

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

Fee Receipt

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

Print Date : 24-06-2025 12:59 PM

Fee Receipt No	:	202502339001991	Receipt Date	:	24/06/2025
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Name	:	ADV JYOTI SINGHVI, GANGA RAM, MANGLARAM S/O BUDHA RAM	Document S. No.	:	202501339001958
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Address	:	VILLAGE KHARDA, TEH. ROHAT, DIST. PALI
Document Type	:	Inspection And Search
Face Value	:	₹ 0

Evaluated Value	:	₹ 0
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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
Site/Inspection Fees	:	0	Cash Amount Received	:	₹ 0
From Year 2023 To Year 2025			Other than Cash	:	₹ 150
			Total Amount	:	₹ 150

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 106898708 ₹ 150

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

राजस्थान (परी)

Jyoti Singhvi

Advocate
Rajasthan High Court



Mob. No. : 8764168803

Off :- 148, Mahaveer Nagar,
PALI-MARWAR (RAJ.306401)

Date 11/07/2025

TITLE VERIFICATION REPORT DESCRIPTION OF PROPERTY

A land in the name of Ganga Ram s/o Budha Ram, Mangla Ram s/o Budha Ram. The land situated at kh.No.910/244 & 911/244 (part), Kharda, Tehsil Rohat, District Pali admeasuring 17941.88 Sqr Mtr. Boundaries as follows :-

North - Other plot
South - Remaining part of kh.No. 911/244
East - Other land of kh. No. 244/4, 244/4/1
West - National Highwar 62

Present Owner :-

1. Mr. Ganga Ram s/o Budha Ram, age about 65 years R/o Meghwalo ka bass, Tanawara, Jodhpur, Rajasthan-342802
2. Mangla Ram s/o Budha Ram. age about 55 years R/o Meghwalo ka bass, Tanawara, Jodhpur, Rajasthan-342802.

List of Document referred for furnishing prima facie opinion :

1. Copy of Approved layout plan issued by UIT PALI on Date 20.05.2022
2. Copy of 90A order issued by Deputy commissioner, UIT PALI on Date 06.05.2022
3. Copy of Mutation Record.
4. Copy of Power of Attorney on Date 09/07/2025

On examination about the veracity of the aforesaid documents



and perusal of the relevant records and registers at various offices including Registration office at sub Registrar office Rohat & UIT,Pali.

It transpires that the present owner of the Ganga Ram s/o Budha Ram, Mangla Ram s/o Budha Ram were Mool Khatedar of Kh no. 910/244 & 911/244 (part), Kharda, Tehsil Rohat, District- Pali On Personal Examination of the records I find that Ganga Ram s/o Budha Ram, Mangla Ram s/o Budha Ram are the Mool Khatedar of Kh no. 910/244 & 911/244 (part), and they applied for conversion and patta in UIT, pali and UIT examined and issue a 90A order in favor of Ganga Ram s/o Budha Ram , Mangla Ram Budha Ram. After that layout plan approved of Kh. no. 910/244 & 911/244 (part), admeasuring 17941.88 Sqr Mtr. By the name of **"ABHINAV VALLEY"** situated at Kh.no.910/244 & 911/244 (Part), KHARDA, TEHSIL ROHAT, DISTRICT-PALI. The Power of attorney was written by Ganga Ram s/o Budha Ram, Mangla Ram s/o Budha Ram in Favor of Gourav Jangir s/o Madanlal ji Jangir on Date 09/07/2025. Book No.04, Jild No.122,Page No.71, Sr.No. 202503339400042 at Sub Registra Rohat.

On personal search of the records of the last 3 years at the registration office Rohat, District pali. no encumbrance has been found with regard to the aforesaid property

Thus I come to the conclusion that as far as the chain of title is concerned it is complete and property/ land in the absolute ownership of the present owner land ganga Ram s/o Budha ram, Mangla Ram s/o Budha Ram

conclusion/recommendation

Thus, on consideration of the above, the possession and title of the owner over the premises is absolute, clear, valid and marketable.Dated



Jyoti Singhvi

Advocate
Rajasthan High Court



Mob. No. : 8764168803

Off :- 148, Mahaveer Nagar,
PALI-MARWAR (RAJ.306401)

Date 11/07/2025

SEARCH REPORT

I have made the search in the office of Sub Registrar Rohat, Pali Distt Pali and UIT Pali. Ganga Ram S/o Budha Ram, Mangla Ram S/o Budha Ram were Mool Khatedar of kh no. 910/244 & 911/244 (part) On personal Examination of the records I find that Ganga Ram s/o Budha Ram, Mangla Ram S/o Budha Ram are the Mool Khatedar of Kh no. 910/244 & 911/244 (part) and they applied for conversion and Patta In UIT, pali and UIT examined and issue a 90A order in favour of Ganga Ram s/o Budha Ram Mangala Ram s/o Budha Ram. After that approved layout plan of Kh. no. 910/244 & 911/244 (part) admeasuring 17941.88 Sqr Mtr. By the name of **"ABHINAV VALLEY"** Situated at Kh. no. 910/244 & 911/244 (PART), KHARDA , TEHSIL ROHAT,DISTRICT-PALI. The Power of attorney was written by Ganga Ram s/o Budha Ram, Mangla Ram s/o Budha Ram in Favor of Gourav Jangir s/o Madanlal ji Jangir on Date 09/07/2025. Book No.04, Jild No.122,Page No.71, Sr.No. 202503339400042 at Sub Registra Rohat.

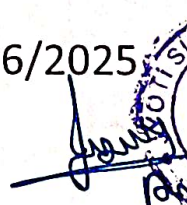
The area and boundaries of the said land are under:-

BOUNDARIES

North	South	East	West
Other Plot	Remaining part of Kh.no.911/244	Other land of Kh. No. 244/4, 244/4/1	National Highwar 62

Total Area 17941.88 Sqr Mtr

Receipt No.202502339001991 , Dated 24/06/2025


(JYOTI SINGHVI)
Advocate,pali

Jyoti Singhvi

Advocate
Rajasthan High Court



Mob. No. : 8764168803

Off :- 148, Mahaveer Nagar,
PALI-MARWAR (RAJ.306401)

Date 11/07/2025

NON ENCUMBRANCE CERTIFICATE

All the basis of search made up by me the land measuring 17941.88 Sqr Mtr Layout Plan issued by UIT Pali on dated 20-05-2022 in favor of land Ganga Ram s/o Budha Ram, Mangla Ram s/o Budha Ram

There after land Ganga Ram s/o Budha Ram, Mangla Ram s/o Budha Ram Owner of the above land. The Power of attorney was written by Ganga Ram s/o Budha Ram, Mangla Ram s/o Budha Ram in Favor of Gourav Jangir s/o Madanlal ji Jangir on Date 09/07/2025. Book No.04, Jild No.122,Page No.71, Sr.No. 202503339400042 at Sub Registra Rohat. According to the search made by me of the Sub Registrar Rohat, Dist .Pali, No transaction was found in respect of the said land, I do not find anything adverse which would present the title holder from creating valid mortgage or transfer or any kind in favor of any person therefore. I certify that the said land is free from all kinds of encumbrance charges, liability of any kind whatsoever . The chain of title in favor of land Gaga Ram s/o Budha Ram, Mangla s/o Budha Ram is complete in all respect and land Ganga s/o Budha Ram, Mangala Ram s/o Budha Ram absolute owner of the said land.



(JYOTI SINGHVI)

Advocate,pali