



RAJLAXMI ENCLAVE X

(Private Khatedar Scheme)

POSSESSION LETTER

Date : 15.02.2024

It is hereby certified that the possession of RESIDENTIAL Plot / No 51 (in Words) FIFTY ONE Measuring 857.76 SQ.MTR (in Words) EIGHT FIVE SEVEN (APPOX)

. In the put Khatedar Scheme Name RAJLAXMI ENCLAVE X

Village MANPUR DEVRI URF GOLIYAWAS TEHSIL SANGANER is given by the khatedar to :

Shri/Smt/Kumari ASKG HOMES PARTNER SURESH KUMAR PRASWAL & KISHOR KARIR
Son/wife/daughter of Shri

Address PLOT NO. 15 JAI DADI NAGAR GOKULPURA KALWAR ROAD JHOTWARA
JAIPUR RAJASTHAN 302012


As per enclosed site plan of the above Scheme and has been physically handed over to the said allottee subject to the terms and condition (mentioned overleaf) which have been accepted by the allottee.

This document hereby vest in Shri/Smt/Kumari ASKG HOMES PARTNER SURESH KUMAR PRASWAL & KISHOR KARIR

Full ownership rights and authority to passes the said plot and possession letter each is hereby issued on this.

Khata No. :

RERA NO. RAJ/P/2024/2922
MANPUR DEVRI URF GOLIYAWAS
TEHSIL SANGANER


Signature



TERMS & CONDITION IN RESPECT OF PROVISIONAL ALLOTMENT AND POSSESSION OF
PLOT/LAND No (in words) OF SCHEME NAME RAJLAXMI ENCLAVE X
RAJLAXMI ENCLAVE X of the Khatedar

1. The allottee of the transferee or the assignee as the case may be shall have to pay to the government local body or the khatedar. Vikas Samiti as may be decided hereafter the charges for conversion of the agricultural land of the plot into ADBI, Land development charge, Regularisation fee ect. As may be conveyed hereafter from transferee or the assignee as the case may be.

2. The allottee or the transferee or the assignee as the case may be, same have to pay to Khatedar any due or dues hat have fallen due or may become due here after, the allottee or the transfer or the assignee, as the case may be shall have no option but to satisfy the claims that may be conveyed to him/her by the Khatedar.

The allottee or the trferee of the assignee, as the case may be shall have to pay any legal charges such as Registration charges stamp; duty taxes etc. or any other statutory charges in respect of the allottee/Transferred property.

3. The allottee or the transferee of the assignee, as the case may be accepts the possession of the plot of land after studying legal status thereof, as his/her own risk qua any notice issued by the State Govt./Local Body/Central Govt. for acquisition from time to time.

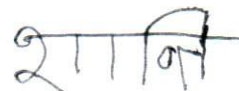
4. Any disputes arising out of the above condition No. 1 to 3 shall be decided through arbitration as in provided in the arbitration. And the rules made there under.

5. The above conditions are subject to the jurisdiction of Jaipur Court.

Area accepted of possession physically taken by me
The above terms and conditions Khatedar

Signature
Of allottee member

Signature



Khatedar/ Attorney Holder

Witness :-



RAVI JANGID S/O SHRI DURGA LAL JANGID

ADDRESS 46 SHRIJI NAGAR DURGAPURA

SITE PLAN OF PLOT NO. :-51

SCHEME :- " RAJLAXMI ENCLAVE - X "

VILLAGE :- MANPUR DEVRI URF GOLIAWAS,

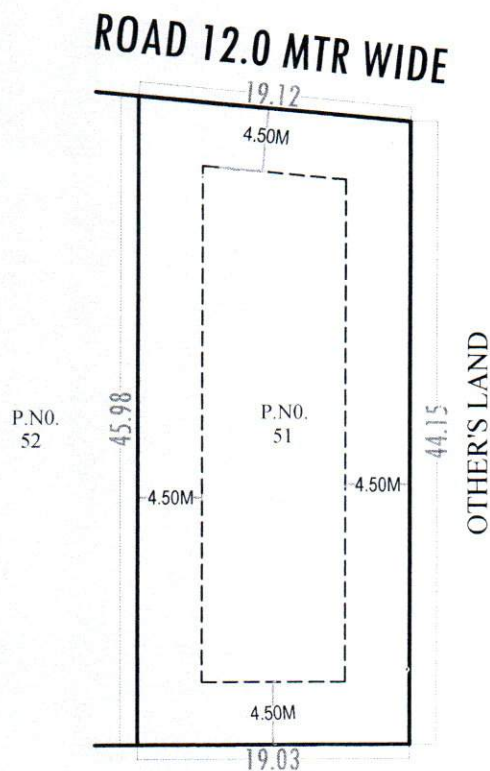
TEH. :-SANGANER,JAIPUR.

NIJI KHATEDAR

ALLOTTED TO Shri/Smt.

SCALE :- 1 : 500

AREA :-857.76 Sq. Mtr.



गुणति

SIG. KHATEDAR /OWNER

TRO.POWER OF ATTORNEY

PLOT SHOWN THUS



e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0085788018



Payment Date: 17/02/2024 11:19:43

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (SECTT.)
Period: 01/04/2023-To-31/03/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	5.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	5.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	5.00
4	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	50.00

Commission(-): 0.00

Total/NetAmount: 65.00

Sixty Five Rupees and Zero Paise Only

Payee Details:

Full Name: SHANTI DEVI SHARMA

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): jaipur(302029)

Address:123, PANCHSHEEL ENCLAVE DURGAPURA JAIPUR

Remarks:FOR JDA PATTI SCHEME NOC RAJLAXMI
ENCLAVE X GRAM MANPUR DEVRI URF GOLIAWAS

Payment Details:

