

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

Fee Receipt

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

Print Date : 30-10-2025 1:23 PM

Fee Receipt No : 202502085006951
Name : MOHMMAD ASIF
ADVOCATE
SHEOGANJ, LOKESH
KUMBHAT HUF KARTA
S/O SURENDRA
KUMAR KUMBHAT &
SHRYANSH JAIN HUF
KARTA S/O
SHANTILAL JI JAIN

Receipt Date : 30/10/2025
Document S. No. : 202501085006534

Address : JODHPUR

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 : ₹ 500

Us_25_34 : ₹ 0

Commission : ₹ 0

Custody : ₹

Others : ₹ 0

Site Inspection Fees : 0

Cash Amount Received : ₹ 0

Other than Cash : ₹ 500

Total Amount : ₹ 500

From Year 1996 To Year 2005

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 112679758 ₹ 500

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

पंजीयक सिरौही
SUB-REGISTRAR



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

Fee Receipt

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

Print Date : 30-10-2025 12:45 PM

: 202502325004695	Receipt Date	: 30/10/2025
: MOHMMAD ASIF	Document S. No.	: 202501325004644
ADVOCATE		
SHEOGANJ, LOKESH		
KUMBHAT HUF		
KARTA S/O		
SURENDRA KUMAR		
KUMBHAT &		
SHRAYANSH JAIN		
HUF KARTA S/O		
SHANTILALJI JAIN		
: JODHPUR		
: Inspection And Search		
: ₹ 0	Evaluated Value	: ₹ 0
Fee	Fee for Memorandum Us_64_67	: ₹
: ₹ 0	Certified copying fees Us_57	: ₹ 0
ndum)	Reg (memorandum)	: ₹
: ₹ 0	Stamp Duty	: ₹ 0
: ₹ 0	Inspection fee	: ₹ 1000
: ₹ 0	Commission	: ₹ 0
: ₹	Others	: ₹ 0
ees	Cash Amount Received	: ₹ 0
: 0	Other than Cash	: ₹ 1000
	Total Amount	: ₹ 1000

06 To Year 2025

ent (#Mode Number Amount #)

112679240 ₹ 1000

resenter or applicant for
h certificate

Signature of recipient
and date of return receipt

Sub REGISTRAR
शिव पंजीयक, शिवगंज



MOHAMMAD ASIF

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BRIEF

This Title Search Report (in short 'TSR') in relation and limited to the Residential project of SIDDHACHAL-B Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT & SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN. Which is Situated at Khasra No.- 1399/1335, 134 & 1337/136,, Village - Badgaon, Tehsil-Sheoganj, Sirohi., total land area admeasuring 122804 Sq. Ft. or 11413 Sq. Mtr. belonging to (1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN which is encompassing following :-

Ser	Land Use	Area Sq. Ft.	Area Sq. Mtr	%	Toatal %
1	Residential	64723.00	52483.55	52.70	56.29
2	Commercial	2484.00	230.85	2.02	
3	Informal	1927.00	179.08	1.57	
4	Road	32832.00	3051.30	26.74	43.71
5	Public Utility	4932.00	458.36	4.03	
6	Facility Area	5145.00	478.15	4.18	
7	Park Area	10760.00	1000	8.76	
	Toatal Area	122804.00	11413	100.00%	100.00%

(hereinafter referred to as 'the Said Project Land') is prepared pursuant to the instructions received from SIDDHACHAL-B Promoter (1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN (hereinafter referred to as 'the promoter'). This TSR is expected to be used by the promoter SIDDHACHAL-B Promoter (1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN for the RERA registration, benefit and assistance of SIDDHACHAL-B Promoter (1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN.


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OBJECT AND SCOPE OF TSR

The object of the TSR is to enable **SIDDHACHAL-B Promoter (1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN** for obtaining RERA registration certificate.

The limited scope of this TSR includes-Review and inspect ion of Certified copies of related Land Records as maintained by the "competent government revenue authority of the jurisdictional area" and original registered title documents of the Said Project Land.

Preparing a detailed search report/due diligence report comprising statements on analysis of all the information/documents/records available and opinion in accordance to law.

DEFINITIONS- For purposes of this TSR, definitions of certain terms a s defined under the Real Estate (regulation and Development Removal of difficulties order, 2016 and Rajasthan Real Estate (Regulation and Development) Rules, 2017 is reproduced below: -

(a) "Act" means the Real Estate (Regulation and Development) Act, 2016 (Central Act No.16 of 2016);

(b) "Layout Plan" means a plan of the project depicting the division or proposed division of land into plots, roads, open spaces, amenities, etc. and other details as may be necessary and includes building layout plan;

(c) "Limited Common Areas And Facilities" means those common areas and facilities which are designated in writing by the Promoter be fore the allotment, sale or other transfer of any apartment as reserved for use of certain apartment or apartments to the exclusion of the other apartments.

