

Kishore Kumar Bhama

Advocate

Rajsthan High Court, Jaipur.

Office :

B-6, Basement Floor, Crystal Mall,
Near Court Gate No. 1, Collectorate
Circle, S. J. S. Highway, Bani Park,
Jaipur-302016, Rajasthan.
Mob. : 9314264185

Ref. No.

Date : 10-09-2025

Sub. : Title Search Report in the matter of Reconstitute Land Khasra Number 246 and Plot Number 160, Scheme Ashadeep Shripuram, Village Narsinghpura urf Riksha, Tehsil Sanganer, District Jaipur, Rajasthan, Total measuring 1212.25 Sq. Mtrs., the title documents standing in the name of M/s. MJB BUILD DEVELOPERS through Partner (1) Mrs. Kavita Meena w/o. Balram Meena and (2) Mr. Mukesh Kumar Kildoliya s/o. Bhuraram Kildoliya, Add. L-371, Vrinda Gardens, Village Khonagoriyan, Jagatpura, Jaipur, Rajasthan, which is Residential property.

TITLE SEARCH REPORT

Area 1212.25 Sq. Mtrs. of Reconstitute Land Khasra Number 246 and Plot Number 160, Scheme Ashadeep Shripuram, Village Narsinghpura urf Riksha, Tehsil Sanganer, District Jaipur, Rajasthan, bounded by in the East other's property, in the West other's property, in the North other's property and in the South Park and Road 12 Mtrs wide, present owner M/s. MJB BUILD DEVELOPERS through Partner (1) Mrs. Kavita Meena w/o. Balram Meena and (2) Mr. Mukesh Kumar Kildoliya s/o. Bhuraram Kildoliya, Add. L-371, Vrinda Gardens, Village Khonagoriyan, Jagatpura, Jaipur, Rajasthan.

I, Kishore Kumar Bhama, Advocate have caused necessary searches in the Sub-Registrar Office, Sanganer-I for the period 2023 to 2025 Vide Receipt No. 0110419654, Dated 10-09-2025 and have inspected all relevant records and all other documents in respect of the aforesaid property my search report is as follows.

KISHORE KUMAR BHAMA
Kishore
Advocate
M - 9314264185

Initially, Jaipur Development Authority, Jaipur executed a Patta-Vilekh (Free-Hold) Residential No. 9222, dated 04-07-2023 along with site plan of Khasra Number 246 and Plot Number 160, Scheme Ashadeep Shripuram, Village Narsinghpura urf Riksha, Tehsil Sanganer, District Jaipur, Rajasthan measuring 1212.25 Sq. Mtrs. in favour of Mr. Tara Chand Sharma s/o. Sh. Radheshyam Sharma, which is duly registered in the office of Sub Registrar, Sanganer-I on dated 07-07-2023 at Book No. 1, Volume No. 1340, Page No. 174, Registration No. 202303024110664 and copy filed in Add. Book No. 1, Volume No. 4957, Page No. 504 to 514.

Thereafter, Mr. Tara Chand Sharma s/o. Sh. Radheshyam Sharma presented all the documents related to the application/process of building construction approval on the above-mentioned property along with the approved map from the registered technician before Jaipur Development Authority, Jaipur, and after applying before Jaipur Development Authority, Jaipur along with the amount and betterment levy cheque as per the demand letter issued by the registered technician, Acknowledgement of documents related to approved building construction map documents for the Reconstitute Plot Khasra number 246 and plot number 160, total area 1212.25 sqm, situated in Village Narsinghpura urf Riksha, Tehsil Sanganer. Than Jaipur Development Authority, Jaipur approved building construction MAP through Acknowledgement Letter No. : JDA/Zone-9/2025/D-1682 dated 14.05.2025 has been issued in the name of the Mr. Tara Chand Sharma s/o. Sh. Radheshyam Sharma.