Bank: ICICI Bank

Challan No. - 0

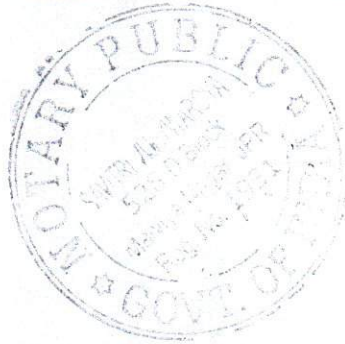
Date: 17/02/2024 11:19:43

Bank CIN No: ICIC8578801817022024

Reference No: CK2015731212

Computer generated copy on : 17/02/2024

Courtesy : <https://Egras.rajasthan.gov.in>



शान्ति

19.2.2024



To,

The Deputy Commissioner
Zone -08 Jaipur Development Authority
Jawahar Lal Nehru Marg Rajasthan

Subject: Regarding Lease Deed Allotment Of Rajlaxmi Enclave X Gram Manpur Devri Urf Goliawas Scheme

Dear Sir,

With Due Respect It Is Submitted That Our Residential Township Scheme Rajlaxmi Enclave X
Situating At Village Gram Manpur Devri Urf Goliawas Tehsil Sanganer District Jaipur As Been Fully Appor
by Jda. Please Find The List Of Member Of Plot No. RESIDENTIAL PLOT NO. 51 For Taking Necessary Action Fo
Releasing The Lease Deed (Patta) Enclosed Below Mentioned Members / Allottee Name

S.No	Plot No.	Area Mtr	Name Of Allottee	Address
1	51	857.76	ASKG HOMES PARTNER SURESH KUMAR PRASWAL & KISHOR KARIR	PLOT NO. 15 JAI DADI NAGAR GOKULPURA KALWAR ROAD JHOTWARA JAIPUR

Thanking You

Yours Faithfully

ATTESTED
19.2.2024
NOTARY PUBLIC
IDA JDA JDA
JDA

2111

RAJLAXMI ENCLAVE X

GRAM MANPUR DEVRI URF GOLIAWAS , TEHSIL SANGANER, JAIPUR

SCHEME:-**RAJLAXMI ENCLAVE X RERA NO. RAJ/P2024/2922**

DATE : 30.03.2024

RECEIVED From SHRI/SMT/ KUMARI : **ASKG HOMES PARTNER SURESH KUMAR PRASWAL & KISHOR KARIR**
R/O **PLOT NO. 15 JAI DADI NAGAR GOKULPURA KALWAR ROAD JHOTWARA JAIPUR RAJASTHAN**

A sum of Rs **ONE CRORE TWELVE LAC ONLY**

By Cash/Cheque No./DD bearing No.

S.NO	DATE	CH. NO/ RTGS UTR NO. .	BANK	AMOUNT
1	20.02.2024	HDFCR52024022081238994	HDFC BANK	86,13,000
2	30.03.2024	HDFCR52024033093620026	HDFC BANK	24,75,000
	Tds			1,12,000
	Total			1,12,00,000

Bank Dated: advance/part/final payment toward the allotment of Residential / Plot No. 51

Measuring/Area 857.76 @Rs 13057 PER SQ MTR Total Amount 1,12,00,000 (Rs. In Word) **(ONE CRORE TWELVE LAC ONLY)**

for A Private khatedari yojana at **VILLAGE MANPUR DEVRI URF GOLIAWAS TEHSIL SANGANER JAIPUR**

A JDA recognized scheme. **RAJLAXMI ENCLAVE X**

The above sale value is inclusive of value of land, charges payable to jda or Govt. or Semi Govt. authority for regularization and internal development of scheme consisting of sewerage, water supply Electricity of Scheme, internal Roads and other necessary amenities/ facility etc.

The Buyer Will Bear all kinds of stamp duty , cost of registration etc. to get the plot registered with the competent authority.

Signature of Purchaser



**SHANTI DEVI SHARMA
(KHATEDAR)**

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

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

Print Date : 22-02-2024 11:25 AM

Fee Receipt No	: 202402021005357	Receipt Date	: 22/02/2024
Name	: M/S ASKG HOMES THRU PARTNER KISHOR KARIR,	Document S. No.	: 202401021004582
Address	: 15, JAI DADI NAGAR, JAIPUR, JAIPUR		
Document Type	: The Lease deed issued/ executed by the State Govt./ ULB/ State Enterprises/ other Govt. Bodies, in respect of land allotted or sold by them or land placed at the disposal of the Local Authorities under section 90-A of RLRA 1956- The Lease deed issued/ executed through Allotment Sale/90-A Lease		
Face Value	: ₹ 342800	Evaluated Value	: ₹ 7048214
Ord-Registration Fee	: ₹ 3428	Fee of Memorandum Us-64_67	: ₹ 0
CSI	: ₹ 300	Certificate of Merging fees Us-67	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (Memorandum)	: ₹ 20600
Surcharge	: ₹ 6180	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 30508
		Total Amount	: ₹ 30508

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 85976803 ₹ 3728 # Stamp BS535570 ₹ 130 # Stamp AA636134 ₹ 650 # Stamp 302047 ₹ 26000

Signature of presenter or applicant for
copy of Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR
उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

For ASKG HOMES

PARTNER

e-Challan

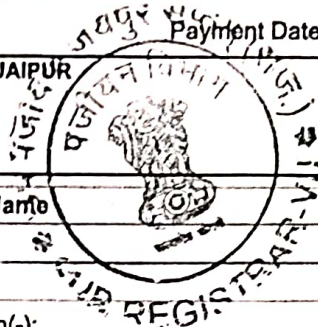
Registration and Stamps Department
Government of Rajasthan

GRN: 0085976803



Payment Date: 22/02/2024 00:12:43

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2023-To31/03/2024



S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	300.00
2	0030-03-104-01-00-पंजीकरण शुल्क से प्राप्ति	3428.00

Commision(-):

0.00

Total/NetAmount:

3728.00

Three Thousand Seven Hundred Twenty Eight Rupees and Zero Paise Only

Payee Details:

Full Name: MS ASKG HOMES

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(302012)

Address:PLOT NO 51, IN SCHEME RAJLAXMI ENCLVE-X AT VILL MANPUR DEVRI URF GOLIAWAS TEHSIL SANGANER JAIPUR

Remarks:RF AND CSI

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN8597680322022024

Date: 22/02/2024 00:12:43

Reference No: IK0CQPAAJ6

Computer generated copy on : 22/02/2024

Courtesy : <https://Egras.rajasthan.gov.in>

Kishor Kanir

For ASKG HOMES

PARTNER

e-Challan

Registration and Stamps department
Government of Rajasthan

CIN: 8030028115

Payment Date: 23/02/2024 08:29:53

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2023-To-31/03/2024

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-02-00-स्टाम्प शुल्क पर अधिभार	686.00
2	0030-02-800-03-00-स्टाम्प शुल्क पर गो संवर्धन/ संरक्षण हेतु अधिभार	686.00
3	0030-02-800-04-00-प्राकृतिक एवं मानव निर्मित आपदाओं से राहत हेतु अधिभार	686.00
4	0030-02-103-01-00-दस्तावेजों के मुद्रांकन/कमी मुद्रांक हेतु प्राप्त आय	6856.00
Commission(-):		0.00
Total/NetAmount:		8914.00

Eight Thousand Nine Hundred Fourteen Rupees and Zero Paise Only

Payee Details:

Full Name: MS ASKG HOMES	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): jaipur(302012)
Address:PLOT NO 51, IN SCHEME RAJLAXMI ENCLVE-X AT VILL MANPUR DEVRI URF GOLIAWAS TEHSIL SANGANER JAIPUR	Remarks:PATTA DUTY

Payment Details:

Challan No. - 0

Bank: State Bank Of India	Bank CIN No: SBIN8602811523022024
Date: 23/02/2024 08:29:53	Refrence No: IK0CQPZNW4

Computer generated copy on : 23/02/2024

Courtesy : <https://Egras.rajasthan.gov.in>

For ASKG HOMES

PARTNER



जयपुर विकास प्राधिकरण

पट्टा-विलेख (फ्री होल्ड)

आवासीय

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/ 435-

दिनांक 21/2/24

पट्टा धारक का नाम _____
पत्नी _____
निवासी _____

अथवा

पट्टा धारक मैसर्स ASKG HOMES कार्यालय पता Plot No. 15 JAI DADI NAGAR 70 KULPURA
KALWAR ROAD JHOTWARA JAIPUR जसि PARTNER
SURESH KUMAR PRASWAL & SHRI JIRDHART LAL PRASWAL
(पदनाम) श्री/श्रीमती/सुश्री पुत्र/पुत्री
AND KISHOR KARIK & SHRI EKHITAR MAL JAT
निवासी _____

भूखण्ड सं. 51 क्षेत्रफल 857.76 वर्ग मी

राजस्व ग्राम मानपुर देवरी उप गोलियावाड़ा सं. _____
योजना राजलक्ष्मी एनक्लेव X में स्थित है।

स्थानीय निकाय (पट्टा कती) द्वारा पट्टा धारक के पक्ष में उक्त भूखण्ड का पट्टा दिनांक 21/2/24 को निष्पादित किया जाता है।

For ASKG HOMES

पट्टा धारक के हस्ताक्षर [Signature]
PARTNER

1. **For ASKG HOMES**
2. Kishor K98/r
PARTNER

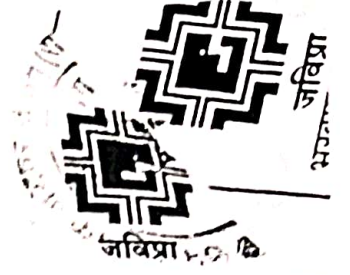
नोट - शर्तें पीछे पृष्ठ पर अंकित हैं।

उप पंजीयक
घंजीयन एवं मुद्रांक विभाग
जयपुर-सख्तम

प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
जयपुर विभक्त प्राधिकरण
जयपुर

For ASKG HOMES

PARTNER



आवासीय पट्टा विलेख की शर्तें (फ्री होल्ड)

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

पट्टे की शर्तें

1. पट्टा धारक द्वारा भूखण्ड/निर्मित क्षेत्र का उपयोग वही किया जाएगा जिस उपयोग हेतु पट्टा विलेख जारी किया गया है। भूखण्ड पर प्रचलित भवन विनियम में सम्बन्धित अनुसूची में उल्लेखित उपयोग अनुज्ञेय होंगे, परन्तु प्रत्येक उपयोग हेतु निर्धारित मानदण्डों की पालना सुनिश्चित की जाएगी।
2. पट्टा धारक उक्त भूखण्ड को विक्रय अथवा अन्य प्रकार से हस्तान्तरित कर सकेगा तथा भूखण्ड को उप-पट्टे (सब-लीज) पर भी दे सकेगा।
3. उक्त भूखण्ड के विक्रय/हस्तान्तरण पर क्रेता के पक्ष में नाम परिवर्तन के लिए निकाय में निर्धारित शुल्क आवेदन के साथ पंजीकृत विक्रय पत्र आदि प्रस्तुत किये जायेंगे, परन्तु पट्टाधारक के उत्तराधिकारी के मामले में कोई राशि देय नहीं होगी।
4. पट्टा विलेख को सरकार/जीवन बीमा निगम/ऋणदात्री संस्थाओं के पास बंधक (मोर्गेज) रखा जा सकेगा, जिसके लिए स्थानीय निकाय के अनापत्ति प्रमाण पत्र (NOC) की आवश्यकता नहीं होगी।
5. भूखण्ड पर भवन निर्माण प्रचलित भवन विनियमों के मानदण्डों तहत करना होगा।
6. पट्टा कर्ता (स्थानीय निकाय) की बिना स्वीकृति के भूखण्ड का उपाविभाजन/पुनर्गठन व भू उपयोग परिवर्तन नहीं किया जा सकेगा।
7. पट्टा विलेख जारी करने की दिनांक से निर्धारित अवधि में निर्माण करना होगा। निर्धारित अवधि में निर्माण नहीं होने पर निर्धारित दर से अवधि विस्तार किया जा सकेगा अन्यथा पट्टा विलेख निरस्त किया जा सकता है।
8. पट्टा विलेख के निष्पादन के पश्चात् नियम विरुद्ध तथा तथ्य छपाकर पट्टा विलेख प्राप्त किया गया है तो उक्त भूखण्ड का पट्टा निरस्त किया जा सकेगा।
9. पट्टा विलेख की योजना में आन्तरिक विकास पर होने वाले व्यय विकासकर्ता/गृह निर्माण सहकारी समिति द्वारा वहन किया जायेगा।
10. पट्टा विलेख जिन अधिनियमों, नियमों, नीति, विनियम के तहत जारी किया गया हैं। इनके सभी प्रावधान व शर्तें लागू होंगी जिनकी पालना नहीं करने पर पट्टा निरस्त किया जा सकेगा।
11. अन्य.....

