



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

Fee Receipt

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

Print Date : 27-08-2025 3:06 PM

Fee Receipt No	: 202502052018381	Receipt Date	: 27/08/2025
Name	: ARJUN SINGH PARIHAR ADV, ARUNA PARIHAR	Document S. No.	: 202501052018175
Address	: 0		
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	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2025 To Year 2025		Total Amount	: ₹ 50

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 109732925 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

उप पंजीयक (द्वितीय)
SUB-REGISTRAR
जोधपुर

ARJUN SINGH PARIHAR**RAJASTHAN HIGH COURT, JODHPUR****OFFICE-CUM-RESIDENCE**Back Side Bijalighar, Karneria bera,
Mathania, District Jodhpur, (Raj.).
Mob. No. 9414440548, 9413962747**Opp. Tehsil Campup Office No. 6, Tehsil Tinwari, District Jodhpur**

REF.:

DATE:.....

27/8/2025

SEARCH REPORTREF. NO.
JAIPUR

/2025 REAL ESTATE REGULATORY AUTHORITY,

NAME OF TITLE HOLDER : ARUNA PARIHAR

WIFE OF : JAI SINGH PARIHAR

RESIDENCE OF : ANUJAY BHAWAN, RAM SAGAR BERA,
PUNJALA,

TEHSIL : JODHPUR

DISTRICT : JODHPUR, RAJASTHAN.

अजुनारस पारीहार
[Signature]
ARJUN SINGH PARIHAR

[ADVOCATE]

TO WHOM SO IT MAY CONCERN

To,

**The Authorized Officer,
Real Estate Regulatory Authority, Jaipur.**

SUB: Title Legal Opinion Report certifying non encumbrance of the Non Agricultural land Khasra No. 75/8 Rakba 3 Bigha 3 Biswa 18 Biswansi, at Bhadwasiya, Tehsil and District Jodhpur in the name of Aruna Parihar W/o Jai Singh Parihar, By Caste Mali, Resident of Ram Sagar Bera, Punjala, Tehsil and District Jodhpur.

Dear Sir,

I refer to your requesting me to furnish non encumbrances and certify and submit the Title Cum Opinion Report about the clear and marketable to the above property.

Sr. No.	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
1.	Name & Address of the Title Holder	Aruna Parihar W/o Jai Singh Parihar, By Caste Mali, Resident of Ram Sagar Bera, Punjala, Tehsil and District Jodhpur
2.	Title Deeds in Search by me	Non Agricultural land Khasra No. 75/8 Rakba 3 Bigha 3 Biswa 18 Biswansi, at Bhadwasiya, Tehsil and District Jodhpur
3	Description of Immovable Property	Non Agricultural land Khasra No. 75/8 Rakba 3 Bigha 3 Biswa 18 Biswansi, at Bhadwasiya, Tehsil and District Jodhpur. NORTH: Other Land SOUTH: Khasra No. 75 EAST: JDA Approved Khasra No. 75/3 Colony WEST: Other Land AREA: Rakba 3 Bigha 3 Biswa 18 Biswansi
4	Search in Sub Registrar's Office	SR-II, Jodhpur Search From 2025 to 2025 on dated 27.08.2025, Receipt No. 202502052018381