(d) "Planning Area" means a planning area or a development are a as specified under the master plan;


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(e) "Project Land" means any piece, parcel or parcels of land on which the project is developed and constructed by a promoter; and

(f) "Agreement For Sale" means an agreement entered into between the promoter and the allottee;

(g) "Allottee" in relation to a real estate project, means the person to whom a plot, apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such plot, apartment or building, as the case may be, is given on rent;

(h) "Apartment" whether called block, chamber, dwelling unit, flat, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building or on a plot of land, used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade, or for any other type of use ancillary to the purpose specified;

(i) "Architect" means a person registered as an architect under the provisions of the Architects Act, 1972 (20 of 1972);

(j) "Authority" means the Real Estate Regulatory Authority established under sub-section (1) of section 20;

(k) "Building" includes any structure or erection or part of a structure or erection which is intended to be used for residential, commercial or for the purpose of any business, occupation, profession or trade, or for any other related purposes;

(l) "Carpet Area" means the net usable floor area of an apartment, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.


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(m) "Commencement Certificate" means the commencement certificate or the building permit or the construction permit, by whatever name called issued by the competent authority to allow or permit the promoter to begin development works on an immovable property, as per the sanctioned plan;

(n) "Common Areas" mean—

(i) the entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;

(ii) the stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;

(iii) the common basements, terraces, parks, play areas, open parking areas and common storage spaces;

(iv) the premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;

(v) installations of central services such as electricity, gas, water and sanitation, air-conditioning and incinerating, system for water conservation and renewable energy;

(vi) the water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;

(vii) all community and commercial facilities as provided in the real estate project;

(viii) all other portion of the project necessary or convenient for its maintenance, safety, etc., and in common use;

(o) "Competent Authority" means the local authority or any authority created or established under any law for the time being in force by the appropriate


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Government which exercises authority over land under its jurisdiction, and has powers to give permission for development of such immovable property;

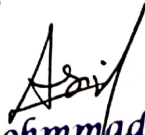
(p) "Completion Certificate" means the completion certificate, or such other certificate, by whatever name called, issued by the competent authority certifying that the real estate project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority under the local laws;

(q) "Immovable Property" includes land, buildings, rights of ways, lights or any other benefit arising out of land and things attached to the earth or permanently fastened to anything which is attached to the earth, but not standing timber, standing crops or grass

(r) "Local Authority" means the Municipal Corporation or Municipality or Panchayats or any other Local Body constituted under any law for the time being in force for providing municipal services or basic services, as the case may be, in respect of areas under its jurisdiction.

(s) "Occupancy Certificate" means the occupancy certificate, or such other certificate, by whatever name called, issued by the competent authority permitting occupation of any building, as provided under local laws, which has provision for civic infrastructure such as water, sanitation and electricity.

(t) "Planning Area" means a planning area or a development area or a local planning area or a regional development plan area, by whatever name called, or any other area specified as such by the appropriate Government or any competent authority and includes any area designated by the appropriate Government or the competent authority to be a planning area for future planned development, under the law relating to Town and Country Planning for the time being in force and as revised from time to time;


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(u) "Promoter" means,—

(i) a person who constructs or causes to be constructed an independent building or a building consisting of apartments, or converts an existing building or a part thereof into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees; or

(ii) a person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or

(iii) any development authority or any other public body in respect of allottees of—

(a) buildings or apartments, as the case may be, constructed by such authority or body on lands owned by them or placed at their disposal by the Government; or

(b) plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of the apartments or plots; or

(iv) an apex State level co-operative housing finance society and a primary co-operative housing society which constructs apartments or buildings for its Members or in respect of the allottees of such apartments or buildings; or

(v) any other person who acts himself as a builder, coloniser, contractor, developer, estate developer or by any other name or claims to be acting as the holder of a power of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or

(vi) such other person who constructs any building or apartment for sale to the general public.


