

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 16-08-2024 5:06 PM

SUB-REGISTRAR

No : Search Report/24/100

Date : 16.08.2024

Annexure – B

Report of Investigation of Title in respect of immovable Property

1.	a	Name of the Branch/ Business Unit/Office seeking opinion.	WHOME TO CONCERN	
	b	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	16.08.2024	
	c	Name of the Borrower.	Sh. Sarwan Parewa son of Sh. Kaluram Parewa R/o Ward No. 04, Near Panchayat Bhawan, Sunaron Ka Mohalla, Bichool, Jaipur	
2	a	Type of Loan		
	b	Type of Property	Residential converted land	
3	a	Name of the unit/concern/ company/ person offering the property/(ies) as Security	Sh. Sarwan Parewa son of Sh. Kaluram Parewa R/o Ward No. 04, Near Panchayat Bhawan, Sunaron Ka Mohalla, Bichool, Jaipur	
	b	Constitution of the unit/concern/ person /body/authority offering the property for creation of charge.	Sh. Sarwan Parewa son of Sh. Kaluram Parewa R/o Ward No. 04, Near Panchayat Bhawan, Sunaron Ka Mohalla, Bichool, Jaipur	
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/ Guarantor	
4	a	Value of Loan Rs. (In Crores)		
5.	Complete or full description of the immovable property/ (ies) offered as security including the following details.		Residential converted land under section 90(A) situated at Khasra No. 49/60 measuring 6.4200 hectare or say 64219.23 Sq.Mtr. at Village Karmisar, Bikaner	
	a	Survey No.		
	b	Door/House no. (in case of house property)		
	c	Extent/ area including plinth/ built up area in case of house property	Residential converted land under section 90(A) situated at Khasra No. 49/60 measuring 6.4200 hectare or say 64219.23 Sq.Mtr. at Village Karmisar, Bikaner	
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Residential converted land under section 90(A) situated at Khasra No. 49/60 measuring 6.4200 hectare or say 64219.23 Sq.Mtr. at Village Karmisar, Bikaner	
Boundaries				
North		South	East	West
As per map issued by UIT, Bikaner				
6	A	Particulars of the documents scrutinized-serially and chronologically.		
	a	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: - Only originals or certified extracts from the registering/land/revenue/other authorities be examined.		
Sr. NO.	Date	Name/Nature of the Document	Original/Certified Copy certified extract/photocopy etc.	In case of copies, whether the original was scrutinized by the advocate.
1.	06.08.2024	Girdawari Samwat 2017-2020 issued by	Certified Copy	NA

		Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima etc.		
2	06.08.2024	Girdawari Samwat 2062-2065 issued by Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima as a Ger Khatedar	Certified Copy	NA
3	06.08.2024	Girdawari Samwat 2066-2069 issued by Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima as a Ger Khatedar	Certified Copy	NA
4	08.08.2024	Mutation No. 50 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Govindram son of Pemaram Meghwal as a khatedar tenant.	Certified Copy	NA
5	08.08.2024	Jamabandi Samwat 2045 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pema son of Chima as a Ger Khatedar with mutation no. 50 in the name of Govindram son of Pemaram Meghwal after issued of Khatedari Sanad and with Mutation No. 362 in the name of Sarwan Parewa son of Kaluram Parewa after execution of sale deed.	Certified Copy	NA
6	08.08.2024	Jamabandi Samwat 2075-2078 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Sarwan Parewa son of Kaluram as a Khatedar tenant with Mutation No. 1093 in the name of UIT, Bikaner Khasra No. 49/60 measuring 42 Bigha 10 Biswa and in the name of Sarwan Parewa Khasra No. 49/60/10 measuring 18 Bigha 16 Biswa.	Certified Copy	NA
7	01.02.2022	Order S.No. 100063 dated 01.02.2022 issued by UIT, Bikaner in the name of Sarwan Parewa son of Kaluram under section 90(A) Rajasthan Land Revenue Act 1956.	Original	NA
8	07.06.2023	Lay out Plan Sanction letter S.No. 9989-9991 dated 07.06.2023 with map issued by UIT, Bikaner in the name of Sarwan Parewa son of Kaluram	Original	NA
7.	a	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all certified copy and relevant fee receipts along with the TIR.) (HL : if the value of loan => Rs. 1 Crore and in case of commercial loan irrespective of the loan component	No	
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies the matter should be	Certified and Original Copy seen by me	