नोट :- आवास (निर्मित भूखण्ड) में शर्त नं. 7 लागू नहीं होगी।

स्टाम्प ड्यूटी हेतु पट्टे की प्रति फल राशि 342800/-

भूखण्ड के पड़ोस की सीमाओं का विवरण:-

पूर्व..... पश्चिम.....
उत्तर..... दक्षिण.....

साइट प्लान संलग्न हैं।

For ASKG HOMES

पट्टा धार PARTNER

For ASKG HOMES

Kishor Kany
PARTNER

साक्षी :-

हस्ताक्षर P. S. Sharma

नाम 21 जे. 2017

पता 26 A - 26 A - 26 A - 26 A

26 A - 26 A - 26 A - 26 A

For ASKG HOMES

PARTNER

उपायुक्त जान - 8
प्राधिकृत अधिकारी के हस्ताक्षर मय मोहर
जयपुर विकास प्राधिकरण
जयपुर



जयपुर विकास प्राधिकरण साईट प्लान

भूखण्ड संख्या 51

भूखण्ड का क्षेत्रफल 857.76 SQM.

योजना का नाम "RAJLAXMI ENCLAVE - X"

पैमाना 1CM = 4.00 MTR.

विकासकर्ता NIJI KHATEDARI

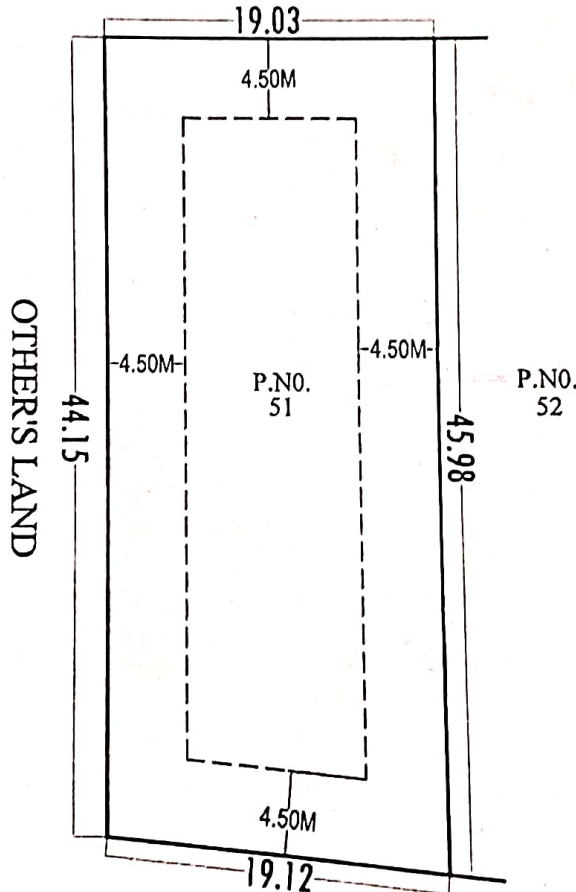
भू-उपयोग RESIDENTIAL

ग्राम

MANPUR DEVRI URF GOLIAWAS, TEH.: SANGANER, JAIPUR.



ROAD 9.0 MTR WIDE



ROAD 12.0 MTR WIDE



For ASKG HOMES

PARTNER

कनिष्ठ / सहायक अभियंता
जोन-8

सहायक / उप नगर नियोजक
जोन-8

3

रजिस्ट्रार जन - 8
जयपुर विकास प्राधिकरण
जयपुर-8



Registration Endorsement

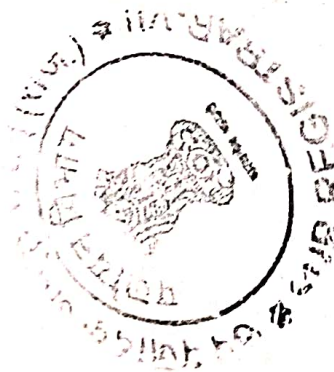
आज दिनांक 23/02/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1020 में
पृष्ठ संख्या 148 क्रम संख्या 202403021104305 पर पं. विद्व किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4080 के
पृष्ठ संख्या 1093 से 1106 पर चस्पा किया गया।

202401021004582

(ii) Lease period exceeding 30 year or perpetual

उप. पंजीकरण अधिनियम-1908-77

पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम



For ASKG HOMES

PARTNER

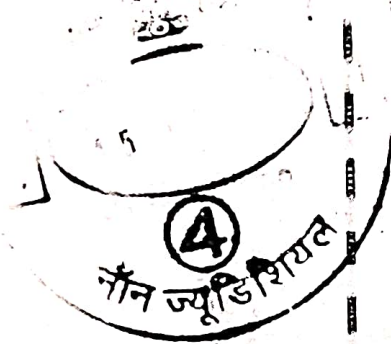


राजस्थान RAJASTHAN



302047

302047



निजी बातेदारी की योजना राजलक्ष्मी
एनकेलिव X के भू. स. 51
क्षेत्रफल वर्ग / व मी. के लिए लीजहोम
इतु राशि रु के माध्य मेंलगन है
20600 + 50

