

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

Fee Receipt

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

Print Date : 02-06-2026 3:38 PM

Fee Receipt No	: 202602085003745	Receipt Date	: 02/06/2026
Name	: PRAFULL MALI ADVO, AKHILESH KUMAR S/O VASANT MODI	Document S. No.	: 202601085003555
Address	: ORDER NO.3028/08-05-2026, KRISHNA VASANT VIHAR SECTOR-1		
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
From Year 2014 To Year 2026		Other than Cash	: ₹ 1300
		Total Amount	: ₹ 1300

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 124461709 ₹ 1300



Prafull Mali
ADVOCATE
RAJASTHAN HIGH COURT

OFFICE :- Kalkaji Mandir Ke Samne ,

Naya Bazar Bhatakada, Sirohi

Mobile No. - 7615865658

Prafullmali41@gmail.com

Ref-no--SRH/2026/05

Date ---02-06-2026---

SPECIAL REPORT ON TITLE

Reg: Property situated at - Khasara No - 4646/3273 , 4648/3275 , 4650/3276 , 3279 , 3278 , 3269 , 4644/3268 , 4642/3266 , 3331 , 3330 , 3277 , 3272 & 3271 , Land Acquisition Order No. - 3028 , Area - 41434.41 Sq Meter , At - Krishna Vasant Vihar Sector A , Sirohi , Tehsil & District - Sirohi.

Belonging to - 1. Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi. (Share - 7/80)

2- Smt Usha Modi w/o Shri Kamlesh Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi. (Share - 7/320)

3- Smt Kavya Modi d/o Shri Kamlesh Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi. (Share - 7/320)

4- Shri Chinmay Modi s/o Shri Kamlesh Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi. (Share - 7/320)

5- Shri Narendra Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi. (Share - 157/320)

6- Smt Reetu Modi w/o Shri Kapil Purohit , Caste - Jain r/o Sirohi , Tehsil & District - Sirohi. (Share - 7/320)

7- M/s Krishna Developers , Vaidhnath Vasahat Colony , Sirohi , Through Partner - 1. Aanand Mewada s/o Shri Mangilal Mewada , Caste - Mewada & Shri Naresh Tekwani s/o Shri Rameshchand Tekwani , Caste - Sindhi & Smt Suman Medtiya w/o Shri Nagendra Medtiya , Caste - Kumhar r/o Sirohi , Tehsil & District - Sirohi. (Share - 107/320)

	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A - <u>PARTICULARS</u>		
1. Name of the Owner With address :-		Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi & Others.
2. Name of the person offering Mortgage/owner With parentage/constitution and address :		Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi & Others.