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		handled more diligently & cautiously).	
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	NA
	b	If such online/computer records are available , whether any verification or cross checking are made and the comments/ findings in this regard.	This Facility Not Available
	C	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	This Facility Not Available
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	30 Year Receipt No. : 202402058015193 dated 16.08.2024 Rs. 1500/- at S.R. I, Bikaner
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices	No
	C	Whether search has been made at all the offices named at (b) above?	Sub Registrar-I, Bikaner
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	Not applicable
10	A	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	
	B	And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	
Girdawari Samwat 2017-2020 issued by Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima etc. thereafter, Girdawari Samwat 2062-2065 issued by Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima as a Ger Khatedar thereafter, Girdawari Samwat 2066-2069 issued by Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima as a Ger Khatedar thereafter, Mutation No. 50 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Govindram son of Pemaram Meghwal as a khatedar tenant. thereafter, Jamabandi Samwat 2045 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pema son of Chima as a Ger Khatedar with mutation no. 50 in the name of Govindram son of Pemaram Meghwal after issued of Khatedari Sanad and with Mutation No. 362 in the name of Sarwan Parewa son of Kaluram Parewa after execution of sale deed. thereafter, Jamabandi Samwat 2075-2078 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Sarwan Parewa son of Kaluram as a Khatedar tenant with Mutation No. 1093 in the name of UIT, Bikaner Khasra No. 49/60 measuring 42 Bigha 10 Biswa and in the name of Sarwan Parewa Khasra No. 49/60/10 measuring 18 Bigha 16 Biswa. thereafter, Order S.No. 100063 dated 01.02.2022 issued by UIT, Bikaner in the name of Sarwan Parewa son of Kaluram under section 90(A) Rajasthan Land Revenue Act 1956. thereafter, Lay out Plan Sanction letter S.No. 9989-9991 dated 07.06.2023 with map issued by UIT, Bikaner in the name of Sarwan Parewa son of Kaluram			

	C	Nature of Minor's Interest, if any and if so, Whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion	Minor's interest not involve
11		Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Residential Converted land
		If Ownership Rights,	ownership Rights Involve
	A	Detail of the Conveyance Documents	NA
	B	Whether the document is properly stamped	NA
	c	Whether the document is properly registered	NA
			NO
		If leasehold, whether;	
	a	lease Deed is duly stamped and registered	Not Applicable
	b	lessee is permitted to mortgage the Leasehold right ,	Not Applicable
	c	duration of the Lease/unexpired period of lease,	Not Applicable
	D	if, a sub-lease , check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub- Lessee also.	Not Applicable
	e	Whether the leasehold rights permits for the creation of any superstructure?	Not Applicable
	f	Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
		If Govt. grant/allotment/Lease-cum/Sale Agreement/Occupancy/Inam Holder/ Allottee etc. wether	Not Applicable
	a	Grant/ Agreement etc. provides for alienable rights to the mortgagor with or without condition?	Not Applicable
	b	The mortgagor is competent to create charge on such property?	Not Applicable
	c	any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
		If occupancy right , whether;	YES
	a	Such right is heritable and transferable ,	YES
	b	Mortgage can be created .	YES
12		If the property has been transferred by way of Gift/Settlement Deed , whether:	No
	a	The Gift/Settlement Deed is duly stamped and registered ;	Not Applicable
	b	The Gift/Settlement Deed has been attested by two witnesses ;	Not Applicable
	d	Whether there is any restriction on the Donor in executing the gift/settlement deed in question	Not Applicable
	e	The Gift/Settlement Deed transfers the property to Donee ;	Not Applicable
	f	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;	Not Applicable
	g	Whether the Donee is in possession of the gifted property;	Not Applicable
	h	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not Applicable
	i	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
13		Has the Property been transferred by way of partition/family settlement deeds	No
	a	whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	B	Whether mutation has been effected	Not Applicable
	c	whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.	Not Applicable
	e	In respect of partition by a decree of court , whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
	f	Whether any of the documents in question are executed in	Not Applicable

		counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	
14		Whether the title documents include any testamentary documents /wills?	NO
	A	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	B	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	C	Whether the property is mutated on the basis of will?	Not Applicable
	d	Whether the original will is available?	Not Applicable
	e	Whether the original death certificate of the testator is available?	Not Applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator	Not Applicable
	g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
15		Whether the property is subject to any wakf rights/ belongs to church/ temple or any religious/other institutions	Not Applicable
	A	Any restriction in creation of charges on such properties?	Not Applicable
	b	Precautions/ permissions , if any in respect of the above cases for creation of mortgage?	Not Applicable
16	a	Where the property is a HUF/joint family property?	NO
	b	whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	C	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable
17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	not involve
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
	c	If yes, additional precautions/permissions to be obtained for creation of valid mortgage?	Not Applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
18		IS the property an Agricultural land	NO
	a	Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.	Not Applicable
	b	In case of agricultural property other relevant records/documents as per local laws , if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	C	In the case of conversion of Agricultural land for commercial purposes or otherwise , whether requisite procedure followed/permission obtained.	Not Applicable
19	a	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	No
	b	Additional aspect relevant for investigation of title as per local laws	Not Applicable
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	b	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry .	Not Applicable
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	No
	c	Whether the title documents have any court seal/ marking which	No

		points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings	
22	a	In case of partnership firm , whether the property belongs to the firm and the deed is properly registered.	NO
	b	Property belonging to partners, whether thrown on hotchpotch ? Whether formalities for the same have been completed as per applicable laws ?	Not Applicable
	C	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
23	A	Whether the property belongs to a Limited Company , check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	NO
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Not Applicable
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Not Applicable
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	Not Applicable
	b/4	If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?	Not Applicable
24		In case of Societies, Association , the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws	NO
25	a	Whether any POA is involved in the chain of title during the period of search?	NO
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney . If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.	Not Applicable
	c	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies / Firms/ Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	Not Applicable
	d	In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	e	In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.	Not Applicable
	e/I	Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not Applicable
	e/II	Whether the POA is a registered one?	Not Applicable
	e/III	Whether the POA is a special or general one?	Not Applicable
	e/IV	Whether the POA contains a specific authority for execution of title document in question?	Not Applicable
	f	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not Applicable
	g	Please comment on the genuineness of POA?	Not Applicable
	h	The unequivocal opinion on the enforceability and validity of the POA.	Not Applicable
26		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the	No

		powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	
27	I	If the property is a flat/ apartment or residential/ commercial complex ,	NO
	a	Promoter's/Land owner's title to the land/ building;	Not Applicable
	b	Development Agreement/Power of Attorney;	Not Applicable
	c	Extent of authority of the Developer/builder ;	Not Applicable
	d	Independent title verification of the Land and/or building in question;	Not Applicable
	e	Agreement for sale duly registered;	Not Applicable
	F	Payment of proper stamp duty ;	Not Applicable
	g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Not Applicable
	h	Approval of building plan , permission of appropriate/local authority, etc.;	Not Applicable
	I	Conveyance in favour of Society/ Condominium concerned;	Not Applicable
	J	Occupancy Certificate/allotment letter/letter of possession ;	Not Applicable
	k	Membership details in the Society etc.;	Not Applicable
	L	Share Certificates ;	Not Applicable
	m	No Objection Letter from the Society;	Not Applicable
	n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	Not Applicable
	o	Requirements, for noting the Bank charges on the records of the Housing Society, if any;	Not Applicable
	p	If the property is a vacant land and construction is yet to be made , approval of lay-out and other precautions, if any.	Not Applicable
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
	II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Not Applicable
	II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	Not Applicable
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Not Applicable
	II.D	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Not Applicable
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	Property free from all encumbrances
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge , if any.	1995 to 2024 (30 Year) Sh. Sarwan Parewa son of Sh. Kaluram Parewa R/o Ward No. 04, Near Panchayat Bhawan, Sunaron Ka Mohalla, Bichool, Jaipur
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Not Applicable
31	a	Urban land ceiling clearance , whether required and if so, details thereon.	Not Applicable
	b	Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not Required
32	a	Details of RTC extracts/mutation, extracts/ Katha extracts pertaining to the property in question.	Not Applicable
	b	Whether the name of mortgagor is reflected as owner in the revenue/ Municipal/Village records ?	No
33	a	Whether the property offered as security is clearly demarcated ?	Yes
	b	Whether the demarcation/ partition of the property is legally	Yes

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		valid?	
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	a	Whether the property can be identified from the following documents,	Open land
	a/I	Document in relation to electricity connection ;	Not available
	a/II	Document in relation to water connection ;	Not available
	a/III	Document in relation to Sales Tax Registration , if any applicable;	Not available
	a/IV	Other utility Bills , if any.	Not available
	b	Discrepancy/doubtful circumstances , if any revealed on such scrutiny?	no discrepancy found
35		Whether the documents i.e. valuation report / approved sanction plan reflect/indicate any difference/discrepancy in the boundaries In relation to the title documents/ other documents (if the valuation report and or approved plan are not available at the time of preparation of TIR please provide these comments subsequently on receipt of the same).	No
36	a	Whether the Bank will be able to enforce SARFESI Act , if required against the property offered as security?	SARFESI Act Applicable
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	Whether original title deeds are available for creation of mortgage	Yes
	b	In case of absence of original title deeds , details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard	Not Applicable
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	No
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Sh. Sarwan Parewa son of Sh. Kaluram Parewa R/o Ward No. 04, Near Panchayat Bhawan, Sunaron Ka Mohalla, Bichool, Jaipur

(Suresh Chandra Sharma)
Advocate

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No : Search Report/24/100

Date : 16.08.2024

Annexure – C

CERTIFICATE

- 1 I have examined the **Original Copy and Certified copy of Title Deeds** (Documents provided by SBI BIKANER) intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable /English Mortgage (**Equitable Mortgage**) and that the **Certified Copy and Original Copy of Title Deeds** of documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created on production of original title deed, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:
- 2 I have examined the title deeds in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors
- 3 I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (**Sub Registrar- Bikaner**). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- 4 Following scrutiny of Land Records/ Revenue Records, relative **title deeds**, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- 5 There are No prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period **(30 Year) from 1995 to 2024** pertaining to the Immovable Property/(ies) covered by above said title deeds. **Property free from all encumbrances**
- 6 In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable).
- 7 Minor/(s) and his/ their interest in the property/(ies) is to the extent of N.A. (Specify the share of the Minor with Name). (Strike out if not applicable).
- 8 The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower.
- 9 I certify that, **Sh. Sarwan Parewa son of Sh. Kaluram Parewa R/o Ward No. 04, Near Panchayat Bhawan, Sunaron Ka Mohalla, Bichool, Jaipur** has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds appear to be genuine and a valid mortgage can be created on the basis of the original title deeds and the said Mortgage would be enforceable
- 10 In case of creation of Mortgage by Deposit of Original title deeds, we certify that the deposit of Following title deeds/ documents would create a valid and enforceable mortgage