Thereafter, M/s. MJB BUILD DEVELOPERS through Partner (1) Mrs. Kavita Meena w/o. Balram Meena and (2) Mr. Mukesh Kumar Kildoliya s/o. Bhuraram Kildoliya purchased aforesaid property Reconstitute Land Khasra Number 246 and Plot

KISHORE KUMAR BHAMA
Kishore
Advocate
M - 9314264185

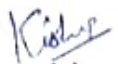
Number 160, Scheme Ashadeep Shripuram, Village Narsinghpura urf Riksha, Tehsil Sanganer, District Jaipur, Rajasthan Area 1212.25 Sq. Mtrs. from Mr. Tara Chand Sharma s/o. Sh. Radheshyam Sharma through Sale Deed Dated 21-07-2025 with site plan, which is duly registered in the office of Sub Registrar, Jaipur-IX on dated 23-07-2025 at Book No. 1, Volume No. 450, Page No. 2, Registration No. 202503182107813 and copy filed in Add. Book No. 1, Volume No. 1797, Page No. 12 to 31.

M/s. MJB BUILD DEVELOPERS through Partner (1) Mrs. Kavita Meena w/o. Balram Meena and (2) Mr. Mukesh Kumar Kildoliya s/o. Bhuraram Kildoliya also got Name Transfer Letter No. F-JDA/ZONE-09/2025/787 dated 12 Aug 2025 from Jaipur Development Authority, Jaipur regarding aforesaid property.

In this way M/s. MJB BUILD DEVELOPERS become the absolute owner of Reconstitute Land Khasra Number 246 and Plot Number 160, Scheme Ashadeep Shripuram, Village Narsinghpura urf Riksha, Tehsil Sanganer, District Jaipur, Rajasthan Area 1212.25 Sq. Mtrs.

I hereby certify that the Reconstitute Land Khasra Number 246 and Plot Number 160, Scheme Ashadeep Shripuram, Village Narsinghpura urf Riksha, Tehsil Sanganer, District Jaipur, Rajasthan Area 1212.25 Sq. Mtrs. is free from all sorts of encumbrances, charges liabilities, liens and lispendens, attachment of any kind what so ever and the title of the said property is absolutely clear, free and marketable.

I hereby certify that the said property is not affected by Urban Land Ceiling Act and Tenancy Law Act etc. and no permission or any no objection certificates for the purposes of sale is necessary.

KISHORE KUMAR BHAMA

Advocate
M - 9314264185

It is also hereby certified that the above-mentioned Land is not hit by any restriction of Urban Land (Ceilings Regulations) Act. 1976, and it is fit for equitable mortgage.

M/s. MJB BUILD DEVELOPERS through Partner (1) Mrs. Kavita Meena w/o. Balram Meena and (2) Mr. Mukesh Kumar Kildoliya s/o. Bhuraram Kildoliya is full owner of aforesaid property. It can do sale, to rent/ lease, organize, mortgage, construction, development & all other works in this property. I am of the opinion that the above said M/s. MJB BUILD DEVELOPERS through Partner (1) Mrs. Kavita Meena w/o. Balram Meena and (2) Mr. Mukesh Kumar Kildoliya s/o. Bhuraram Kildoliya is legally capable of all acts regarding aforesaid property.

The receipts for the relevant searches are enclosed here with.

KISHORE KUMAR BHAMA
Kishore
Advocate
M. 9314264185
(Kishore Kumar Bhama)
Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0110419654



Payment Date: 10/09/2025 13:01:15

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, SANGANER
Location: SANGANER
Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	150.00
	Commission(-):	0.00
	Total/NetAmount:	150.00

One Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: KISHORE KUMAR BHAMA ADV

Pan No.(If Applicable):

Address:Jaipur.

Tin/Actt.No./VehicleNo./Taxid :

City(Pincode): Jaipur(000000)

Remarks:SEARCH 2023 to 2025 PROPERTY KHASRA NO 246 AND PLOT NO 160 SCHEME ASHADEEP SHRIPURAM VILLAGE NARSINGHPURA URF RIKSHA TEHSIL SANGANER JAIPUR OWNER M/s MJB BUILD DEVELOPERS

Payment Details:

Bank: State Bank Of India

Date: 10/09/2025 13:01:15

Challan No. - 0

Bank CIN No: SBIN11041965410092025

Reference No: IK0DJWOFI8

Computer generated copy on : 10/09/2025

Courtesy : <https://Egras.rajabasthan.gov.in>

KISHORE KUMAR BHAMA

Kishore

Advocate

M - 9314264185