3
उपायुक्त जान
पुनर्विकास प्राधिकरण

उप पंजायक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

For ASKG HOMES

PARTNER



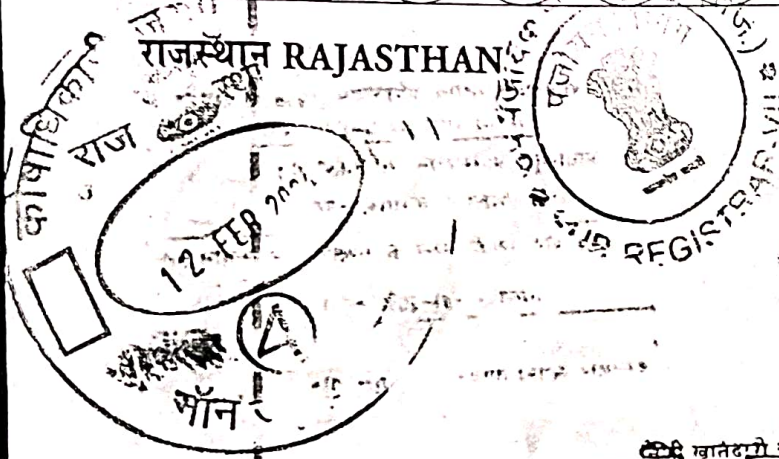
क्रमांक 19089 दिनांक 21.2.24
मुद्रांक का मूल्य 20,600
क्रेता का नाम ASKG HOMES PARTNER SURESH KUMAR PRASWAL S/o GIRPHARI
पिता/पति का नाम LAL PRASWAL AND KISHOR KARIR S/o CHHITRAL MAL
पता JAIPUR
मुद्रांक का प्रयोजन 45

रामेश्वर शर्मा
स्टाम्प ला. नं. 13/2012
जेडीए परिसर, जयपुर

राजस्थान स्टाम्प अधिनियम 1998 के अन्तर्गत
स्टाम्प शांति पर प्रभाविता अधिमात्र
आधारभूत भावसंग्रह सविधाओं हेतु
(धारा 2 क) 10% - 20%
21 माघ और रसकी नस्ल के संग्रहण हेतु
(धारा 3 ख) 20% - 20%
रजस्थान स्टाम्प तालिका
रजस्थान स्टाम्प तालिका

For ASKG HOMES

PARTNER



किसी खातेदारी की योजना से जलद ही
एनकेएक X ... के मू. म. ... 51
क्षेत्रफल ... व. मी. के लिए सीजरी
हेतु राशि = ₹ 20600+50

उपायुक्त जान
पूर विकास प्राधिकरण

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

For ASKG HOMES



PARTNER



क्रमांक 19089 दिनांक 21.2.24
 मुद्रांक का मूल्य 20600
 क्रेता का नाम ASKG HOMES PARTNER SURESH KUMAR PRASWAL S/O
 पिता/भाई का नाम GIRDHARI LAL PRASWAL AND KISHOR KARI S/O
 पता JAIPUR
 मुद्रांक का प्रयोग 42T

Signature

स्टाम्प तारीख 13/2012
 जेडीए २, सिविल, जयपुर



राजस्थान स्टाम्प एक्ट 1998 के अन्तर्गत
 (सूची संख्या 12 के अन्तर्गत अधिनियम)
 आधारभूत आवश्यकताओं के अन्तर्गत
 (क्रेता : कृ. प्र. प्र. प्र.)
 2 भाग और उसकी नकल के अन्तर्गत
 (प्रतिशत 20% तक)
 (सूची संख्या 12 के अन्तर्गत अधिनियम)

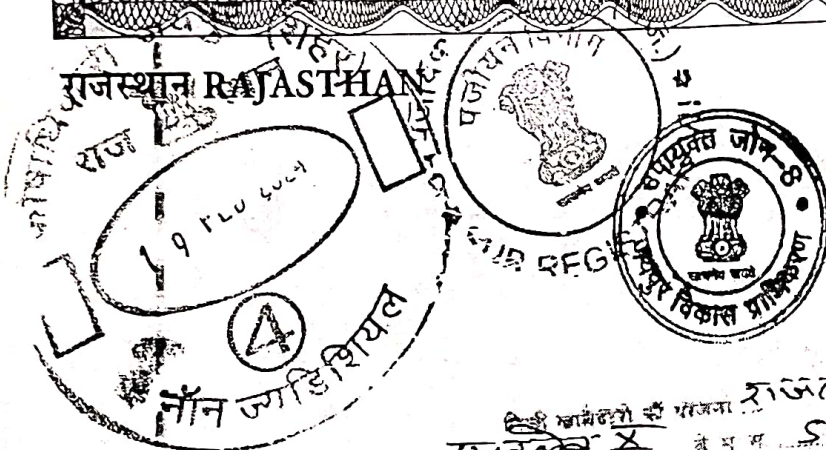
50
 100
 150
 200

07400008

For ASKG HOMES
Signature
 PARTNER.



