

# ANIL SHARMA

Advocate Rajasthan High Court

Office-cum-Residence-32, U.I.T. Quarters, Shastri Nagar, AJMER M'ble - 9414010765

SR/250667

dt. : 28/05/2025

## TITLE REPORT

To whomsoever it may concern

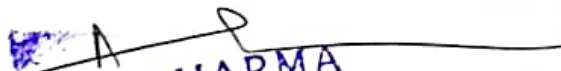
Subject :- Title Search Report of (1) Mrs. Nirmala Jain w/o Mr. Padam Chand Jain and (2) Mr. Shubham Jain S/o Mr. Padam Chand Jain the Land of Khasra no. 9631/1 measuring 0.790784 Hectare, Khasra no. 9632/1 measuring 0.542239 Hectare and Khasra no. 9633/1 measuring 0.635363 Hectare Situated at Village Ajmer Thok Maliyan 1, 2 and 3, Tehsil and Dist. Ajmer.

### **Name of Owners with Full Address:-**

(1) Mrs. Nirmala Jain w/o Mr. Padam Chand Jain and (2) Mr. Shubham Jain S/o Mr. Padam Chand Jain, R/o Chhajer Mohalla, Village Jethana, Dist. Ajmer.

### **List of documents :-**

- (1) Photo Copy of Jamabandi dt. 25/06/2024 Samvat 2020 – 2023 issued in favour of M/s. Vaishali Vardhman Coloniser Pvt. Ltd..
- (2) Photo Copy of Sale Deed dt. 03/11/1995 executed by Sh. Ranjeetmal Lodha S/o Late Sh. Fatehmal Lodha in favour of M/s. Vaishali Vardhman Coloniser Pvt. Ltd., which has been registered by Sub-Registrar, Ajmer on 04/07/1997 in Book no. 1, Vol. no. 1320, Sr. no. 2727, Page no. 95, and Pasted in Addl. Book no. 1, Vol. no. 2287, Page no. 127 to 133 (in respect of 1/48 share out of agri. land measuring 229-01-10 bigha).
- (3) Photo Copy of Sale Deed dt. 18/03/1997 executed by Sh. Jatanmal Lodha S/o Late Sh. Gadmal Lodha in favour of M/s. Vaishali Vardhman Coloniser Pvt. Ltd., which has been registered by Sub-Registrar, Ajmer on 27/12/1997 in Book no. 1, Vol. no. 1329, Sr. no. 4537, Page no. 102, and Pasted in Addl. Book no. 1, Vol. no. 2323, Page no. 179 to 183 (in respect of 1/24 share out of agri. land measuring agri. land measuring 229-01-10 bigha).
- (4) Photo Copy of Sale Deed dt. 09/01/1996 executed by Smt. Raj Kanwar w/o Late Sh. Sardar Mal Lodha in favour of M/s. Vaishali Vardhman Coloniser Pvt. Ltd.,

  
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- which has been registered by Sub-Registrar, Ajmer on 04/07/1997 in Book no. 1, Vol. no. 1320, Sr. no. 2728, Page no. 96, and Pasted in Addl. Book no. 1, Vol. no. 2287, Page no. 134 to 139 (in respect of 1/24 share out of agri. land measuring agri. land measuring 229-01-10 bigha).
- (5) **Photo Copy of Sale Deed** dt. 05/10/1995 executed by Smt. Pushpa Kumari w/o Late Sh. Manmohan Mal Lodha self & on behalf of legal guardian of minor Sh. Rohit Adopted S/o Late Sh. Manmohan Mal Lodha in favour of **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.**, which has been registered by Sub-Registrar, Ajmer on 18/03/1996 in Book no. 1, Vol. no. 1290, Sr. no. 1214, Page no. 18, and Pasted in Addl. Book no. 1, Vol. no. 2165, Page no. 65 to 70 (in respect of 1/6 share out of agri. land measuring agri. land measuring 229-01-10 bigha).
- (6) **Photo Copy of Sale Deed** dt. 16/09/1995 executed by Sh. Shantimal S/o Late Sh. Fatehmal in favour of **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.**, which has been registered by Sub-Registrar, Ajmer on 04/07/1997 in Book no. 1, Vol. no. 1320, Sr. no. 2726, Page no. 94, and Pasted in Addl. Book no. 1, Vol. no. 2287, Page no. 122 to 126 (in respect of 1/48 share out of agri. land measuring agri. land measuring 229-01-10 bigha).
- (7) **Photo Copy of Sale Deed** dt. 29/03/1996 executed by Sh. Paanmal Lodha S/o Late Sh. Seth Kanmal in favour of **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.**, which has been registered by Sub-Registrar, Ajmer on 16/01/1998 in Book no. 1, Vol. no. 1331, Sr. no. 248, Page no. 47, and Pasted in Addl. Book no. 1, Vol. no. 2329, Page no. 229 to 231 (in respect of 1/6 share out of agri. land measuring agri. land measuring 229-01-10 bigha).
- (8) **Photo Copy of Sale Deed** dt. 16/09/1995 executed by Sh. Shantimal S/o Late Sh. Fatehmal on behalf of POA of Smt. Shanta Kumari w/o Late Seth Sh. Sobhagmal in favour of **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.**, which has been registered by Sub-Registrar, Ajmer on 27/12/1997 in Book no. 1, Vol. no. 1329, Sr. no. 4536, Page no. 101, and Pasted in Addl. Book no. 1, Vol. no. 2323, Page no. 173 to 178 (in respect of 1/6 share out of agri. land measuring agri. land measuring 229-01-10 bigha).
- (9) **Photo Copy of Sale Deed** dt. 07/10/1995 executed by Smt. Dhanpat Kanwar Lodha w/o Late Seth Umraomal Lodha in favour of **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.**, which has been registered by Sub-Registrar, Ajmer on 16/01/1998 in Book no. 1, Vol. no. 1331, Sr. no. 247, Page no. 46, and Pasted in Addl. Book no. 1,

  
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Vol. no. 2329, Page no. 221 to 226 (in respect of 1/6 share out of agri. land measuring agri. land measuring 229-01-10 bigha).