3. Detail of the property to be mortgaged 1- As per title deed ----- 2- As per persent ----- Position A- <u>POSITION INVESTIGATIONS</u> 1. Details of the title deeds/documents (including Link Deeds/Parent deeds) to be deposited for creation of the mortgage (with full particulars regarding nature of document, date of execution and details of registration) 2. Whether certified copies have been obtained from the Registrar's office. 3. Whether the documents in hand are compared with the certified copies and whether the documents given raise any doubt or suspicion? 4. Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office? 5. Whether the registration particulars number & date and page particulars as given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	Residential Property <u>Acquisition Order No. - 3028 ,</u> <u>Khasara No. - 4646/3273 ,</u> <u>4648/3275 , 4650/3276 , 3279 ,</u> <u>3278 , 3269 , 4644/3268 ,</u> <u>4642/3266 , 3331 , 3330 , 3277 ,</u> <u>3272 & 3271 ,</u> <u>Area - 41434.41 Sq Meter</u> Originally Land Was Agriculture Khasara No. - 4646/3273 , 4648/3275 , 4650/3276 , 3279 , 3278 , 3269 , 4644/3268 , 4642/3266 , 3331 , 3330 , 3277 , 3272 & 3271 . Afterward The Sirohi Nagar Parishad Issued Land Acquisition Order No. - 3028 , Area - 41434.41 Sq Meter in Favour of Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi & Others On Date - 08-05-2026. Afterward This Land Property Name is Krishna Vasant Vihar Sector - A , Sirohi. Hence The Owner of Said Property This Property Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi & Others. -----Yes----- Yes All Document Are Compared With The Certified Copies And The Documents Don't Given Raise Any Doubt Or Suspicion. -----Yes----- Yes Certified Copy As Obtained From SR Office Sirohi. 
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6. Whether the photographs of parties as affixed in conveyance deed / title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	-----Yes-----
7. Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	-----No-----
8. Whether the property has been mutated in the name of the person offering the mortgage?	----- Yes , In Processing -----
9. Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated?	----- Yes -----
10. Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non agricultural purposes).	-----Not Applicable-----
11. Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	No Restrictions Regarding Sale of The Property To Be Mortgaged.
12. Whether all the approvals, clearance/sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Yes All The Approvals, Clearance / Sanctions Required For Creation of The Mortgage Have Been Obtained.
13. Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property ? If so, its effect thereof.	Not Applicable Because This Asset Is Self - Occupied.
14. Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	-----No-----
15. Whether Urban Land Ceiling Act is applicable in the State where the property is located?	-----No-----
16. In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	----- No -----
17. What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	-----Not Applicable-----
18. Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	-----Not Applicable-----



19. Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	-----Not Applicable-----
20. Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	-----Not Applicable-----
21. In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	-----Not Applicable-----
22. Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation.)	Yes Certified Copies of Revenue Records Has Been Obtained And Examined To Confirm That No Dues Are Outstanding Toward The Mortgagor.
23. Wheter The Owner's Title Valid , Absolute, Clear And Marketable One ?	-----Yes-----
24. Based On The Documents Available, Whether The Owner's Title is Saleable ?	-----Yes-----
25. Based On The Documents Available, Whether The Owner's Title Is Transferable ?	-----Yes-----
26. Whether the mortgaged Property is enforceable under SARFAESI ACT - 2002.	-----Yes-----

Date – 02-06-2026


 (Prafull Mali ADV)
 27/1/2021
 MOHI (RAJ)



Prafull Mali
ADVOCATE
RAJASTHAN HIGH COURT

OFFICE :- Kalkaji Mandir Ke Samne ,

Naya Bazar Bhatakada, Sirohi

Mobile No. - 7615865658

Prafullmali41@gmail.com

ENTRY SERIAL NO --- 05 / REGISTER NO-----01---OF YEAR-----2026-----

DATE---02-06-2026---

CERTIFICATE

Opinion on investigation of title and obtaining of search report in respect of property --- Khasra No. - 4646/3273 , 4648/3275 , 4650/3276 , 3279 , 3278 , 3269 , 4644/3268 , 4642/3266 , 3331 , 3330 , 3277 , 3272 & 3271 , Land Acquisition Order No. - 3028 , Area - 41434.41 Sq Meter , At - Krishna Vasant Vihar Sector A , Sirohi , Tehsil & District - Sirohi----- Belonging To ----- Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi & Others.

As requested , I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter .

I have answered all the queries in the special report which is enclosed .

I hereby certify that the registration particulars number ,date and page particulars etc. as shown in the original title deed and contents thereof tally with the information as stated in the records of office of sub registrar/ registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and interlocking mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified ,tallied and compared these documents from the records of the office of sub registrar/ registrar of assurances and also from the records of other appropriate authorities,

1- Sub registrar Sirohi

2- Nagar Parishad , Sirohi

I shall be liable/responsible, if any loss is caused to the Bank due to negligence on my part in making the search and Bank has the unqualified right to publish my name for including in the caution list being maintained by the INDIAN BANKS' ASSOCIATION OR RESERVE BANK OF INDIA OR ANY OTHER SUCH BODY for circulation amongst Banks/Financial Institutions.