BS 535570



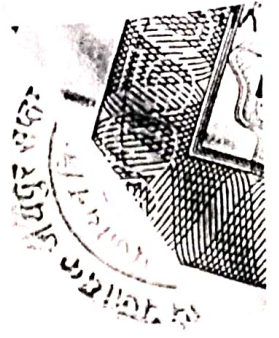
राजस्थान राजलक्ष्मी
एनकेल ५/५
क्षेत्रफल ५५५ / व की के लिए लीजडोन
कुल राशि २०६००+५०

न्यायिक जान
पुर विकास प्राधिकरण
राजपुर

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सदरम

For ASKG HOMES

PARTNER



क्रमांक 19089 दिनांक 21.2.24
मुद्रांक का मूल्य 20600)
क्रेता का नाम ASKG HOMES PARTNER SURESH KUMER PRASWAL S/O GIRDHARI
पिता/पति का नाम LAL PRASWAL AND KISHOR KARIR S/O CHHITAR MAL JAT
पता JAIPUR
मुद्रांक का प्रयोजन

रमा
स्टाम्प ला 1.13/2012
जेडीए पारससर, जयपुर



गणराज्य गणराज्य अधिनियम 1998 के अन्तर्गत
र. म. शांति पर प्रमाणित प्रमाणित
आवासन, गणराज्य सचिवालय है
गणराज्य 1 क) 10% 1000
1 क) 10% 1000
गणराज्य 1 क) 10% 1000
गणराज्य 1 क) 10% 1000
गणराज्य 1 क) 10% 1000
गणराज्य 1 क) 10% 1000

For ASKG HOMES

PARTNER

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत

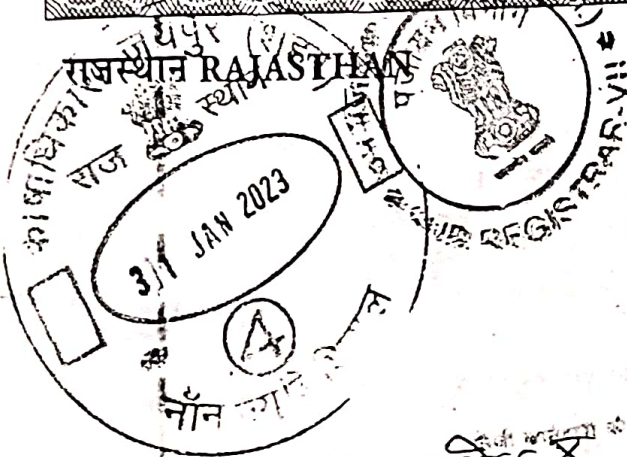
FIFTY
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

BU 956568



राजस्थान राजलक्ष्मी
एनकेन ५१
२०६००+५०

राजस्थान
गृह विकास प्राधिकरण

उप प्रजायक.
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

For ASKG HOMES
PARTNER

क्रमांक 19090 दिनांक 21.2.24
मुद्रांक का मूल्य 50
खेता का नाम ASKG HOMES PARTNER SURESH KUMAR PRASWAL S/O GIRDHARI
पिता/पति का नाम LAL PRASWAL AND KISHOR KARIR S/O CHHITAR MAL JAT
पता JAIPUR
मुद्रांक का प्रयोजन

रमा नं. 13/2012
जेडीए परिसर, जयपुर

राजस्थान रस्ता परिवहन 1998 के अधिनियम

राजा रस्ता परिवहन

अध्यात्म प्रशासन राजस्थान

जिला राजस्थान

जिला राजस्थान

जिला राजस्थान

जिला राजस्थान



For ASKG HOMES

PARTNER

REGISTRAR-V



Endorsement of Execution

अनु क्र. पक्षकारों का नाम व पता

- 1 श्री/श्रीमती/सुश्री M/S ASKG HOMES THRU PARTNER SURESH KUMAR PRASWAL, पुत्र/पुत्री/पति श्री GIRDHARI LAL PRASWAL, व्यवसाय Business जाति 0-JAT House No.:15, Colony: JAI DADI NAGAR, Area: GOKULPURA KALWAR ROAD JHOTWARA, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN
- 2 श्री/श्रीमती/सुश्री M/S ASKG HOMES THRU PARTNER KISHOR KARIR, पुत्र/पुत्री/पति श्री CHHITAR MAL JAT, व्यवसाय Business जाति 0-JAT House No.:15, Colony: JAI DADI NAGAR, Area: GOKULPURA KALWAR ROAD JHOTWARA, City: JAIPUR, Pin code: 302012, District: JAIPUR, State: RAJASTHAN

छायाचित्र	अंगूठा	पक्षकारों का प्रकार
		Executant Age : 32 Signature :
		Executant Age : 36 Signature : Kishor Karir

ने लेख्यपत्र (ii) Lease period exceeding 30 year or perpetual को पढ़ सुन व समझकर निष्पादन करना स्वीकार किया।
प्रतिफल राशि रु 342800/- पूर्व में / मेरे समक्ष / में से रु 342800/- पूर्व में ————— ये मेरे समक्ष प्राप्त करना स्वीकार किया।

उक्त निष्पादन कर्ता की पहचान निम्न व्यक्तियों ने की है, जिनके हस्ताक्षर एवं अंगूठा निशान मेरे समक्ष लिए गए हैं।

अनु क्र. गवाहों का नाम व पता

- 1 Name: श्री/श्रीमती/सुश्री KEDAR RAM, पुत्र/पुत्री/पति श्री NARAYAN RAM जाति JAT Age: 33 Add: House No.:2/536, Colony: CHITRAKOOT, Area: VAISHALI NAGAR, City: JAIPUR, Pin code: 302021, District: JAIPUR, State: RAJASTHAN

छायाचित्र	अंगूठा	हस्ताक्षर
		Signature Kedar

202401021004582

(ii) Lease period exceeding 30 year or perpetual

पंजीयक, JAIPUR-VII
उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

For ASKG HOMES

PARTNER

REGISTRAR



Presentation Endorsement

आज दिनांक 22 माह 02 सन् 2024 को 11:14 AM बजे
श्री/श्रीमती/सुश्री M/S ASKG HOMES THRU PARTNER SURESH
KUMAR PRASWAL पुत्र/पुत्री/पति श्री GIRDHARI LAL PRASWAL
उम्र 32 वर्ष, जाति 0-JAT, व्यवसाय Business
निवासी House No.:15, Colony: JAI DADI NAGAR, Area: GOKULPURA
KALWAR ROAD JHOTWARA, City: JAIPUR, Pin code: 302012,
District: JAIPUR, State: RAJASTHAN
ने मेरे सामुख दस्तवेज पंजीयन हेतु प्रस्तुत किया।

