

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

Fee Receipt

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

Print Date : 14-11-2025 6:40 PM

Fee Receipt No	: 202502475014189	Receipt Date	: 14/11/2025
Name	: ADV PREETI SANCHETI, PARASMAL	Document S. No.	: 202501475014025
Address	: PALI		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67.	: ₹ 0
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹ 0	Reg (memorandum)	: ₹ 0
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 650
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹ 0	Others	: ₹ 0
Stelinspection Fees	: 0		
From Year 2013 To Year 2025		Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 650
		Total Amount	: ₹ 650

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 113515698 ₹ 650

Signature of presenter or applicant for
copy of Search certificate

Cashier



Signature of recipient
and date of return receipt

SUB-REGISTRAR

(Signature)



Mobile: 94618-52718, 73004-30022

ADVOCATE PREETI SANCHETI LOONKAR

Office: 13, White House, Pali-Marwar (Raj.) 306401

Resi: 18, Bada Bas, Pali-Marwar (Raj.) 306401

E-Mail preetiloongersp@gmail.com, advocatepreetisancheti@gmail.com,

Date: 14.11.2025

TITLE SEARCH REPORT

To,
Rajasthan Real Estate Regulatory Authority,

Subject: - Legal opinion on Investigation of Title (Search Report)
certifying NON-ENCUMBRANCE of Property: -

PART I: -DESCRIPTION OF THE PROPERTY:

Agriculture Land situated at Khasra no. 718/4, Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.) admeasuring area 8498 Sq. Meter (Hereinafter referred to as the "Said property")

On the basis of the title deed and other documents (more Particularly describe in part I) and search carried out by me in office of **SUB REGISTRAR, at PALI**

My Report on the title is as under:

Land situated at Khasra no. 718/4, Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.) admeasuring area 8498 Sq. Meter (Hereinafter referred to as the "Said property")

PART-II: (HISTORY OF TITLE)

1. At first Jamabandi Record Samvat 2068-2071 issued by Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.) in favour of Mr. Manohar Singh s/o Mr. Dungar Singh Ji Rajput, Pali in respect of said Property Khasra no. 717 & 718, Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.) area 26 Bigha-05 Biswa
2. Thereafter Sale Deed Dated 18.03.1983 executed by Mr. Manohar Singh s/o Mr. Dungar Singh Ji Rajput in favour of 1. Mr. Jinendra Kumar s/o Mr. Tara Chand Ji, 2. Mrs. Suraj Kanwar w/o Mr. Tara Chand Ji. 3. Mr. Khub Chand

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s/o Mr. Viridi Chand Ji Agrawal 4. Mr. Paras mal s/o Mr. Kewal Chand Ji in respect of said Property (Khasra no. 718 Area 20 Bigha) & (Khasra no 717 Area 1 Bigha- 01 Biswa), Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.), (Total Area 21 Bigha- 01 Biswa) Which was duly registered with Concern sub registrar Pali on Dated 18.03.1983 as assurance of Book No. I, Jild No. 1714, Page No. 77-78, Sl. No. 321/83.

3. **Thereafter Partition Deed Dated 06.09.2010** executed Between 1. Mr. Jinendra Kumar s/o Mr. Tara Chand Ji 2. Mrs. Indu Devi w/o Mr. Suresh Chand Ji. 3. Mrs. Prem Devi w/o Late Mr. Kewal Chand Ji and Mrs. Phoolwanti Devi w/o Mr. Paras mal Kanthed 4. Mr. Paras mal s/o Mr. Kewal Chand Ji in respect of said Property Khasra no. 718 (Area 20 Bigha) & Khasra no 717 (Area 1 Bigha- 01 Biswa), Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.), (Total Area 21 Bigha- 01 Biswa) Which was duly Notarized on dated 06.09.2010.

4. Partition Radio

1. Mr. Jinendra Kumar s/o Mr. Tara Chand Ji (Khasra no. 718/2 Area 5 Bigha- 05 Biswa)
 2. Mrs. Indu Devi w/o Mr. Suresh Chand Ji. (Khasra no. 718/3 Area 5 Bigha- 05 Biswa)
 3. Mrs. Prem Devi w/o Late Mr. Kewal Chand Ji and Mrs. Phoolwanti Devi w/o Mr. Paras mal Kanthed, (Khasra no. 718/1 Area 04 Bigha-05 Biswa & Khasra no 717 Area 1 Bigha- 01 Biswa)
 4. Mr. Paras mal s/o Mr. Kewal Chand Ji, (Khasra no. 718/4 Area 5 Bigha- 05 Biswa)
5. **Thereafter Jamabandi Record Samvat 2072-2075** in favour of Mr. Paras mal s/o Mr. Kewal Chand Ji in respect of said Property Khasra no. 718, Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.) Khasra no. 718/4, Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.), Area 5 Bigha-05Biswa.
6. **Thereafter Latest Jamabandi of NIC** in favour of U.I.T. Pali Dist. Pali Rajasthan (as said property converted into 90A) (Agriculture to residential) Khasra no. 718/4, Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.), Area 5 Bigha-05Biswa
7. **Thereafter order no. LU2012/PAL/2025-26/100308 Dated 10.10.2025** issued by U.I.T. Pali Dist. Rajasthan under the Government of Rajasthan for the use of (Agriculture to NON-Agriculture) in favour of Mr. Paras mal s/o