The search report of which is annexed hereto conducted by me ,for the period from ----- 2014 ----- To -----2026----- do not disclose any encumbrances / disclose encumbrances as stated therein.

// 2 //

I have not given /have given opinion earlier on investigation of title relating of the same property as detailed hereunder:-

- 1- Name of lender –
- 2- Date of opinion & reference no. (if any)
- 3- Remarks.

I find following defects/ no defects in the title of the person offering mortgage –

I hereby certify that **Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi & Others** has a clear , valid and marketable title over the above said property and he/she is competent to create the mortgage.

The valid mortgage can be created by deposit of the following original title deed the said title deed are original and genuinc and are not duplicate or fake as observed by me –

- Copy of Jamabandi Mujha - Sirohi , Khasara No. - 4646/3273 , 4648/3275 , 4650/3276 , 3279 , 3278 , 3269 , 4644/3268 , 4642/3266 , 3331 , 3330 , 3277 , 3272 & 3271.
- Copy of Land Acquisition Order No. - 3028 , Area - 41434.41 Sq Meter Issued By The Sirohi Nagar Parishad in Favour of **Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste - Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi & Others** On Date - 08-05-2026.
- Copy of Registration Certificate No - RF/SRH/2024?396 , M/s Krishna Developers , Vaidhnath Vasahat Colony , Sirohi , Tehsil & District - Sirohi On Issued Date - 02-02-2024.
- Original Copy of Search (Title) Report Rasid On Date - 02-06-2026.

I have returned the original title deeds and other documents shown to me to the branch/person offering mortgage **Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi & Others** no receipt.

(Prasall Mali ADV)

Encl-

- 1- Special report
- 2- Chain of title
- 3- Search report
- 4- Certified Copy of Title Deed And Link Docutment Deed



Prafull Mali
ADVOCATE
RAJASTHAN HIGH COURT

OFFICE :- Kalkaji Mandir Ke Samne ,
Naya Bazar Bhatakada, Sirohi
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SEARCH REPORT

Account / Owner :- Shri Akhilesh Kumar Modi s/o Shri Basant Kumar Modi , Caste
- Jain r/o Shantinagar , Sirohi , Tehsil & District - Sirohi & Others.

Search report relates to searches made in

- 1- Sub Registrar office . - Sirohi
- 2- Registrar of companies . No
- 3- Court . No
- 4- Other offices . No

a- Office of the co- operative society .
b- -----development Authority .
(DDA/HUDA/and the like)

5- Any other documents :- No

- 1- Receipt for payment of municipal taxes etc.
- 1- There is no system of issues of encumbrances certificate.
- 2- Personal search was carried out by me for the purpose , inspection was made on **Date -**
02-06-2025 , Rasid No - 202602085003745 for the period from year **2014 To 2025**
at the following sub registrar /offices

- a- Sub Registrar Sirohi
- b-

The search report disclosed the followings encumbrances :- No

No defect

3- The ownership of the property being of a company , search was conducted in the following offices of the registrar companies :- No

The search made out of the offices of registrar of companies disclosed :- No

Roc	Information
Nil	Nil

Continue-----2



4- Inspection of court records disclosed :- No

(this may detail suit pending , decrees , Attachment before judgment injunction , Appointment of receiver , appointment of liquidator)

Name of court	Date of order	Nature of order
Nil	Nil	Nil

5- Searches made / inspections carried out in the following offices disclosed :- Yes

office	Date of search/ inspection	information
Sub Registrar , Sirohi	02-06-2026	No defect

6. A study of the following documents disclosed :-

Details of documents perused	Information
1- Jamabandi 2- Land Acquisition Order 3- Registration Certificate 4- Search Rasid	No defect

❖ **Measarmments :-**

Area - 41434.41 Sq Meter

Defects noticed are indicated in the certificate given by me :- No

(Prasadi mali ADV)