हस्ताक्षर प्रस्तुतकर्ता
202401021004582

(ii) Lease period exceeding 30 year or perpetual

हस्ताक्षर उप पंजीयक,
JAIPUR-VII
उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

Fees Receipt Endorsement

रसीद नं.	202402021005357
दिनांक	22-02-2024
पंजीयन शुल्क ₹	3428
प्रतिलिपि शुल्क ₹	0
पृष्ठांकन शुल्क ₹	300
अन्य शुल्क ₹	0
कमी स्टाम्प शुल्क ₹	20600
कमी सरचार्ज शुल्क ₹	6180
कुल योग	30508

202401021004582

(ii) Lease period exceeding 30 year or perpetual

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 85976803 ₹ 3728 #
Stamp BS535570 ₹ 130 # Stamp
AA636134 ₹ 650 # Stamp 302047 ₹
26000

उप पंजीयक, JAIPUR-VII
उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम

For ASKG HOMES


PARTNER

Registration Endorsement

आज दिनांक 23/02/2024 को
पुस्तक संख्या 1 जिल्द संख्या 1020 में
पृष्ठ संख्या 148 क्रम संख्या 202403021104305 पर पंजीवद्ध किया गया तथा
अतिरिक्त पुस्तक संख्या 1 जिल्द संख्या 4080 के
पृष्ठ संख्या 1093 से 1106 पर चस्पा किया गया।

202401021004582

(ii) Lease period exceeding 30 year or perpetual

उप पंजीयक, JAIPUR-VII

उप पंजीयक
पंजीयन एवं मुद्रांक विभाग
जयपुर-सप्तम



For ASKG HOMES

PARTNER

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0100682811



Payment Date: 11/02/2025 21:16:03

Office Name: SUB REGISTRAR-VII REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/02/2024-To-28/02/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	100.00
Commision(-):		0.00
Total/NetAmount:		100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Adv. Jyoti Choudhary	Tin/Actt.No./VehicleNo./Taxid SEARCH 2024-2025
Pan No.(If Applicable):	City(Pincode): JAIPUR(302012)
Address:Plot No. 51, Situated At Scheme Rajlaxmi Enclave-X, At Village Manpur Devri Urf Goliawas, Tehsil San	Remarks:M/S ASKG HOMES Address Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal And Mr.Kishor Karir

Payment Details:

Bank:	State Bank Of India	Bank CIN No:	SBIN10068281111022025
Date:	11/02/2025 21:16:03	Refrence No:	CK00GOMDP4

Computer generated copy on : 11/02/2025

Courtesy : <https://Egras.rajasthan.gov.in>

For ASKG HOMES

PARTNER

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

DATE: 11/02/2025

SPECIAL REPORT ON TITLE

Reg. : Opinion on investigation of title and obtaining of search report in respect of a property Plot No. 51, Situated At Scheme Rajlaxmi Enclave-X, At Village Manpur Devri Urf Goliawas, Tehsil. Sanganer, District Jaipur, Raj. Total Area 857.76 Sq. Mtr. presently belonging to M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat.

Sr. No	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1.	Name of the Borrower with address:	Plot No. 51, Situated At Scheme Rajlaxmi Enclave-X, At Village Manpur Devri Urf Goliawas, Tehsil. Sanganer, District Jaipur, Raj. Total Area 857.76 Sq. Mtr. presently belonging to M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat.
2.	1. Name of the person offering Mortgage with parentage /constitution and address:	Plot No. 51, Situated At Scheme Rajlaxmi Enclave-X, At Village Manpur Devri Urf Goliawas, Tehsil. Sanganer, District Jaipur, Raj. Total Area 857.76 Sq. Mtr. presently belonging to M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat.
3.	Details of the property to be mortgaged : As per title deed _____ As per present _____ position	The Specified portion of the property mentioned in para no. 4
B	INVESTIGATIONS	
1.	Details of the title deeds/ documents (including Link Deeds/ Parent deeds) to the mortgage (with full particulars regarding nature of document, date of executing and	1. Registered Free Hold Patta No. 435, dated 21/02/2024, issued by JDA, Jaipur in favor of M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road,

For ASKG HOMES
1
PARTNER
Digitally signed by
JYOTI CHAUDHARY
Date: 2025.02.11
21:18:22 +05'30'

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

	details of registration).	<p>Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-VII, on dated 23/02/2024 vide Book No. 01, Volume No. 1020, Page No. 148, Sr. No. 202403021104305 Additional Book No. 01, Volume No. 4080, Page No. 1093 to 1106. For the area 857.76 Sq. Mtr.</p> <p>2. Map Approval Letter No. 867, Dated 06/06/2024 executed by JDA, Jaipur In Favour of M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat in respect of Said Property i.e., Plot No. 51, Situated At Scheme Rajlaxmi Enclave-X, At Village Manpur Devri Urf Goliawas, Tehsil Sanganer, District Jaipur, Raj. For the Area 857.76 Sq. Mtr.</p>
3.	Whether documents given to the counsel are original one or more copies of documents? (Counsel should examine original documents only and if any of the documents in original is not shown, the details of the document be given with reasons thereof)	
4.	Whether documents given as original title deeds raise any doubt or suspicion?	No, there is no doubt in above title Deed
5.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	Yes, tallied.
6.	Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Yes
7.	Whether the photographs of parties as affixed in conveyance deed/title deed tally with the photograph seen in the certified copy as	As per Sub-Registrar's office record photographs of parties affixed on title deed are tally and found same.

