

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

Fee Receipt

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

Print Date : 21-03-2026 4:39 PM

Fee Receipt No	: 202602102007967	Receipt Date	: 21/03/2026
Name	: ADV LALIT SONI , SMT. CHANDRA KANTA AGRAWAL, SHRI ARPIT AGRAWAL, SMT. PRIYANKA AGRAWAL ANUPAM FUTURE DEVELOPERS PVT. LTD	Document S. No.	: 202601102007886
Address	: PLOT NO. 1 TO 20, 29, BALICHA UDAIPUR		
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	: ₹ 1300
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1300
From Year 2014 To Year 2026		Total Amount	: ₹ 1300

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 120530096 ₹ 1300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

उप पजीयक
(सहायक) उदापुर
SUB-REGISTRAR

Lalit Soni

Advocate
Rajasthan High Court

OFFICE – 195, Q Road, Bhupalpura,
Udaipur (Raj.) 313001
Email- adlalit@rediffmail.com
Mob. 09461388935

Date - 21/03/2026

TITLE SEARCH REPORT

TO WHOMSOEVER IT MAY CONCERN

Description of property

Residential Property situated at Plot no. 1 to 39 Project known as Swaroop Heights, in the Khasra no. 2488/1374 Revenue Village Balicha, Distt Udaipur (Raj.), admeasuring all plot total area is 41300 Sq. Ft. herein referred to as **said property** within the limit of Sub-Registrar office Udaipur

Name of Present Owner

- (1) Shri Devi Lal Bhil S/o Roda Ji Bhil
- (2) Shri Arpit Agrawal S/o Shri Satish Chandra Ji Agarwal
- (3) Smt. Priyanka Agrawal W/o Shri Arpit Agarwal
- (4) Anupam Future Developers Pvt. Ltd., through director Shri Satish Chandra Ji Agarwal
- (5) Smt. Chandrakanta Agrawal W/o Shri Satish Chandra Ji Agarwal

Documents submitted for my opinion:

1. Online Copy of Jamabandi Samwat 2074-2077 in favour of Shri Deva S/o Shri Chamna, Shri Devi Lal S/o Shri Roda and Shri Mota S/o Shri Chamna.
2. Online 90-A order dated 30/01/2023 issued by UIT.


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3. Online Copy of Jamabandi Samwat 2074-2077 in favour of UIT Udaipur.
4. Photocopy of Mutual Partition deed dated 27/04/2023 executed by and between Shri Deva S/o Shri Chamna, Shri Devi Lal S/o Shri Roda and Shri Mota S/o Shri Chamna
5. Photocopy of registered Praptra D dated 29/08/2023 executed by Shri Deva Bhil in favour of Smt. Priyanka Agrawal (for plot no. 2, 3, 4, 5, 6, 10, 19 area 7350 Sq. ft.)
Registered on 29/08/2023 at book no. 1, zild no. 1822, page no. 181, sr. no. 202303102118621 and affixed on additional book no. 1, zild no. 5134, page no. 294 to 301 at sub registrar office 1st Udaipur
6. Photocopy of registered Praptra D dated 29/08/2023 executed by Shri Mota Bhil in favour of Smt. Arpit Agrawal (for plot no. 1, 7, 8, 9, 20 area 6430 Sq. ft.)
Registered on 29/08/2023 at book no. 1, zild no. 1822, page no. 179, sr. no. 202303102118619 and affixed on additional book no. 1, zild no. 5134, page no. 276 to 285 at sub registrar office 1st Udaipur
7. Photocopy of registered Praptra D dated 24/06/2024 executed by Shri Devi Lal Bhil in favour of Anupam Future Developers Pvt. Ltd. (for plot no. 11, 12, 13 area 3150 Sq. ft.)
Registered on 24/06/2024 at book no. 1, zild no. 1277, page no. 83, sr. no. 202403107107008 and affixed on additional book no. 1, zild no. 5107, page no. 382 to 393 at sub registrar office 2nd Udaipur


