber No. 5, Court Campus,
Kishangarh-Bas.(Alwar) Raj.

Mobile: 9829056290
Siwana Road, Khairthal - 301404
(Alwar Raj.)

Power of Attorney (Special) was Registered on dated 23-09-2016 & entered in book No. 4 Zild No. 26 Page No. 62 Sr. No. 2016000184 in the office of Sub Registrar Bhiwadi (Alwar) Raj.

7. *Developer Agreement Between Mr. Udaibhan Yadav & Mr. Dinesh Yadav Partner M/s - Jan Aawas Project Regd. Office, Star Public School, Kishangarh Road, Khairthal (Alwar) Raj.*

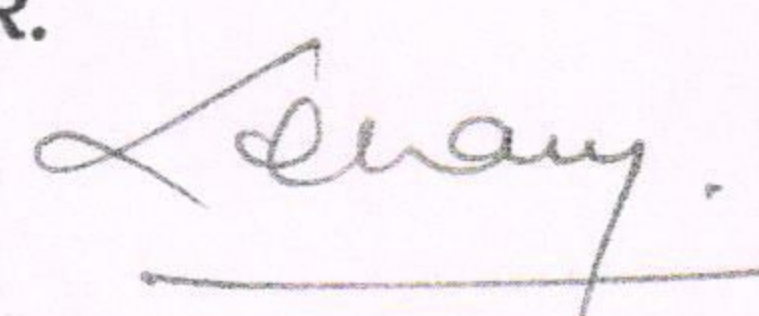
Developer Agreement was Registered on dated 23-09-2016 & entered in book No. 1 Zild No. 490 Page No. 159 Sr. No. 2016003462 in the office of Sub Registrar Bhiwadi (Alwar) Raj.

8. *Lease deed of Khasra No. 738/929 Area 12607.49 Sqm. on Consent of Original Khatedar executed by U.I.T., Bhiwadi In favour of M/s - Jan Aawas Project REGD. OFFICE AT- Star Public School, Kishangarh Road, Khairthal (Alwar) Raj. Through P.O.A. Mr. Dinesh Kumar.*

Lease Deed was Registered on dated 12-04-2017 & entered in book No. 1 Zild No. 501 Page No. 8 Sr. No. 201703111100925 in the office of Sub Registrar Bhiwadi (Alwar) Raj.

9. *House Construction Permission No. 3168-69/17 Dated 19.05.2017 Sanctioned by U.I.T., Bhiwadi Under "Mukhaymantri Jan Aawas Yojna"*

10. *In Compliance of House Construction Permission No. 3168-69/17 Dated 19.05.2017 Building Plan Committee of U.I.T., Bhiwadi Approved Lay Out Plan of "Jan Aawas Project" Sheet No. 1 to 7 of Lay out Plan is attached with this T.I.R.*


SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bas (Alwar) Raj.

Suresh Chaudhary

ADVOCATE

B.Sc., LL.B., D.LL.
Chamber No. 5, Court Campus,
Kishangarh-Bas.(Alwar) Raj.

Mobile: 9829056290
Siwana Road, Khairthal - 301404
(Alwar Raj.)

7

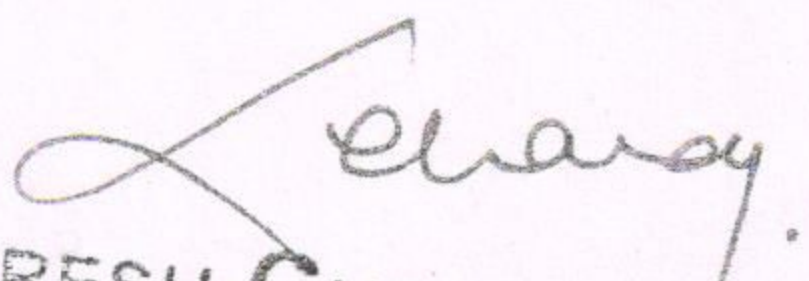
11. Based on the above mentioned Documents U.I.T., Bhiwadi

Approved Lay out Plan of different size and different use Plots as
per following details. Details are based on map provided by M/s -

Jan Aawas Project. Map Signed by D.T.P., S.T.P. UIT, Bhiwadi.