For ASKG HOMES



2

PARTNER

JYOTI

CHOUHDARY

Digitally signed by
JYOTI CHOUHDARY
Date: 2025.02.11
21:19:38 +05'30'

SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

	obtained from the registrar's office?	
8.	Whether contents as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not variations be specified. What is its effect?	As per Sub-Registrar's office record contents of title deed are tally and found same.
9.	Whether the property has been mutated in the name of the person offering the mortgage?	Yes
10.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated ?	Yes
11.	Whether there is any bar under any local law - for creation of the mortgage of the property to be mortgaged ? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for nonagricultural purposes).	No
12.	Whether there any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No
13.	Whether all the approvals, clearance & sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained ?	Yes
14.	Whether the property is ancestral or under joint ownership or the minor is having interest in the property ? If so, its effect thereof.	Na
15.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	No
16.	Whether Urban Land Ceiling Act is applicable in the State where the property is located ?	No
17.	In case of leasehold property whether permission/ NOC from the lessor is required for creation of mortgage ? whether	Yes

For ASKG HOMES

3

PARTNER

JYOTI
CHOUDHARY

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JYOTI CHOUDHARY
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SHRI VINAYAK ASSOCIATES

Law Firm, Advocates & Legal Consultants

Office: Shop No. 03, Opp. SBI Bank, 9 Dukan, Kalwar Road, Jaipur, Rajasthan (302012)

Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

	permission of the lessor / NOC is obtained?	
18.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	NA
19.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Na
20.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Yes
21.	Whether any permission of Income Tax Authorities / Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	No
22.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	N.A.
23.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	N.A.
24.	Encumbrances, Attachments, and/or Claims whether of Government, Central or State or other local authorities or Third Party Claims, liens etc. and details thereof if yes, give the details thereof.	That the said land is under encumbrances with AU SMALL FINANCE BANK LTD. for RS. 6,50,00,000 (i.e., Six Crore Fifty Lakh Only) Vide Sanction Letter dated 27/06/2024

DATE: 11/02/2025
PLACE: JAIPUR

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SHRI VINAYAK ASSOCIATES

Adv. Jyoti Choudhary

For ASKG HOMES



PARTNER

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CERTIFICATE

REFERENCE NO.....

ENTRY SERIAL NO...../REGISTER NO.....OF YEAR 2025

(Counsel to give serial no..... to the certificate as entered in register of searches maintained by him)

DATE: 11/02/2025

Reg. Opinion on investigation of title and obtaining of search report in respect of a property Plot No. 51, Situated At Scheme Rajlaxmi Enclave-X, At Village Manpur Devri Urf Goliawas, Tehsil. Sanganer, District Jaipur, Raj. Total Area 857.76 Sq. Mtr. presently belonging to M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat.

Sir,

In the above Captioned matter, I submit my legal opinion as under:

As requested, I have conducted the legal investigation of the title and made a search of record in the registration office and other offices as required in the matter.

I have answered all the queries in the special Report which is enclosed.

I hereby certify that the registration particulars number, date and page particulars etc.

As shown in the original title deeds and contents thereof tally with the information as stated in the records of office of Sub-Registrar- VII Jaipur and will executed sub Registrar VII Jaipur of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of owner affixed/seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure here to.

I have verified, tallied and compared these documents from the record of the office of Sub Registrar/ Registrar of assurances and also from the records of other appropriate authorities,

(i) Registered Free Hold Patta, Dated 23/02/2024

Registered Free Hold Patta No. 435, dated 21/02/2024, issued by JDA, Jaipur in favor of M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat. This deed was duly Registered with registrar of assurances the Sub registrar Jaipur-VII, on dated 23/02/2024 vide Book No. 01, Volume No. 1020, Page No. 148, Sr. No. 202403021104305 Additional Book No. 01, Volume No. 4080, Page No. 1093 to 1106. For the area 857.76 Sq. Mtr.

For ASKG HOMES
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PARTNER

JYOTI

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JYOTI CHOUDHARY
Date: 2025.02.11
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Mob. 9521381281 // Email: shrivinayakassociates207@gmail.com

(ii) Map Approval, Dated 06/06/2024

Map Approval Letter No. 867, Dated 06/06/2024 executed by JDA, Jaipur In Favour of M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat in respect of Said Property i.e., Plot No. 51, Situated At Scheme Rajlaxmi Enclave-X, At Village Manpur Devri Urf Goliawas, Tehsil. Sanganer, District Jaipur, Raj. For the Area 857.76 Sq. Mtr.

The document which are supplied to me for search are in accordance and searched by me in sub reg. Offices on dated 11/02/2025 vide receipt GRN No. 0100682811 of Rs. 100/- and on the basis of aforesaid search from 2024-2025 does not disclose any encumbrances/disclose encumbrances as stated there in.

I have given opinion earlier on investigation of title relating to the same property as detailed hereunder:

Name of lender

Date of opinion & reference no. (if any)

Remarks

I find following defects/No defects in the title of the person offering mortgage:

I hereby certify that M/S ASKG HOMES Address: Plot No. 15, Jai Dadi Nagar, Gokulpura, Kalwar Road, Jhotwara, District Jaipur, Raj. as Through its Partner Mr. Suresh Kumar Paraswal S/o Mr. Girdhari Lal Paraswal And Mr. Kishor Karir S/o Mr. Chittar Mal Jat has a clear, valid and marketable title over the above said.

The valid mortgage can be created by deposit of the following original title deed.

The said title deeds are original and genuine and are not duplicate or fake as observed by me. (Give here under details of title deeds which are required to be deposited to create equitable mortgage)

1. Registered Patta, Dated 23/02/2024
2. Map Approval Letter, Dated 06/06/2024
3. Sanction Letter, Dated 27/06/2024

- Encl: 1. Special Report
2. Chain of title
3. Copy of Title Deed and link deeds.
4. Search Report

JYOTI

CHOUHDARY

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JYOTI CHOUHDARY
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SHRI VINAYAK ASSOCIATES
Adv. Jyoti Choudhary