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Explanation.—For the purposes of this clause, where the person who constructs or converts a building into apartments or develops a plot for sale and the person who sells apartments or plots are different person, both of them shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified under this Act or the rules and regulations made thereunder;

(v) “Real Estate Project” means the development of a building or a building consisting of apartments, or converting an existing building or a part thereof into apartments, or the development of land into plots or apartments, as the case may be, for the purpose of selling all or some of the said apartments or plots or building, as the case may be, and includes the common areas, the development works, all improvements and structures thereon, and all easement, rights and appurtenances belonging thereto;

(w) “Sanctioned Plan” means the site plan, building plan, service plan, parking and circulation plan, landscape plan, layout plan, zoning plan and such other plan and includes structural designs, if applicable, permissions such as environment permission and such other permissions, which are approved by the competent authority prior to start of a real estate project;

ANALYSIS ON THE BASIS OF INSPECTION AND REVIEW OF LAND RECORD DOCUMENTS

KHASRA NUMBER : 1399/1335, 134 & 1337/136, VILLAGE-BADGAON, TEHSIL- SHEOGANJ, SIROHI(RAJ.)

That in the Online Jambandis of Samwat 2055-2058, 2059-2062, 2063-2066, 2067-2070 are shown (1) **Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT & (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN** is Khatedar/Tenant of agricultural land situated at Khasra No.- 1399/1335, 134 & 1337/136, VILLAGE-BADGAON, TEHSIL- SHEOGANJ, SIROHI(RAJ.). admeasuring 1.1413 Hectare.


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(1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT & (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN has applied for Land Conversion and approval lay out plan of land situated at Khasra No.- 1399/1335, 134 & 1337/136, VILLAGE-BADGAON, TEHSIL- SHEOGANJ, SIROHI(RAJ.), and (1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT & (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN also executed Indemnity Bond, Affidavit and other requisite formalities and documents.

Thereafter Order letter No न.पा.शि./भूमि/2025-26/3088-3089 dated 10-10-2025 was issued by the Jodhpur Development Authority Jodhpur regarding conversion of land use from agriculture use to residential use of land situated at Khasra No.- 1399/1335, 134 & 1337/136, VILLAGE-BADGAON, TEHSIL- SHEOGANJ, SIROHI (RAJ.), admeasuring 11413 Sq. Mtr or 1.1413 Hectare.

That Mutation No.-4905 is shown that land situated at Khasra No.- 1399/1335, 134 & 1337/136, VILLAGE-BADGAON, TEHSIL- SHEOGANJ, SIROHI(RAJ.) is mutated in the name of the Nagarpalika Sheoganj for residential purpose.

That a Lay out Plan dated 01-10-2025 for Khasra No.- 1399/1335, 134 & 1337/136, VILLAGE-BADGAON, TEHSIL- SHEOGANJ, SIROHI(RAJ.), issued by the Empowered Committee of Nagarpalika Sheoganj, Dist Sirohi. Comprising of following: -

Ser	Land Use	Area Sq. Ft.	Area Sq. Mtr	%	Toatal %
1	Residential	64723.00	52483.55	52.70	56.29
2	Commercial	2484.00	230.85	2.02	
3	Informal	1927.00	179.08	1.57	
4	Road	32832.00	3051.30	26.74	43.71
5	Public Utility	4932.00	458.36	4.03	
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7	Park Area	10760.00	1000	8.76	
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(1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT & (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN Purchased Said agriculture Land through registered sale deed number 202503325100948 & 202503325100950 dated 24-03-2025.

Promoter (1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN are authorized for obtaining patta from the Nagarpalika Sheoganj. The Nagarpalika Sheoganj is bound for issued Patta in favour of Promoter.

We have carried search for 30 years from year 1995 to 2025 in the office of Sub-Registrar Sheoganj & Sirohi, vide Receipts No. 202502325004695 dated 30-10-025 & Receipts No. 202502085006951 dated 30-10-025.

Documents I have Perused	
A1	Jambandis of Samwat 2057-2060, 2065-2068, 2069 -2072, 2072 -2076
A2	Patta Proceeding File
A3	Conversion Order letter No न.पा.शि./सूनि/2025-26/3088-3089 dated 10-10-2025
A4	Mutation No.-4905
A5	Lay out Plan

Concluding Opinion:-

In view of above factual context and the position as apparent from annexed documents, it may be said that (1) Mr. LOKESH KUMBHAT HUF KARTA S/O SURENDRA KUMAR KUMBHAT (2) SHARYANSH JAIN HUF KARTA S/O SHANTILAL JI JAIN are absolute owners of the said project. They have a right to transfer the said project to anyone. and the Nagarpalika Sheoganj will issue Patta in favour of the said owners. Then owners will have absolute, clear and marketable title over the said plot of the project and can create a valid mortgage in favour of any financial institutions.


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