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8. Photocopy of registered Praptra D dated 24/06/2024 executed by Shri Devi Lal Bhil in favour of Anupam Future Developers Pvt. Ltd. (for plot no. 14, 15, 16 area 3000 Sq. ft.)
Registered on 24/06/2024 at book no. 1, zild no. 1277, page no. 82, sr. no. 202403107107007 and affixed on additional book no. 1, zild no. 5107, page no. 370 to 381 at sub registrar office 2nd Udaipur
9. Photocopy of registered Praptra D dated 24/06/2024 executed by Shri Devi Lal Bhil in favour of Smt. Chandrakanta Agrawal (for plot no. 17, 18, 29 area 2990 Sq. ft.)
Registered on 24/06/2024 at book no. 1, zild no. 1277, page no. 84, sr. no. 202403107107009 and affixed on additional book no. 1, zild no. 5107, page no. 394 to 405 at sub registrar office 2nd Udaipur
10. Photocopy of Lay out plan issued by UIT, Udaipur

Brief history of property:

By perusal of documents we can see that Shri Deva Bhil, Shri Devi Lal Bhil and Shri Mota Bhil was the owner of agriculture land khasra number 2488/1374 and they applied for residential conversion and surrender the land in UIT and UIT issued 90 A order dated 31.01.2023 and khasra number 2488/1374 recorded in name of UIT

Further Shri Deva Bhil executed registered Praptra D dated 29/08/2023 in favour of Smt. Priyanka Agrawal for plot no. 2, 3, 4, 5, 6, 10, 19 area 7350 Sq. ft.


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And Shri Mota Bhil executed registered Praptra D dated 29/08/2023 in favour of Shri Arpit Agrawal (for plot no. 1, 7, 8, 9, 20 area 6430 Sq. ft.

And Shri Devi Lal Bhil executed registered Praptra D dated 24/06/2024 in favour of Anupam Future Developers Pvt. Ltd. (for plot no. 11, 12, 13 area 3150 Sq. ft.)

And Shri Devi Lal Bhil executed registered Praptra D dated 24/06/2024 in favour of Anupam Future Developers Pvt. Ltd. (for plot no. 14, 15, 16 area 3000 Sq. ft.)

And Shri Devi Lal Bhil executed registered Praptra D dated 24/06/2024 in favour of Smt. Chandrakanta Agarwal (for plot no. 17, 18, 29 area 2990 Sq. ft.)

And Plot number 21 to 28 and 30 to 39 admeasuring area 18380 Sq. ft. remain in ownership of Shri Devi Lal Bhil

As per above discussion now UDA Udaipur shall execute further documents in favour of Shri Devi Lal Bhil, Shri Arpit Agrawal, Smt. Priyanka Agrawal, Anupam Future Developers Pvt. Ltd., Smt. Chandrakanta Agrawal for said property

This is to certify that I have inspected the available records of the office of the Sub Registrar 1st Udaipur for 13 year and caused necessary search in the Sub-Registrar Office at Udaipur 1st for the period of 2014 to 2026 dated 21/03/2026 vide receipt no. 202602102007967 regarding the said Property.


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During My inspection I did not find any encumbrance to have been created by above **Shri Devi Lal Bhil, Shri Arpit Agrawal, Smt. Priyanka Agrawal, Anupam Future Developers Pvt. Ltd., Smt. Chandrakanta Agrawal** and as per available record I found the above property free from all financial burdens and encumbrance.

It is further certified that I have verified from the Sub-Registrar's Office about the genuineness of the title deed examined by me and found that same are genuine.

I further certified that as per available record and documents availed to me for verification and declaration produced by owner the above **Shri Devi Lal Bhil, Shri Arpit Agrawal, Smt. Priyanka Agrawal, Anupam Future Developers Pvt. Ltd., Smt. Chandrakanta Agrawal** enjoy and possess a clean and good marketable title over the above said property


(Lalit Soni)

Advocate

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