

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 01-10-2025 1:33 PM

Fee Receipt No	: 202502544004062	Receipt Date	: 01/10/2025
Name	: ADV RISHI NARAYAN, SUGNA DEVI	Document S. No.	: 202501544004002
Address	: , , ,		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 150
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 150
From Year 2023 To Year 2025		Total Amount	: ₹ 150

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 111378902 ₹ 150

Signature of presenter or applicant for copy or Search certificate	Signature of recipient and date of return receipt
Cashier	SUB-REGISTRAR

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 01-10-2025 1:33 PM

Fee Receipt No	: 202502544004062	Receipt Date	: 01/10/2025
Name	: ADV RISHI NARAYAN, SUGNA DEVI	Document S. No.	: 202501544004002
Address	: , , ,		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 150
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 150
From Year 2023 To Year 2025		Total Amount	: ₹ 150

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 111378902 ₹ 150

Signature of presenter or applicant for copy or Search certificate	Signature of recipient and date of return receipt
Cashier	SUB-REGISTRAR

RISHI NARAYAN

Advocate
Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash
Chandra Boss Colony,
Ratanada, Jodhpur (Raj.)

Date 01/10/2025

TITLE VERIFICATION REPORT

Description of Property

A parcel of land standing in the name of Smt. Sugna Devi W/o Shri Mohan Ram, situated at Khasra No. 186/8, Village Bhakrasani, Jodhpur, admeasuring 7122.47 sq. mtrs.

Boundaries of the property are as under:

- North: Khasra No. 186/3 & Road
- South: Khasra No. 186/6
- East: Khasra No. 186/4
- West: Khasra No. 186/9

Present Owner

1. Smt. Sugna Devi W/o Shri Mohan Ram, aged about 68 years, resident of Bhilo Ki Dhani, Sangriya, Jodhpur, District Jodhpur.

List of Documents Examined

1. Copy of Approved Layout Plan issued by Jodhpur Development Authority (JDA).
2. Copy of 90A Conversion Order issued by the Deputy Commissioner, JDA.
3. Copies of Mutation Records.
4. Copy of Registered Power of Attorney.

Verification and Findings

Upon examination of the aforesaid documents and perusal of relevant records/registers at the offices of Sub-Registrar, Jodhpur, and Jodhpur Development Authority (JDA), the following facts emerge:

RISHI NARAYAN
ADVOCATE

Raj. High Court, Jodhpur
Mob. : 9413819718

- The present owner of the land is Smt. Sugna Devi W/o Shri Mohan Ram, the recorded Mool Khatedar of Khasra No. 186/8.
- She had applied through her duly constituted and registered Power of Attorney Holder, Shri Rajendra Kumar S/o Shri Bhimraj, for conversion, layout approval, and issuance of patta before Jodhpur Development Authority (JDA).
- The JDA, after due scrutiny, issued Conversion Order (90A Order) No. LU2012/JOD/2023-24/102098 dated 05/04/2024, in favour of Smt. Sugna Devi.
- Thereafter, JDA approved the Layout Plan of Khasra No. 186/8 admeasuring 7122.47 sq. mtrs. on dated 09/04/2025.
- On personal search of the registration records for the last three years at the Sub-Registrar Offices, Jodhpur, no encumbrance has been found in respect of the said property.

Conclusion / Opinion

From the perusal of the documents and record verification, it is evident that the chain of title is complete and clear. The property stands in the absolute ownership and possession of Smt. Sugna Devi W/o Shri Mohan Ram, and her title is valid, clear, marketable, and free from encumbrances.

Accordingly, the property is fit for any lawful transaction including sale, mortgage, or development.

Date: 01/10/2025

Place: Jodhpur



(Rishi Narayan)

Advocate

RISHI NARAYAN
ADVOCATE
Raj. High Court, Jodhpur
Mob. : 9413819718

Rishi Narayan

Advocate

Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash

Chandra Boss Colony,

Ratanada, Jodhpur (Raj.)

Date 01-10-2025

SEARCH REPORT

I have conducted a search in the office of the Sub-Registrar, Guda Vishnoiyan, and other concerned Sub-Registrar offices in Jodhpur, as well as in the records of the Jodhpur Development Authority (JDA), Jodhpur. Upon examination of the said records, it is revealed that Smt. Sugna Devi W/o Shri Mohan Ram is the Mool Khatedar (original recorded owner) of Khasra No. 186/8. She executed a duly registered Power of Attorney in favour of Shri Rajendra Kumar S/o Shri Bhimraj, who, acting on her behalf, submitted applications before the Jodhpur Development Authority for land conversion, approval of the layout plan, and issuance of Patta (lease deed). Upon due examination, the JDA issued a 90A Conversion Order in favour of Smt. Sugna Devi. Subsequently, on 09/04/2025, the Layout Plan for Khasra No. 186/8, admeasuring 7122.47 square meters, was duly approved."

The area and boundaries of the said land are as follows:

BOUNDARIES

North	South	East	West
KH no. 186/3 & Road	KH no. 186/6	KH no. 186/4	KH no. 186/9

Total Area 7122.47 sq. mtr.

Receipt No. 202502544004062 Dated 01/10/25 are enclosed herewith.

(Rishi Narayan)
Advocate, Jodhpur

RISHI NARAYAN
ADVOCATE
Raj. High Court, Jodhpur
Mob. : 9413819718

Rishi Narayan

Advocate

Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash
Chandra Boss Colony,
Ratanada, Jodhpur (Raj.)

Date 01/10/2025

NON ENCUMBRANCE CERTIFICATE

Based on the search conducted by me, the land measuring 7122.47 square meters, situated in Khasra No. 186/8, as per the layout plan issued by the Jodhpur Development Authority, Jodhpur, dated 09/04/2025, is in the name of Smt. Sugna Devi W/o Mohanram, through her Power of Attorney Holder, Shri Rajendra Kumar S/o Bhimrajji.

Smt. Sugna Devi W/o Mohanram executed a registered Power of Attorney in favor of Shri Rajendra Kumar S/o Bhimrajji, which was duly registered in the office of the Sub-Registrar, Guda Vishnoiyan (Jodhpur) on dated 29/08/2025, recorded in Book No. 4, Jild No. 2, Page No. 34, Serial No. 202503544400030.

As per the search conducted by me at the office of the Sub-Registrar, Guda Vishnoiyan (Jodhpur), and other concerned Sub-Registrar offices in Jodhpur, no transactions have been found in respect of the said land that would adversely affect the title.

I hereby certify that the said land is free from all encumbrances, charges, liabilities, or claims of any kind whatsoever. There is no restriction on the titleholder from creating a valid mortgage, sale, transfer, or any other legal transaction in respect of the said land.

The original recorded owner (Mool Khatedar) of the land is Smt. Sugna Devi, and she is the absolute owner of the said land.

(Rishi Narayan)

Advocate, Jodhpur

RISHI NARAYAN
ADVOCATE

Raj. High Court, Jodhpur
Mob. : 9413819718