06.08.2024	Girdawari Samwat 2017-2020 issued by Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima etc.	Certified Copy
06.08.2024	Girdawari Samwat 2062-2065 issued by Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima as a Ger Khatedar	Certified Copy
06.08.2024	Girdawari Samwat 2066-2069 issued by Tehsildar dated 06.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pemla son of Chima as a Ger Khatedar	Certified Copy
08.08.2024	Mutation No. 50 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Govindram son of Pemaram Meghwal as a khatedar tenant.	Certified Copy
08.08.2024	Jamabandi Samwat 2045 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Pema son of Chima as a Ger Khatedar with mutation no. 50 in the name of Govindram son of Pemaram Meghwal	Certified Copy

	after issued of Khatedari Sanad and with Mutation No. 362 in the name of Sarwan Parewa son of Kaluram Parewa after execution of sale deed.	
08.08.2024	Jamabandi Samwat 2075-2078 issued by Patwar Halka dated 08.08.2024 Khasra No. 49/60 measuring 61 Bigha 12 Biswa at Village Karmisar, Bikaner in the name of Sarwan Parewa son of Kaluram as a Khatedar tenant with Mutation No. 1093 in the name of UIT, Bikaner Khasra No. 49/60 measuring 42 Bigha 10 Biswa and in the name of Sarwan Parewa Khasra No. 49/60/10 measuring 18 Bigha 16 Biswa.	Certified Copy
01.02.2022	Order S.No. 100063 dated 01.02.2022 issued by UIT, Bikaner in the name of Sarwan Parewa son of Kaluram under section 90(A) Rajasthan Land Revenue Act 1956.	Original
07.06.2023	Lay out Plan Sanction letter S.No. 9989-9991 dated 07.06.2023 with map issued by UIT, Bikaner in the name of Sarwan Parewa son of Kaluram	Original

- 11 There are no legal impediments for creation of the Mortgage on production of above title deeds the certified /original copies of which I have examined under any applicable Law/ Rules in force.
- 12 It is certified that the property is SARFESI Act compliant :

Property situated at Residential converted land under section 90(A) situated at Khasra No. 49/60 measuring 6.4200 hectare or say 64219.23 Sq.Mtr. at Village Karmisar, Bikaner

Boundaries			
North	South	East	West
as per map issued by UIT, Bikaner			

(Suresh Chandra Sharma)
Advocate

Suresh Chandra Sharma
ADVOCATE
A-644 Vinayak Nagar
Near Mangalam Green
Bikaner, Mob- 9414242866

नगर विकास न्याया, बीकानेर
राजस्थान सरकार

क्रमांक: LU2012/BIK/2021-22/100063

दिनांक:- 01.02.2022

विषय :- राजस्थान भू-राजस्व अधिनियम, 1956 की धारा 90-क के अधीन कृषि भूमि का गैर-कृषिक प्रयोजन के लिए उपयोग हेतु अनुज्ञा प्रदान करने।

आदेश

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

श्री SHRWAN PAREWA पुत्र श्री KALURAM PAREWA जाति MEGHWAL निवासी WARD NO-4) NEAR PANCHYAT BHAWAN) SUNARO KA MOHALLA) BICHOON) JAIPUR

1. ऊपर नामित आवेदक ने राजस्थान भू-राजस्व अधिनियम, 1956 की धारा-90-क के अधीन भूमि का आवासीय प्रयोजन के लिए उपयोग हेतु अनुज्ञा देने के आवेदन किया है :

क्र.सं.	ग्राम तहसील व जिले का नाम	खातेदार का नाम	खसरा सं.	क्षेत्रफल (वर्गमीटर)	क्षेत्रफल (हैक्टे.)
1.	करमीसर, बीकानेर (बीकानेर)	SHRWAN PAREWA	49/60	64219.23	6.42
कुल					6.42

2. आवेदक द्वारा न्यास कार्यालय में प्रार्थना पत्र के साथ प्रस्तुत शपथ पत्र जिसमें खसरा सं. 49/60 की कुल 9.02 हैक्टे. में से 1.08 हैक्टे. भूमि प्रस्तावित रेल्वे ट्रैक में सम्मिलित होने तथा 1.52 हैक्टे. भूमि शेष खातेदार के स्वामित्व में होने के कारण वर्तमान में रेल्वे ट्रैक के पश्चिम की ओर की कुल 6.42 हैक्टे. भूमि आवेदक के आवेदन को राजस्थान भू-राजस्व अधिनियम 1956 की धारा-90-क और राजस्थान अभिवृत्ति अधिनियम की धारा 63 को तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिवृत्ति अधिकार निर्वापित करके भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।

3. यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है मेरी यह राय है कि तहसीलदार की रिपोर्ट और स्थानीय प्राधिकारी की सहमति रिपोर्ट का परीक्षण कर लिया है मेरी यह राय है कि आवेदित भूमि का गैर कृषिक प्रयोजन के लिए वांछित उपयोग मास्टर योजना/विकास योजना/स्कीम के अनुरूप है और आवेदक के आवेदन को राजस्थान भू-राजस्व अधिनियम 1956 की धारा-90-क और राजस्थान अभिवृत्ति अधिनियम की धारा 63 को तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिवृत्ति अधिकार निर्वापित करके भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु अनुज्ञा प्रदान करने के लिए स्वीकार किया जा सकता है।

4. अतः अब इसके द्वारा आदेश दिया जाता है कि उपरोक्त भूमि पर आवेदक के अभिवृत्ति अधिकारों को उक्त भूमि का आवासीय प्रयोजन के लिए उपयोग करने हेतु निर्वापित किया जावेगा और इस आदेश की तारीख से उक्त भूमि का उक्त भूमि का आवेदक/आवेदक द्वारा नाम निर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी द्वारा लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आवंटन के लिए स्थानीय प्राधिकारी के व्ययनाधीन रखा गया समझा जायेगा।

