

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

Fee Receipt

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

Print Date : 27-02-2026 4:26 PM

Fee Receipt No	: 202602102005764	Receipt Date	: 27/02/2026
Name	: ADV MANISH MOGRA, DHRUV KARNAWAT	Document S. No.	: 202601102005714
Address	: PLOT NO 1 AARJI NO 478 AND 480 KA PART GRAM SAWEENA KHEDA TEH GIRWA		
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	: ₹ 1400
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1400
From Year 2012 To Year 2025		Total Amount	: ₹ 1400

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 119183349 ₹ 700 # e-Gras Challan 119189644 ₹ 700

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

उप पंजीयक
प्रथम, उदयपुर



To,

Shri Dhruva Karnawat S/o Kailash Karnawat

R/o - Navkaar Bungalow, 3, Polo ground, Dhruv Marg, Opp. Batheda Colony,
Sukhadia circle to Fatehpura Main Road, Girwa, PO: Udaipur Shastri Circle,
Udaipur (Raj.)

TITLE INVESTIGATION REPORT

Owner Name	Shri Dhruva Karnawat S/o Kailash Karnawat R/o - Navkaar Bungalow, 3, Polo ground, Dhruv Marg, Opp. Batheda Colony, Sukhadia circle to Fatehpura Main Road, Girwa, PO: Udaipur Shastri Circle, Udaipur (Raj.)	
Title of Property	Plot no. 1 of Khasra no. 478 and Strip of Land Part of Khasra no. 480	
Situated at	Revenue village Savina Kheda, Tehsil Girwa, Udaipur (raj.)	
Plot Size -	18841.00 Sq.Ft.	
Boundaries / Khasra No.	East	UIT Land, Khasra no. 480
	West	Passage 15 feet wide and road 60 feet wide
	North	UIT Land, Khasra no. 480
	South	Road 60 feet wide
Brief History of the ownership of the property	- That above mentioned agriculture property first of all belonged equally to Shri Karmchand Kalra S/o Kuvalmal Kalra, Smt. Kaushalya Bai W/o Shri Sunderdas Sindhi, Shri Mahesh Kumar Kalra S/o Karmchand Kalra and Smt. Nirmala Devi W/o Karmchand Kalra - Thenafter as mentioned in sale deed dated 08.11.2012 above Shri Karmchand Kalra S/o Kuvalmal Kalra, Smt. Kaushalya Bai W/o Shri Sunderdas Sindhi, Shri Mahesh Kumar Kalra S/o Karmchand Kalra and Smt. Nirmala Devi W/o Karmchand Kalra sold this plot along with possession to Shri Kailash S/o Laxman Singh Karnawat through Unregistered Sale Agreement on 12.01.2001 - Thenafter as mentioned in release deed dated 12.10.2012 Shri Karmchand Kalra S/o Kuvalmal Kalra, owner of 1/4th undivided share in plot, passed away on Dt. 13.07.2007 and	



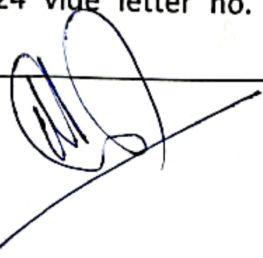


thenafter Smt. Nirmala Devi W/o Karmchand Kalra, Smt. Seema Ben W/o Shri Ramesh Lal Nanwani, Smt. Punam Devi W/o Vasudeva Mata, Smt. Komal Devi W/o Shri Shaukat Vadhvani, Shri Mahesh Kumar Kalra S/o Karmchand Kalra, Shri Dilip Kumar Kalra S/o Karmchand Kalra, Shri Rajesh Kalra S/o Karmchand Kalra, Shri Jitendra Kalra S/o Karmchand Kalra acquired 1/32nd undivided share in the plot.

- Thenafter Seema Ben W/o Shri Ramesh Lal Nanwani, Smt. Punam Devi W/o Vasudeva Mata, Smt. Komal Devi W/o Shri Shaukat Vadhvani and Shri Jitendra Kalra S/o Karmchand Kalra executed a registered release deed of their 1/32nd share on 12.10.2012 in favour of Shri Mahesh Kumar Kalra S/o Karmchand Kalra therefore releasing there right, share and title in above plot. This document was registered in book no. 1, Zild No. 615, Page no. 90 and Sr. No. 2012011358 and affixed in additional book no. 1, Zild No. 2459 and Page No. 352 to 359 at Sub-registrar, Udaipur II.
- Therefore as mentioned in sale deed dated 08.11.2012 shareholding in above plot stood as Smt. Kaushalya Bai with 8/32 part (Unchanged), Shri Mahesh Kumar Kalra with 13/32 part, Smt. Nirmala Devi with 9/32 part, Shri Dilip Kumar Kalra with 1/32 part and Shri Rajesh Kalra with 1/32 part.
- Thenafter Smt. Nirmala Devi, Shri Mahesh Kumar Kalra, Shri Dilip Kumar Kalra, Shri Rajesh Kalra and Smt. Kaushalya Bai executed a registered sale deed in favour of Shri Kailash Karnawat S/o Shri Laxman Singh Karnawat Dated 08.11.2012 registered in Book No. 1, Zild No. 619, Page No. 184, Sr. No. 2012012252 and affixed in Additional Book No. 1, Zild No. 2477 and Page No. 300-311 Before Sub-Registrar, Udaipur II.
- Then after the plot was converted into residential use vide Serial No. F.11()/Niyaman III/90-A/2026 through application no. 14727 dated 26.12.2022.
- Thereafter application for form-D dated 4.1.2023 was presented by Shri Kailash Karnawat S/o Laxman Singh Karnawat for issuance of Provisional allotment letter in favour of Assignee Shri Dhruva Karnawat S/o Shri Kailash