अनुमोदित पारहार
राजस्थान न्यायालय जोधपुर

(i)	Location of Property	Village Bhadwasiya, Tehsil and District Jodhpur, Rajasthan
(ii)	Search & Investigation	Verified the search certificate on dated 08.08.2025 & the property in question is found to be unencumbered with as per the search certificate mentioned above after scrutinizing the document referred above I am to opine that originally the property stood recorded in the name of Aruna Parihar W/o Jai Singh Parihar, By Caste Mali, Resident of Ram Sagar Bera, Punjala, Tehsil and District Jodhpur and channel documents are as under:- 1. Copy of the Jamabandi in the name of recorded Khatedar Moti S/o Kani Ram, R/o Mahamandir Jodhpur. 2. Copy of the Sale Deed executed by Moti S/o Kani Ram in favour of Sawal Ji, Prabhu Ji, Sita Ram Ji, Jai Singh Ji S/o Hem ji regarding rakba 85 Bigha 1 Biswa agriculture Land, Khasra No. 75, Bhadwasiya, Jodhpur, which was duly registered in SR-Jodhpur on 27.02.1965. 3. Copy of the Partition Letter dated 14.11.2022 sent to the Tehsildar by LR's Sawalji, LR's Prabhuji, Sita Ram, Jai Singh. 4. Thereafter, the Khatedar has partition the agriculture land as per current possession of the khatedar, then after, Original Gift Deed executed by Jai Singh Parihar in favour of Aruna Parihar regarding 3 bigha 3 biswa 18 biswansi and 12 bigha 17 biswa 12 biswansi total land 15 bigha 11 biswa 10 biswansi, Khasra No. 75, Bhadwasiya, Jodhpur, which was duly relgistered in SR-II, Jodhpur on 03.03.2023 at Book No. 1, Vol. No. 1615, Page No. 122, Sr. No. 202303052101799. 5. Copy of the Mutation No. 1176 dated 16.03.2023 in the name of Aruna Parihar regarding 3 bigha 3 biswa 18

अनुमोदित
उडवाकर
राजस्थान न्यायालय जोधपुर

		biswansi and made a separate Khasra No. 75/8, Village Bhadwasiya, Jodhpur. 6. Copy of the Order dated 12.02.2024 issued by JDA, Jodhpur in the name of Smt. Aruna Parihar converting agriculture to non-agriculture purposes.
(iii).	Whether the property is ancestral and/or under Joint Ownership, if so details of the Co-Owner the supported specifically	Single Ownershi p
(iv)	Minor's interest (Any minor's interest in the property proposed to be mortgaged or any other claims if minor's interest is involved)	NILL
(v)	Document Pending for registration	NILL
5.	Whether Urban Land (Cereilingst Ration regulation Act, 1976 is applicable in the State where the property is located. If applicable whether immovable property (ies) fall's within the investment should be made under Section 26, 27& 28 of the act to ensure the mortgagor's has/have obtained necessary permission from the competent authority under the act document any evidence showing such permission is obtained has to be attached with the report.	No
6.	Whether the property is acquired under land acquisition act 1894 and application of other state legislations	Does not arise
7.	Lease Hold/Lease Deed immovable property	Gifted Property
8.	Investigation under income Tax Act, 1961	Does not arise
9.	Investigation in regard to agriculture land	No
10.	If it is a property owned by the company the additional safeguard like search before the registrar of companies to be obtained be stated.	Does not arise

अजुनासु पारहार
अडवाका
ARIJUN SINGH PARIHAR
जयपुर

[ADVOCATE]

CERTIFICATE

I hereby certified that I have personally & verified the information furnished in this report. I certified Aruna Parihar W/o Jai Singh Parihar, By Caste Mali, Resident of Ram Sagar Bera, Punjala, Tehsil and District Jodhpur. The said Plot is the ownership property of Aruna Parihar W/o Jai Singh Parihar property is absolute valid, clear and marketable title over the property shown above and she is competent to use the residential and other purposes of her property.

OPINION

The Non Agricultural land Khasra No. 75/8 Rakba 3 Bigha 3 Biswa 18 Biswansi, at Bhadwasiya, Tehsil and District Jodhpur in the name of Aruna Parihar W/o Jai Singh Parihar, By Caste Mali, Resident of Ram Sagar Bera, Punjala, Tehsil and District Jodhpur and she has exclusive title over the same, the said property is free from all sort of encumbrances and there is no charge over it by way of sale, gift mortgage, lease lien attachment or otherwise up to date as per there office record searched by me as well as record verified from the registry office.

Submitted by

अजुन सिंह पारहार
उडवाकर
ARIUN SINGH PARIHAR

[ADVOCATE]