5. आवेदक द्वारा उस भूमि को, जिसके लिए यह अनुज्ञा दी गयी है यथाविहित प्रीमियम, नगरीय निर्धारण के साथ ही विनिर्दिष्ट अन्य प्रभारों के निक्षेप और सुसंगति विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात् स्थानी प्राधिकारी द्वारा सम्यक् आवंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जावेगा।

6. इन विनियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जावेगी।

यह आदेश अधोहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक-01.02.2022 को पारित किया गया है।


प्राधिकृत अधिकारी
नगर विकास न्याया, बीकानेर

जमाबन्दी गाँव करभीसा
तहसील बीकानेर
सम्वत् 2045
क्षेत्रफल (हैक्टेयर में)
बिप्पा बिस्वासे

पटवार क्षेत्र करभीसा
जिला बीकानेर
वास्तविक सम्वत् 2045

मुद्रक :- नवज्योति प्रिण्टर्स, बीकानेर 2547912
मू- अभिलेख निरीक्षक क्षेत्र बीकानेर पृष्ठ नं. जमा
दिनांक

खेवट खतौनी		भूमि धारकों का नाम	काश्तकार का नाम, पिता जाति तथा निवास स्थान के पता सहित तथा कृषि काल	खसरा नं.	क्षेत्रफल	भूमि वर्गीकरण	सिंचाई के साधन	देय लगान		नामान्तरण करण आदेश नं. तथा तारीख	भूमि ब्योरा जिसके पक्ष में भूमि अन्तर्गत हो	टिप्पणियां
नया	पुराना							दर	रकम			
1	2	3	4	5	6	7	8	9	10	11	12	13
966	924	21 जसरका	पमा बल्द जीमा कोठे मेप्पवाल सा देह गैर खोतेदार	74 60	6911/2	बं. दु			665	नामान्तरण :- 56 21.5 वि. भूमिमान तहसीलदा (साहब के आदेश क्रमांक दिनांक 3-8-06 जो बिन्दराय दुत्र पेमायाय कोठे मेप्पवाल सा देह खोतेदार 34 वि. रकम 934 बिप्पा दुत्र सा मासी 90 बिप्पा रवान गैर खोतेदार 311/2 नामान्तरण 362 बैचगामा :- भवण परेवा दुत्र कालूराय परेवा वि. बीप्पा जयप्रकाश खोतेदार 311/2 बिप्पा दुत्र वासी मान्दा 90 बिप्पा रवान गैर खोतेदार नामान्तरण 366 खोतेदार :- भवण परेवा दुत्र कालूराय परेवा श्रीबीर सिंहा जयप्रकाश खोतेदार दि 311/2 बिप्पा दुत्र जो बिन्दराय दुत्र पेमायाय कोठे मेप्पवाल सा देह कोठे मेप्पवाल सा देह खोतेदार दि 90 बिप्पा रवान नामान्तरण 362 बैचगामा :- भवण परेवा दुत्र कालूराय परेवा वि. बीप्पा जिला जयप्रकाश खोतेदार		

पटवारी
तहसील बीकानेर
सत्यप्रतिलिपि
1751
718114

No. 1701980

(परत)

नामान्तरकरण रजिस्टर ग्राम करमीसर पटवार हल्का करमीसर भू.अ. निरीक्षक हल्का बीकानेर तहसील बीकानेर जिला बीकानेर राजस्थान

वर्तमान जमाबन्दी (खतौनी) में शुद्धि किये जाने के लिए प्रस्थापित प्रविष्टि						जमाबन्दी में प्रतिस्थापित किये जाने के लिये प्रतिप्रस्थापित नई प्रविष्टि						विशेष की दशा में कीमत सहित रजिस्ट्रीकरण का स्वरूप तथा तारीख तथा अन्य की दशा में अन्यक रूप की रकम मय रजिस्ट्रीकरण की तारीख या मोचन की तारीख उपर्युक्त नामान्तरकरण फीस सम्यक्त तथा दाल-बांध की क्रम संख्या जिस पर मांग नियत की गई है		टिप्पणियां, कच्चे आदि के बारे में स्थल जांच से संबंधित पटवारियों की रिपोर्ट और प्रविष्टियों में अभिलेख तथा प्रस्तुत दस्तावेज के अनुसार त्रुटियों से संबंधित भू अभिलेख निरीक्षक की रिपोर्ट	
प्रविष्टि की क्रम संख्या	जमाबन्दी में खेतों की संख्या	खसरा संख्या	क्षेत्रफल	मृदा (भूमि) वर्गीकरण	राजस्व या लगान	विशिष्टियों सहित काश्तकार का नाम	नयी जोत की संख्या	विशिष्टियों सहित काश्तकार का नाम	खसरा संख्या	क्षेत्रफल	मृदा (भूमि) वर्गीकरण	राजस्व या लगान			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1093	262	84/80	69.11	43		श्रवण परेवा पुत्र कालू-शम परेवा नि. बीवन जिला जयपुर खातेदार।		नगर विकास न्यास बीकानेर (आवाजीय प्रमो.)	84/80	82.11	43		न्याया-आदेश 017 आदेश 142012/84/2021-22/100063 दि. 01/02/2022		श्रीमान्जी, मुताबिक आदेश, नामा दर्ज कर वास्तव जांच व निर्णय हेतु सादर प्रस्तुत है।
I.C.R. बीकानेर								शेष खाता बदसूर खातेदार।	84/80	92.11	43		व TDR आदेश क्र. 208 दि. 09/02/22 की पालना में।		कर वास्तव जांच व निर्णय हेतु सादर प्रस्तुत है।
मुलाधिक आदेशा हमान नगर-विकास न्यास बीकानेर एवं I.C.R. बीकानेर के आदेशा क्रमान 208 दि 09-02-2022 के अनुसार अंश सहित							काया प्रतिनिलिपि नकल मुताबिक असल के है: रजि.P-35 क्रमांक 2437	काया प्रतिनिलिपि नकल मुताबिक असल के है: रजि.P-35 क्रमांक 2437							हस्ताक्षर पटवारी हल्का... 24/02/2022
15-02-2022 I.C.R. बीकानेर															हस्ताक्षर पटवारी हल्का... 24/02/2022