Area Analysis: - (Area Calculation Details) Sheet No. 01

Sr. No.	Description	Area	Unit
1	Total Plot area as per Revenue Rocord	13000.00	Sqm.
2	Total Plot Area as per Superimposition	12620.96	Sqm.
3	Surrender in 18.0 M Wide Road	13.47	
4	Net Plot Area	12607.49	
5.	Permissible Area		
6.	Permissible Ground Coverage @50%	6303.75	Sqm.
	Permissible far @2.25	28366.85	
	For Road Far @1.0	13.47	
7.	Total Permissible Far	28380.32	2.25
8	Maximum Allowed Far with betterment Leavy (3.75)	47278.09	3.75
9	Permissible Height	36 M	
10	Required Green Area (10%)	1260.75	Sqm.
	PROPOSED AREAS		
11	Proposed Ground Coverage	4132.07	32.77
	Proposed for - Residential	22448.98	0.987
	- Commercial	291.01	0.013


SURESH CHAUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bass (Alwar) Raj

12	Total Far (Residential + Commercial)	22739.99	1.80
13	Proposed Height (G +6)	20.750	M
14	Proposed Green Area	1574.03	12.48
15	UNIT WISE CALCULATION	Nos	
	EWS Unit	133.00	22.13
	LIG Unit	468.00	77.87
	Total Unit	601.00	100.00
16	PARKING CALCULATION		
		ECU	NOS (Scooter)
	EWS per Unit - 1 Scooter	44.33	133
	LIG Per Unit - 2 Scooter	312.00	936
	Scooter Required		
	Commercial Area / 50	5.82	
	Total Parking Required	1069.00	SCOOTER
	(EWS + LIG + COMMERCIAL)	5.82	CAR
17	Proposed Parking		
		Car (Nos)	Scooter (Nos)
	Open	5	1082

Unit Details & Green Area Mentioned in Sheet No. 01 & Other Details of Lay out Plan Mentioned in Sheet No. 02 to 07 Attached with This T.I.R.

Suresh Chaudhary
SURESH CHAUDHARY
Advocate
B.Sc., LL.B., D.L.L.
RAJ. HIGH COURT,
Kishangarh Baso (Alwar) Raj

ADVOCATE
B.Sc., LL.B., D.LL.
Chamber No. 5, Court Campus,
Kishangarh-Bas.(Alwar) Raj.

Mobile: 9829056290
Siwana Road, Khairthal - 301404
(Alwar Raj.)

12. Subsequent Sale of Different Plot / Shop/ Apartment etc. are not covered in this report.
13. Terms & Conditions of grant of 90(A) L.R. Act 12607.49 Sqm. land will have to be complied with by M/s - "JAN AAWAS PROJECT"
14. This Report does not cover Lay out Plan of Individual Plot/ Flat/ Floors.
15. This Report only deal with Title Investigation.

⇒ The information is based on the documents provided by the Partnership Firm M/s - "JAN AAWAS PROJECT" & Investigation made in Sub Registrar Office, Bhiwadi & U.I.T. Office Bhiwadi.

⇒ Any extension of project is not included in this report.

⇒ Any other Saturday requirement if any are not covered under this report they may be obtained by the Partnership Firm on its own.

The further extension of Partnership Firm is not in scope of this T.I.R.

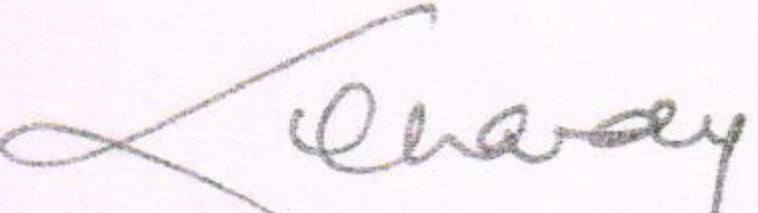
On the basis of Above mentioned Documents & As per My knowledge and facts known to me the above said documents show that M/s - "Jan Aawas Project" has clear & Marketable title in the above said property.

Subject to the Power of Attorney & Developer Agreement & Condition mentioned in Lease Deed are binding on M/s - "JAN AAWAS PROJECT".

This Report is hereby submitted on request of M/s - "JAN AAWAS PROJECT".