	Karnawat was executed and was registered in Book No. 1, Zild No. 1165, Page no. 127 and Sr. No. 202303107100051 and affixed in Additional book No. 1, Zild No. 4660 and Page No. 327-338 at Sub-registrar, Udaipur II. • Thereafter residential allotment letter dated 03.03.2023 was executed in favor of Shri Dhruva Karnawat S/o Shri Kailash Karnawat vide order F.11()/RegIn-III/Savina Khera/P.N. 1/2023/1441 • Thereafter Patta Vilekh (Free hold) Sr. No. 1557 dated 31.03.2023 was issued for above plot in favor of Shri Dhruva Karnawat S/o Shri Kailash Karnawat. The Freehold Lease deed was registered in book no. 1 , Zild no. 1184. Page No. 118 , Sr. No. 202303107103826 and affixed on book no. 1, Zild No. 4736 and Page no. 205-211 at Sub-registrar, Udaipur II on 05.04.2023. • There after allotment letter for the above mentioned Strip of Land was issued vide no. F.11()Regin-III/Savina Khera/2023/1601 in favor of Shri Dhruva Karnawat S/o Shri Kailash Karnawat on date 03.10.2023. • Thereafter Residential Strip of Land Patta vilekh (Free Hold) was issued in favor of Shri Dhruva Karnawat S/o Shri Kailash Karnawat on date 09.10.2023 and was registered on 12.10.2023 on book No. 1, zild no. 1842, Page No. 166, Sr. No. 202303102122594 and affixed on additional Book No. 1, zild No. 5214, Page no. 125-131 at Sub-registrar, Udaipur I. • Thereafter reconstitution of plot and strip of land was completed by UDA vide order Navipra/Niyaman Record/ 2024/405 dated 18.01.2024. • Thereafter permission was requested for construction of multistory residential building for which demand notice was issued by Udaipur Development Authority vide letter no. F-7(B).PLAN/MISC/2024/902 on date 14.03.2024 post which Shri Dhruva Karnawat deposited the demand amount and permission was granted on 19.03.2024 vide letter no. F-7()/UDA/B-PLAN/2024/956-960.
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	• Thus Shri Dhruva Karnawat S/o Shri Kailash Karnawat has the legal ownership and lawful possession of the above mentioned land. • Thereafter Joint development agreement for plot no. 1 and the strip of land (18841.00 Sq. Ft.) situated at revenue village Savina Khera, Tehsil Girwa, Udaipur (Raj.), Khasra No. 478 and part of Khasra no. 480 was executed between Shri Dhruva Karnawat S/o Shri Kailash Karnawat and Meenkamal Enterprises Pvt. Ltd. through director Shri Kailash Karnawat S/o Laxman Singh Karnawat on date 20.08.2024 and was registered on 1.10.2024 in Book no. 1, Zild no. 1951, Page no. 170, Sr. no. 202403102116094 and affixed on additional book no. 1, Zild no. 5650, Page no. 248-262.
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After above due consideration of the title report based on documents given by you & through this I hereby certify as under :-

1. That I have examined the documents in detail, taking into account all the guidelines in the checklist and other relevant factors through Sub Registrar Office, Udaipur – I from receipt No 202602102005764, Dt. 27.02.2026.
2. That I confirm having made an examination of the relevant documents & I have not found anything adverse which would prevent the title holders from creating a valid title.
3. That I have not found any adverse entry reflecting any sale or mortgage with respect to the subject property in presented title original/photo copy documents by owner.



That chain of title is complete in respect of the Owner and the Owner is the sole and lawful owner of the Subject Property and further I certify that the above title deeds are genuine.

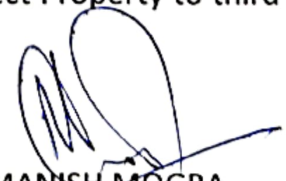
5. The Owner holds an absolute, clear and marketable title to the Subject Property, and is legally entitled to sell the Subject Property to third parties for valuable consideration.

Thanking You,

Place : Udaipur (Raj.)

Date : 27/02/2026

MANISH MOGRA


MANISH MOGRA
LAWYERS & ASSOCIATES
204, Mehta Chamber, Delhi Gate
UDAIPUR-313 001 (Rajasthan)



NON-ENCUMBRANCES CERTIFICATE

I have inspected the index record as available in the office of Sub-Registrar, Udaipur relating to property All that piece and parcel of Plot no. 1 Revenue village Savina Kheda, Tehsil Girwa, Udaipur (raj.) of Khasra no. 478 and Strip of Land Part of Khasra no. 480, area admeasuring 18841 Sq.Ft. owned by Shri Dhruva Karnawat S/o Kailash Karnawat which is specifically marked in Blue colour in attached Map.

I hereby certify that above Shri Dhruva Karnawat S/o Kailash Karnawat does have an absolute, clear and marketable title over the scheduled property and is free from all kinds of encumbrance, charges, liabilities, liens, attachment and lis pendens of any kind and the said property does have an absolutely clear, free and marketable title on which valid equitable mortgage can be created.

Place : Udaipur (Raj.)

Date : 27/02/2026




MANISH MOGRA
(Advocate)
MANISH MOGRA
LAWYERS & ASSOCIATES
204, Mehta Chamber, Delhi Gate
UDAIPUR-313 001 (Rajasthan)