I.L.R. बीकानेर
मुताबिक आदेश न्याया-विकास न्यास बीकानेर एवं TDR बीकानेर के आदेश क्रमांक 208 दि. 09-02-2022 के अनुसार अंतिम सही है।
15-02-2022
I.L.R. बीकानेर

प्रतिलिपि
नकल मुताबिक असल के 3: 2437
रजि. P-35 क्रमांक 2437
हस्ताक्षर पटवारी हल्का बीकानेर
24/2/2022

23/2/22
हस्ताक्षर पटवारी तहसील बीकानेर
23/2/22

हस्ताक्षर निरीक्षक
11-02-2022
हस्ताक्षर निरीक्षक



राजस्थान RAJASTHAN

898200

:: दस्तावेज बयनामा ::
=====

मालियत : 75,000/-

स्टाम्प : 1400/-रुपया

मनो गोविन्दराम आयु 55 वर्ष पुत्र पेमाराम जाति मेखाल निवासी

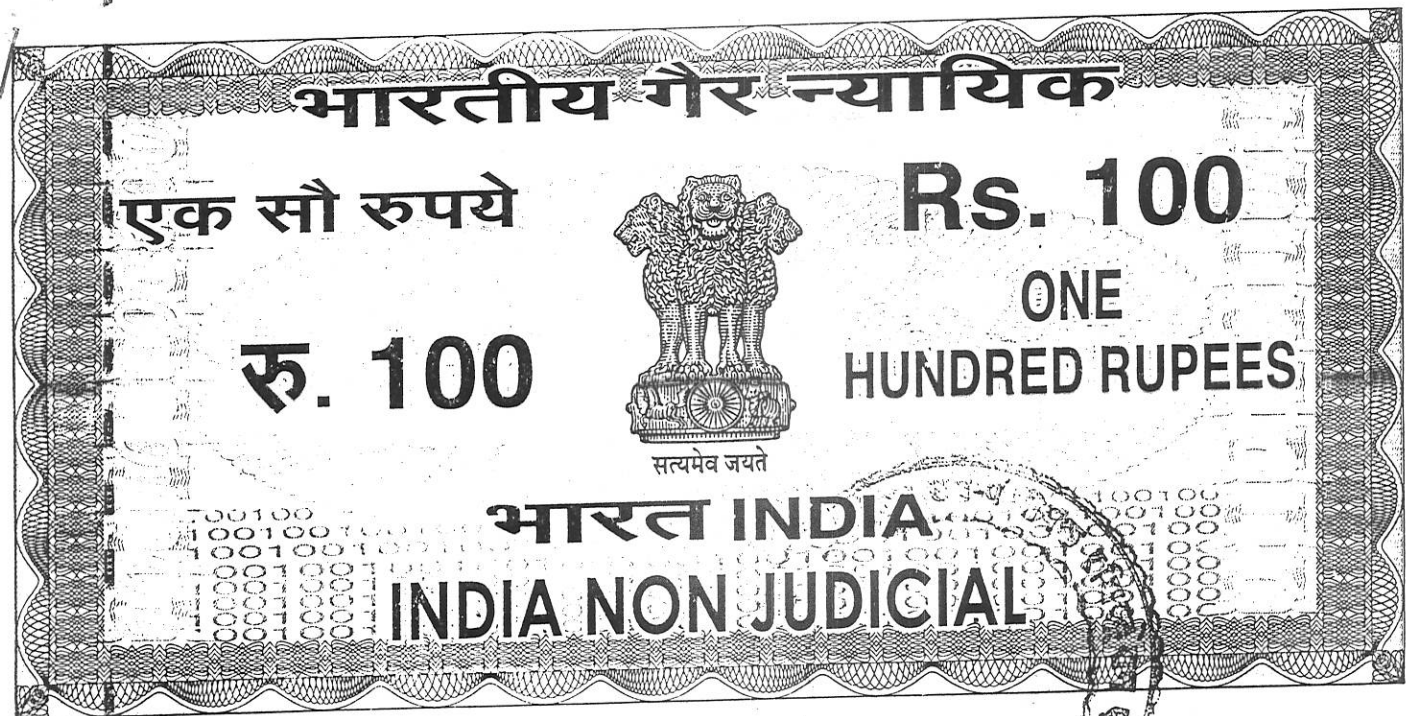
गाम करमीसर तहसील व जिला बीकानेर {राज0} का हूँ ।