12th June. 2017

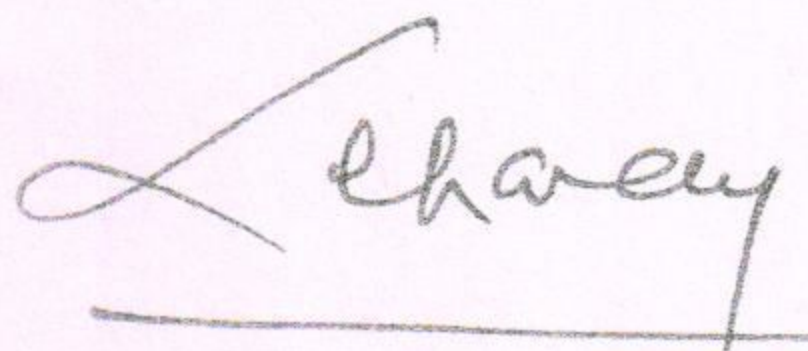
Khairthal (Alwar) Raj.


Signature of the Advocate

SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bas (Alwar) Raj

Documents Enclosers:

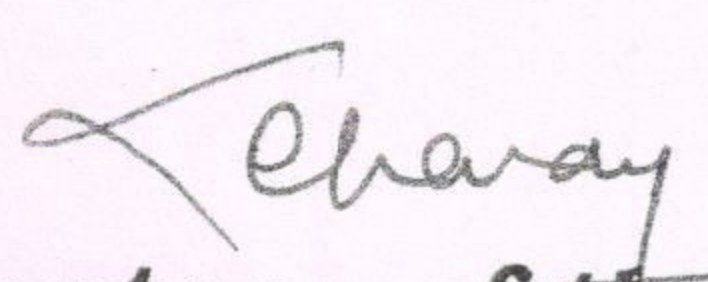
1. *Copy of Jamabandi Samvat 2070 to 2073 of Khasra No. 738/929 Area 1.30 Hecter Situated at Village - Rabarka Tehsil Tijara (Alwar) Raj.*
2. *Copy of Order No. 01/16 dated 11-03-2016 Letter Sr. No. 1564-66/16 Proceeding U/s 90A L.R. Act 1956 .*
3. *Copy of Mutuation No. 1244 Dated 06-04-2016 of Khasra No. 738/929 Area 1.30 Hecter Village - Rabarka Tehsil Tijara (Alwar) Raj.*
4. *Certified Copy of Sale deed Dated 08-07—2016 of Khasra No. 738/929 Area 1.30 Hecter Situated at Village - Rabarka in favour of Mr. Udaibhan Yadav S/o Shri Narayan Lal Yadav R/o 37, Manu Marg, Alwar (Raj.)*
5. *Photocopy of Partnership Deed Dated 30-06-2016 of M/s - Jan Aawas Project Regd. Office, Star Public School, Kishangarh Road, Khairthal (Alwar) Raj. Between Shri Dinesh kumar Yadav S/o Shri Jaswant Singh Yadav & Mr. Ram Naresh S/o Shri Sajjan Singh both R/o Kishangarh Road, Khairthal (Alwar) Raj.*
6. *Photocopy of Power of Attorney (Special) Dated 23-09-2016 executed by Mr. Udaibhan Yadav in favour of Mr. Dinesh Kumar Yadav Partner M/s - Jan Aawas Project.*


SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bas (Alwar) Raj

7. *Photocopy of Developer Agreement Between Mr. Udaibhan Yadav & Mr. Dinesh Yadav Partner M/s – Jan Aawas Project.*
8. *Certified Copy of Lease deed of Khasra No. 738/929 Area 12607.49 Sqm. on Consent of Original Khatedar executed by U.I.T., Bhiwadi In favour of M/s – Jan Aawas Project Through P.O.A. Mr. Dinesh Kumar.*
9. *Photocopy of House Construction Permission No. 3168-69/17 Dated 19.05.2017 Sanctioned by U.I.T., Bhiwadi Under “Mukhaymantri Jan Aawas Yojna”*
10. *Photocopy of Lay out Plan of M/s – Jan Aawas Project -- Sheet No. 01 to 07 Total No 7.*
11. *Original Search Receipt.*

12th June. 2017

Khairthal (Alwar) Raj.


Signature of the Advocate

SURESH CHOUDHARY
Advocate
B.Sc., LL.B., D.LL.
RAJ. HIGH COURT,
Kishangarh Bass (Alwar) Raj