Mr. Kewal Chand Ji R/o Pali in respect of said Property Area 8498 Sq. Meter under the terms and condition as laid by U.I.T. Pali Rajasthan is on Record

8. Thereafter letter on **certificate no. BPC(LP)/KA.VI. /2025/894** Dated **16.10.2025** issued by **U.I.T. Pali Dist. Rajasthan** in favour of **Mr. Paras mal s/o Mr. Kewal Chand Ji R/o Pali**, in respect of said Property Area **8498 Sq. Meter under the terms and condition as laid by U.I.T. Pali Rajasthan** is on Record.
9. There after **approved layout plan of captioned plan passed by U.I.T. Pali Rajasthan** is on record.

PART III :-OTHER PROVISIONS

3.1 Whether provisions of Urban Land Ceiling Act are applicable?

NO

3.2 Whether property to be given as security is subject to any minor's claim/share?

NO

3.3 Whether the property is affected by any revenue and tenancy regulation?

NO

3.4 Whether the user land has been converted into Non-Agricultural for residential use by the order of the competent Authority?

YES

3.5. Whether up to date tax/Land Revenue has been paid on the property.

YES

3.6. Whether all original documents for last 13 years have been scrutinized? No, Photo Copy is presented before me.

3.7 Whether all previous owners had the right/competency to transfer the property?

YES

3.8 Whether is the tenure of the land if it leased?

N.A.

3.9 Whether the land is Adivasi (Tribal) Land?

NO.

3.10 Whether the land /property is joint family property?

NO

3.11 Is the land /property/flat is subject to any reservations/ acquisitions/requisition?

NO

3.12 Whether Search Report is obtained and submitted?

Yes

Search Report Details Year 2013 to 2025

Search Conducted in the office of Sub registrar-Pali,

Receipt no. is 202502475014189

Name of the Advocate

Preeti Sancheti

Search Report Date

14.11.2025

5.13 Whether EC is obtained? Yes

EC Details: - **2013-2025**

No. of Years EC Obtained: **13 Years**

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Any Encumbrance to Specify: No

EC Applied by: Preeti Sancheti Advocate

PART IV: -CERTIFICATE

I/we further certify that **Mr. Paras mal s/o Mr. Kewal Chand Ji R/o Pali** has/would derive a valid, clear, marketable and encumbered title in the property/ies stated above.

Conclusion

Keeping in view of the above it is to be certify that Mr. Paras mal s/o Mr. Kewal Chand Ji R/o Pali are the full owners of the said property

Remark:

The report does not comment on: The technical regularity (adherence to by laws/approvals) or otherwise of the said property.

Thanking you,
Dated 14.11.2025
Place Pali,

Yours faithfully,

Preeti Sancheti Loonkar
Advocate & Solicitor

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Mobile: 94618-52718, 73004-30022

ADVOCATE PREETI SANCHETI LOONKAR

Office: 13, White House, Pali-Marwar (Raj.) 306401

Resi: 18, Bada Bas, Pali-Marwar (Raj.) 306401

E-Mail preetiloonkersp@gmail.com, advocatepreetisancheti@gmail.com,

NON ENCUMBRANCE CERTIFICATE

I have certified that I have investigated the title documents submitted by the applicant/borrower and details mentioned, herein under, in the Sub Registrar officer of the mentioned property with the **Receipt no. is 202502475014189**
Dated 14.11.2025

Land situated at Khasra no. 718/4, Gram Mandali Khurd, Patwar Halka Mandali Khurd, Tehsil Pali, Dist. Pali, (Raj.) admeasuring area 8498 Sq. Meter (Hereinafter referred to as the "Said property")

On the basis of the investigation in the Sub Registrar office, of the documents submitted by the applicant/borrower and details mentioned therein, we are of the opinion that **Mr. Paras mal s/o Mr. Kewal Chand Ji R/o Jhuro ka Bass Pali (Owner)** has a Clear, valid & marketable title of the property free from all encumbrance.

Thanking you,
Dated 14.11.2025
Place Pali,

Yours faithfully,

Preeti Sancheti Loonkar
Advocate & Solicitor

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ANNEXURE

- 1. Jamabandi Record Samvat 2068-2071**
- 2. Sale Deed Dated 18.03.1983**
- 3. Partition Deed Dated 06.09.2010**
- 4. Partition Radio**
- 5. Jamabandi Record Samvat 2072-2075**
- 6. Latest Jamabandi of NIC in favour of U.I.T. Pali Dist. Pali**
- 7. order no. LU2012/PAL/2025-26/100308 Dated 10.10.2025**
- 8. letter on certificate no. BPC(LP)/KA.VI. /2025/894 Dated 16.10.2025 issued by U.I.T. Pali Dist. Rajasthan**
- 9. approved layout plan of captioned plan passed by U.I.T. Pali**