जो कि मेरे नाम से रोही करमीसर तहसील व जिला बीकानेर में डोत खसरा नम्बर 49/60 तादादी 10 बीघा {खाम} अर्थात् 6 बीघा पुछता स्थित है जिला में एकमात्र मालिक काबिज खातेदार काश्तकार हूँ तथा हर तरह से हस्तान्तरण करने का अधिकारी हूँ । मुझे इस समय अपनी पारिवारिक आवश्यकताओं की पूर्ति हेतु रुपयों की सख्त जरूरत है और रुपया हासिल करने का अन्य कोई साधन इस समय मेरे पास नहीं होने के कारण । मैंने अपनी उपरोक्त वर्णित कृषि भूमि को विक्रय

---2- पेज पर

गोविन्दराम

उप-पंजीयक, बीकानेर



राजस्थान RAJASTHAN

C 651683

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करने का निश्चय किया है तथा काफी खोजबीन के बाद उक्त कृषि भूमि को खरीद वाला एक अच्छा ग्राहक भी मुझे मिल गया है जो उक्त कृषि भूमि की वर्तमान बाजार दर पर अच्छी कीमत दे रहा है। अतः मैं मिकर अपने प्रत्यक्ष लाभ स्वम्, हित को ध्यान में रखते हुये मेरी उपरोक्त वर्णित कृषि भूमि वाके रोही करमीसर तहसील व जिला बीकानेर के खेत खतरा नम्बर 49/60 तादादी 10 बीघा ४ खाम अर्थात् 6 बीघा पुखता को बख्श रुपया 75,000/- अख रे रुपया पचहतर हजार मात्र में बहक श्री श्रवण पुत्र श्री कालूराम पैरवा जाति पैरवा निवासी बिचूण जिला जयपुर को इस दस्तावेज बयनामा द्वारा विक्रय बैय फरोखत कर्तई करता हूँ और जरिये बयनामा हाजा लिख देता हूँ कि उक्त विक्रित कृषि भूमि पर जो हक हकूक, हक मालिकाना, काबिजाना हक काश्तकारी, खातेदारी, हक टाईटल आदि मुझे प्राप्त थे वे आज अब से तमाम के तमाम हक व अधिकार अबाधित रूप से क्रेता को हासिल होंगे व रहेंगे। विक्रय मूल्य कुल 75,000/- अख रे रुपया पचहतर हजार मात्र मैंने क्रेता से बतौर प्रतिफल आज दिन नगद प्राप्त कर लिये है जिसकी रुपयों की प्राप्ति की मैं मिकर स्वीकृति व सहमति देता हूँ। अब क्रेता से कोई विक्रय राशि लेनी शेष नहीं रही है।

जोषि-३२१

---3- पेज पर



राजस्थान RAJASTHAN

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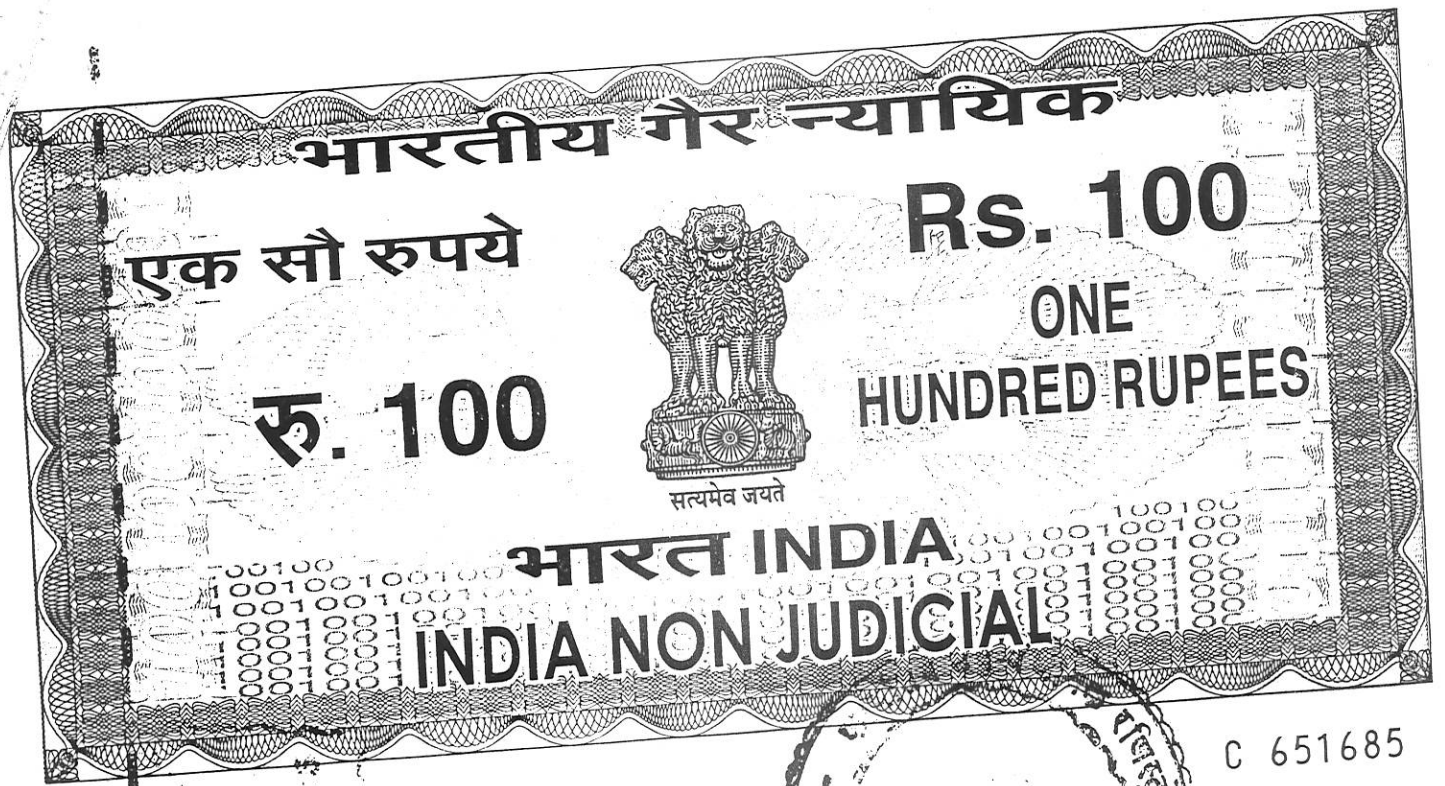
- 3 -

