

### 1. CLIENT & PROPERTY DETAILS

-  Client Name  
**Mr. Mahaveer Pratap Sharma**
-  Location  
**Govind Bari, Brahmपुरi, Jaipur, Rajasthan**
-  Existing Lease Deed  
**Plot No. 15** (Lease Deed Issued in 2019 by Nagar Nigam Jaipur)
-  Additional Requirement  
**Lease Deed for Plot No. 5, 6 & 7**



### 2. CURRENT FINDINGS

-  **Plot No. 15** is legally verified and valid. Lease deed issued by Nagar Nigam Jaipur in 2019.
-  As per site plan, Plot 15 is adjacent to plots 5, 6, 7, 8, indicating potential contiguity.
-  The land falls under Abadi land, now part of Govind Bari Scheme.
-  Road access (approx. 17 ft) is visible near Plot 15, but frontage of plots 5, 6 & 7 needs confirmation.
-  Property CIBIL Score is 76 (Moderate Risk). Key risk factors include road access confirmation, boundary alignment and scheme-level approvals.


### 3. KEY DECISION OPTIONS

 **OPTION 1: SEPARATE LEASE DEEDS**

- Apply individually for Plot 5, 6 & 7
- Faster processing
- Lower risk and documentation
- Existing Plot 15 remains untouched

**Recommended Option**

OR







 **OPTION 2: MERGE INTO SINGLE UNIT**

- Combine Plot 15 + 5 + 6 + 7 into a single unit
- Single large lease deed
- Requires surrender/revision of existing lease
- More time, approvals & documentation required

### 4. OUR SOLUTION (PROPERTY CIBIL APPROACH)

-  **Legal Verification**  
Validate scheme records (Govind Bari conversion status) and check revenue & municipal records.
-  **Road & Access Validation**  
Confirm independent road access OR dependency on Plot 15 for plots 5, 6 & 7.
-  **Strategic Advisory**  
Recommend best route (separate vs merged) based on legal feasibility and long-term benefits.
-  **End-to-End Lease Support**  
Documentation, application filing and coordination with Nagar Nigam Jaipur until lease deed issuance.

### 5. REQUIRED DOCUMENTS

-  Existing Lease Deed (Plot No. 15)
-  Ownership / Possession proof for Plot 5, 6 & 7
-  ID Proof & Address Proof (Owner)
-  Site Plan / Layout Plan
-  Tax Receipts (if available)
-  Any previous correspondence with Nagar Nigam (if any)

### 6. MANDATORY NEXT STEPS

 **1. SHARE GOOGLE COORDINATES**

- Provide exact latitude/longitude of all plots (5, 6, 7 & 15).
- Helps verify:
  - Road connectivity
  - Boundary alignment
  - Encroachment risk

 **2. PHYSICAL VERIFICATION (HIGHLY RECOMMENDED)**

On-ground inspection to confirm:

- Road frontage & access
- Plot boundaries & measurements
- Any encroachment
- Actual usability & surroundings

### 7. FINAL RECOMMENDATION

Proceed with physical verification + coordinate mapping first. Based on findings, we will finalize the most suitable option:



**Separate Lease Deeds**  
(Fast & Safe)



**Merged Unit**  
(Strategic but Complex)