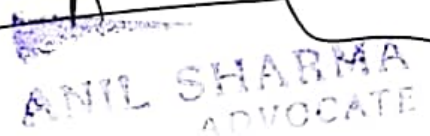
- (10) **Photo Copy of Sale Deed** dt. 14/01/1997 executed by Sh. Sampatmal Lodha S/o Late Seth Sh. Sobhagmal Lodha in favour of **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.**, which has been registered by Sub-Registrar, Ajmer on 27/12/1997 in Book no. 1, Vol. no. 1329, Sr. no. 4535, Page no. 100, and Pasted in Addl. Book no. 1, Vol. no. 2323, Page no. 167 to 172 (in respect of 1/6 share out of agri. land measuring agri. land measuring 229-01-10 bigha).
- (11) **Photo Copy of Sale Deed** dt. 19/12/1995 executed by (1) Sh. Sajjanmal S/o Late Sh. Gadmal and (2) Sh. Sunil Kumar and (3) Sh. Anil Kumar sons of Late Sh. Sajjanmal in favour of **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.**, which has been registered by Sub-Registrar, Ajmer on 27/12/1997 in Book no. 1, Vol. no. 1329, Sr. no. 4538, Page no. 103, and Pasted in Addl. Book no. 1, Vol. no. 2323, Page no. 184 to 189 (in respect of 1/6 share out of agri. land measuring agri. land measuring 229-01-10 bigha).
- (12) **Photo Copy of Sale Deed** dt. 02/11/2020 executed by **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.** in favour of **Mrs. Nirmala Jain w/o Mr. Padam Chand Jain**, which has been registered by Sub-Registrar, Ajmer-I on 04/11/2020 in Book no. 1, Vol. no. 2065, Page no. 7, Sr. no. 202003001104693, and Pasted in Addl. Book no. 1, Vol. no. 5252, Page no. 72 to 85 (in respect of agri. land measuring 08-17-00 bigha).
- (13) **Photo Copy of Sale Deed** dt. 02/11/2020 executed by **M/s. Vaishali Vardhman Coloniser Pvt. Ltd.** in favour of **Mr. Shubham Jain S/o Mr. Padam Chand Jain**, which has been registered by Sub-Registrar, Ajmer-I on 04/11/2020 in Book no. 1, Vol. no. 2065, Page no. 6, Sr. no. 202003001104692, and Pasted in Addl. Book no. 1, Vol. no. 5252, Page no. 59 to 71 (in respect of agri. land measuring 06-17-00 bigha).
- (14) **Photo Copy of 90-A Order** no. 100817 dt. 21/04/2023 issued by A.D.A. Ajmer in favour of (1) **Mrs. Nirmala Jain w/o Mr. Padam Chand Jain** and (2) **Mr. Shubham Jain S/o Mr. Padam Chand Jain** (in respect of khasra land measuring 0.3266 hectare).
- (15) **Photo Copy of Lay-Out Permission Letter** issued by A.D.A. Ajmer in favour of (1) **Mrs. Nirmala Jain w/o Mr. Padam Chand Jain** and (2) **Mr. Shubham Jain S/o Mr. Padam Chand Jain**(with layout plan) [ yet to be obtained ].

  
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**Conclusion / Observation if any**

As per the photocopy/Xerox of the documents submitted by the party and details mentioned therein, I am of the opinion that (1) Mrs. Nirmala Jain w/o Mr. Padam Chand Jain and (2) Mr. Shubham Jain S/o Mr. Padam Chand Jain is the absolute owners of above khasra land/said land is clear, marketable and free from all encumbrances.

**Advocate Anil Sharma**

ANIL SHARMA  
ADVOCATE



Government of Rajasthan  
e-Registration Fee Receipt

FIRST COPY

|                  |                          |              |                   |
|------------------|--------------------------|--------------|-------------------|
| SRO Unique ID    | 20132025AJ               | Receipt Date | 28-MAY-2025 13:23 |
| S R Location     | AJMER I                  |              |                   |
| Receipt No       | RJ1316881480308          |              |                   |
| Name Of Seller   | ANIL SHARMA ADV          |              |                   |
| Name Of Buyer    | NA                       |              |                   |
| Type of Document | Others - Search          |              |                   |
| ACC Reference    | NONSH/KANHAIYA LAL/AJMER |              |                   |

| Paid Fees                         |              |                        |              |
|-----------------------------------|--------------|------------------------|--------------|
| Particulars                       | Amount (Rs.) | Particulars            | Amount (Rs.) |
| Registration Fees                 | ₹ 0          | CSI                    | ₹ 0          |
| Copy of Fees                      | ₹ 0          | Record Inspection Fees | ₹ 650        |
| Late Fees                         | ₹ 0          | Commission Fees        | ₹ 0          |
| Other Charges                     | ₹ 0          |                        |              |
| Total Amount                      | ₹ 650        | Service Charges        | ₹ 10         |
| Grand Total                       | ₹ 660        |                        |              |
| ( Rupees Six Hundred Sixty Only ) |              |                        |              |



Statutory Alert : The authenticity of this receipt should be verified at [www.shcilestamp.com](http://www.shcilestamp.com) . Any discrepancy in the details on this receipt and as available on the website renders it invalid.