यह कि उक्त विक्रित कृषि भूमि का मौके पर कब्जा क्रेता का भौतिक स्वम्, वास्तविक रूप से करवा दिया है जिसको क्रेता हर तरह से अपने भोग उपयोग उपभोग में ले सकेगा, फसल आदि काशत कर सकेगा, इन्तकाल अपने नाम से दर्ज करवा सकेगा, राज रिकार्ड में अपने नाम से अकन व अमल इरामद करवा सकेगा तथा चाहे जिसे आगे रहन, बैय, मुन्तकिल एवं दीगर तरीके से हस्तान्तरित आदि कर सकेगा जिसमें मुझे यामेरे जायज कायम मुकाम वारिसान को कोई उज्ज एतराज नहीं होगा यदि कोई ऐसा करेगा तो वह कानूनन रूप से झूठा व अमान्य समझा जावेगा ।

यह कि उक्त विक्रित कृषि भूमि को मेरे द्वारा आज से पूर्व किसी अन्य को रहन, बैय, मुन्तकिल स्वम् दीगर तरीके से हस्तान्तरित आदि की हुई

---4- पेज पर

गोविंद राम



- 4 -

नहीं है ना ही किसी अन्य का हक हिस्सा या कब्जा है ना ही विवादित है ना ही किसी की कुर्ची चार्ज या भार में है बल्कि उक्त विक्रित कृषि भूमि समस्त प्रकार के करों एवं भारों से मुक्त विक्रय बैय फरोहत कर्तई की है । टाईटल कृषि भूमि की बाबत समस्त प्रकार की गारंटी व वारंटी देता हूँ कि यदि मेरे टाईटल कृषि भूमि में किसी प्रकार की कोई कमी या नुक़्त निकल आवे और क़ेता को किसी प्रकार की कोई क्षति होती है तो उस हुई क्षति की पूर्ति क़ेता मुझसे व मेरी जात जायदाद हर किस्म से वसूल करने का अधिकारी होगा व रहेगा ।

यह कि उक्त विक्रित कृषि भूमि बारानी किस्म की है जो पूर्णतया वर्षा पर निर्भर है, भूमि की उपजाऊ क्षमता साधारण किस्म की है, भूमि सडक से पीछे है इसलिए जो मालियत कायम की गई है वह सही एवं उचित है । चूँकि बयनामा हाज का छप्पा निजम्मे क़ेता होने से स्टाम्प क़ेता के नाम से खरीदे जाकर यह बयनामा तहरीर व तक्मील लिखा गया है । अब आईन्दा उक्त विक्रित कृषि भूमि पर समस्त

--5- पेज पर

आनन्दराज

उप-पञ्जीयक, सीकानेच

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पुकार के लाभ-शुभ क्रेता को हासिल होंगे व रहेगे। कि. शुभ. की उ. 1. 1. 1. की
पक्षी आकारी-सडक गली है।

लिहाजा यह दस्तावेज बैयनामा मैने होश। हवास में बिना किसी नशे पते
बिना किसी ज़रू दबाव के खरू गवाहान तहरीर व तकमील कर दिया है कि सनद
रहे वक्त जरूरत पर काम आवे। दिनांक :- 28.12.2006

गवाह

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आचार्य तहसीलदार (राजस्व) बीकानेर

प्रमाण: तहसीलदार

दि.

होदरा

राजस्व खा. ५०००० - इ. वि. वि. १९५५

वही नं. १५ के अंतर्गत एवं राजादेग ३-१७
५-१-५५ एवं २९-९-५५ के अंतर्गत पेमा
कलह बीमा जाति मेखवाल के नाम गाम वारीमा
के अ. नं. ५९/६० वीं गेब १० बीघा (आठ) भूमि
के अंतर्गत वही नं. १५ के अंतर्गत पेमा के वारीमा
मेखवाल पुत्र मेमा नर जाति मेखवाल वारीमा
वारीमा के नाम दर्ज करने के होदरा दिने
जाते हैं।

१६६५
५/११/६६

तहसीलदार (राजस्व)
बीकानेर

प्रमाण: परवारी वहीमा वारीमा

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