

Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : UDAIPUR-II

Fee Receipt

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

Print Date : 01-08-2025 12:17 PM

Fee Receipt No	: 202502107010388	Receipt Date	: 01/08/2025
Name	: ADVOCATE LALIT KUMAR GORANA, M/S DHARTI DHAN PVT LTD MUMBAI	Document S. No.	: 202501107010190
Address	: REG OFFICE JAIPUR AT LAND OF SUNDARWAS UDAIPUR KH NO 298 TO 303		
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	: ₹ 900
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
From Year 2008 To Year 2025		Other than Cash	: ₹ 900
		Total Amount	: ₹ 900

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 108681452 ₹ 900

Signature of presenter or applicant for
copy or Search certificate

Cashier



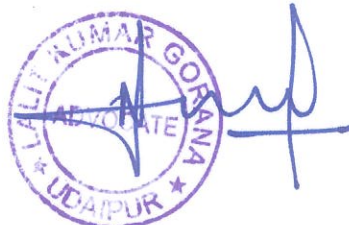
Signature of recipient
and date of return receipt

SUB-REGISTRAR

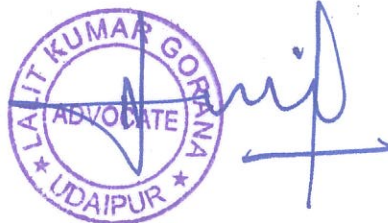
LAND SEARCH REPORT

That I have examined the documents and revenue records of the below mentioned property at the office of the Sub Registrar Second. Udaipur (raj.), Registration & Stamps for the past 18 years and after due to consideration I certify that -

- 1 That the property is khasra No. 298, 299, 300, 301, 302, 303 kita 6 total Area 0.3500 Hectare (3500 Sq. meters) is situated at revenue Village- Sundarwas Tehsil- Girwa Dist. Udaipur as per land Conversion 90-B Order issued by Urban Improvement Trust Udaipur vide Serial no. 124-25 dated-21/02/2011 and land Conversion 90-A Order issued by Udaipur Development Authority Udaipur vide Serial no. LU2012/UDP/2025-26/103789 dated-09/06/2025. Plan approved for the residential purpose by Udaipur Development Authority, Udaipur vide Serial no. L.P.C.DRG NO. 501/02 dated 16/06/2025 and Demarcated plan approved by Udaipur Development Authority, Udaipur dated 18/07/2025. Demond note issued by Udaipur Development Authority, Udaipur vide Serial no. F.11 () Region-11/ Sundarwas/ 2025/06 dated 28/07/2025.*
- 2 That according to the revenue jamabandi sanvat 2065-2068 (From the year 2008 to 2011) Khasra No. 297, 298, 299, 300, 301, 310, 312, 313, 314, 315 and 302, 303 kita 12 Area 2.5250 Hectare land at revenue Village Sundarwas Tehsil Girwa District Udaipur (raj.) Name of M/s Dharti Dhan Pvt. Ltd. Co. Bombay Registered Office Golcha gardens, Agra Road Jaipur 302003, Present station Udaipur (Raj.) was recorded in revenue record.*
- 3 That according to Copy of revenue jamabandi 2069-2072 (From the year 2012 to 2015) as per 90-B Order dated 21/02/2011 khasra No. 302, 303 Kita 02 Area 0.1250 Hectare land at revenue Village Sundarwas Tehsil Girwa District Udaipur (raj.) is Name of Urban Improvement Trust Udaipur (Raj.) is Registered in revenue record.*



- 4 That according to the revenue jamabandi sanvat 2074-2077 (From the year 2015 to 2020) dated 6/5/2025 khasra No. 298, 299, 300, 301 kita 04 Area 0.2250 Hectare land at revenue Village Sundarwas Tehsil Girwa District Udaipur (raj.) Name of M/s Dharti Dhan Pvt. Ltd. Co. Bombay Registered Office Golcha gardens, Agra Road Jaipur 302003, Present station Udaipur (Raj.) recorded in revenue records.
- 5 That according to Copy of revenue jamabandi sanvat 2074-2077 (From the year 2015 to 2020) dated 31/07/2025 Mutation No. 870 Dated 19/06/2025 as per 90-A Order khasra No. 298, 299, 300, 301 kita 04 Area 0.2250 Hectare land at revenue Village Sundarwas Tehsil Girwa District Udaipur (raj.) is Name of Udaipur Development Authority, Udaipur (Raj.) is Registered in revenue record.
- 6 That the property stands in name of M/s Dharti Dhan Pvt. Ltd. Co. Bombay Registered Office Golcha gardens, Agra Road Jaipur 302003, Present station Udaipur (Raj.) as per mentioned in 90-B /90-A order and revenue records.
- 7 That as per revenue records of the said property, the said property stands in the name of M/s Dharti Dhan Pvt. Ltd. Co. Bombay Registered Office Golcha gardens, Agra Road Jaipur 302003, Present station Udaipur (Raj.).
- 8 That according to the above mentioned 90-B/90- A order and Demand note M/s Dharti Dhan Pvt. Ltd. Co. Bombay Registered Office Golcha gardens, Agra Road Jaipur 302003, Present station Udaipur (Raj.) having clear and marketable title of the said property and fit for accepting the same as same security by way of mortgage. the said property is absolutely clear, valid, free and marketable and a valid mortgage, lease agreement can be created in favour of the Bank, Trust, company and any society.
- 9 That there are no claims of minors in property.
- 10 That there is no impediment of creating the mortgage.
- 11 That the property is free from all sorts of encumbrances.



12 That the property has not been acquired under land acquisition act, 1894 and no notification giving the intention of the acquisition of the said property has been issued.

Details of the Said Property -

1. **Owner** - M/s Dharti Dhan Pvt. Ltd. Co. Bombay Registered Office Golcha gardens, Agra Road Jaipur 302003, Present station Udaipur (Raj.)
2. **Khasra Number.** - 298, 299, 300, 301, 302, 303 Kita 6
3. **Total Land Area** - 0.3500 Hectare (3500 Sq. meters).
4. **Total Number of Plots** -17.
5. **Total Plot Area** -22595 Square feet.
6. **Situated at** - Village- Sundarwas, Tehsil- Girw, Dist. Udaipur (Raj.)

Date- 01/08/2025

Place- Udaipur (Raj.)



Advocate Lalit Kumar Gorana

It is certified that M/s Dharti Dhan Pvt. Ltd. Co. Bombay Registered Office Golcha gardens, Agra Road Jaipur 302003, Present station Udaipur (Raj.) is the sole and absolute owner of the above said property and presently having absolute Marketing, selling and Developing rights of the above said property.

- 1 Copy of Receipt No. 202502107010388 dated- 01/08/2025
- 2 Copy of land Conversion Order (90-B Order) dated- 21/02/2011
- 3 Copy of land Conversion Order (90-A Order) dated- 09/06/2025
- 4 Copy of the Demand note dated- 28/07/2025
- 5 Copy of the Approved plan dated-16/06/2025
- 6 Copy of the Demarcated plan dated-18/07/2025
- 7 Copy of Jamabandi Sanvat 2074 to 2077
- 8 Copy of Jamabandi Sanvat 2065 to 2068
- 9 Copy of Jamabandi Sanvat 2069 to 2072



Advocate Lalit Kumar Gorana