



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

SRO Unique ID 2019000999R Receipt Date 29-MAY-2019 12:39
S R Location SANGANER-I
Receipt No RJ1229351905567
Name Of Seller MAHESH KRISHAN SHARMA ADV
Name Of Buyer KALURAMURF KALYA JADGDISH NAINA DEVI RAMPHOOL ETC VILL DANTLI
Type of Document Record Inspection Fees 2007 To 2019
ACC Reference NONSH/AIRAN LIMITED/BASSI

Paid Fees

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 1
Copy of Fees	₹ 0	Record Inspection Fees	₹ 650
Late Fees	₹ 0	Commission Fees	₹ 1
Other Charges	₹ 0		
Total Amount	₹ 650	Service Charges	₹ 1
Grand Total	₹ 660		
(Rupees Six Hundred Sixty Only)			



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.

Mahesh Krishan Sharma
Advocate
Rajasthan High Court

Office: Near Police station, Bassi, District:-Jaipur..

Residence: Kalyanganj Bassi. Distt:-Jaipur

Mob. No. : 9414250813

REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

ANNEXURE :-B

DATE :- 29-5-19

1	a) Name of the Branch /Business Unit/ Office seeking opinion.	Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Ur Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur
	b) Reference No. and date of the letter under cover of which the documents tendered for scrutiny are forwarded.	Nil
	c) Name of the borrower	Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Ur Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur
	d) Name of the unit/ concern/ company / person offering the property (ies) as security.	Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Ur Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur
	e) Constitution of the unit person/body/authority offering the property for creation of charge.	INDIVIDUAL :- Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena, Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri

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		Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Urf Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena)
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.	NA
3	Complete of full description of the immovable property/ (ies) offered as security including the following details:	

1. Detail of Land (With boundaries and Owner :-

Name of Owner's	Khata / Chak/ Survey Number	Khasra No.	Area	Boundaries	Kism (Nature) of Land	Location	Other Relevant detail, if any
Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena, Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Urf Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur Converted(Gair Mumkin) in the name of jaipur Development Authority, Jaipur	New -19 Old - 22	155, 156/1, 158/1 & 159. (Total kh. No.4)	1.25 Hect.	North :- South : N/F East : West :-	Agriculture	Village Dantli, Teh. Sanganer, Dist. :- Jaipur	Share Full = 1.25 Hect.

Total Mortgagable Land (1.25 Hect. = 05 Bigha 00 Biswa = 3.08 Acre)

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	(a) Survey No.	Nil
	(b) Door / Plot No. (in case of plot property)	NA
	(c) Extent / area including plinth built up area in case of plot property	NA
	(d) Location like name of the place, village, city, registration, Sub District etc.	Village :- Dantli Teh. Sanganer, Jaipur Sub-Registrar Sanganer
<u>4</u>	(a) Particulars of the documents scrutinized –serially and chrono –logically 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 registered/ land / revenue/ other authorities be examined.	a. Certified copy of the jamabandi issued by the patwari of patwar Halka Dantli Teh. Sanganer, Distt. Jaipur with respect of said property. b. Certified copy of the girdawari issued by the patwari of patwar Halka Dantli, Teh. Sanganer, Distt. Jaipur with respect of said property c. Certified Copy of nakhsa trace Of the said property.
<u>(b)</u>	Nature of documents Verified and as to whether they are originals or certified copies or registration extracts duly certified. Mention in Sub-Para no. 4 (a) Note:- Only originals or certified extracts from the registered/ land / revenue/ other authorities be examined.	I have verified the above jamabandi as mention laying with the application.
<u>5</u>	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 such certified copies and relevant fee receipts along with the TIR.)	Yes
<u>6</u>	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 ?	Yes
	b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification fwas made ?	NA
<u>7</u>	a) Property offered as security falls within the jurisdiction of which sub registrar office ?	Sub Registrar Sanganer
	b) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such	NO

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	verification was made ?	
	c) Whether search has been made at all the offices named at (b) above.	NA
	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 ?	NA
8	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. 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) (Property details are mentioned in para No. -3) As per revenue record of samvat – 2071-2074.	
9	Nature of Title of the intended Mortgagor over the property (Whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or inam Holder or Govt. Grantees/ Allottee etc.	Full Ownership
10	If leasehold, whether	No
	a) Lease deed is duly stamped and registered	NA
	b) Lease is permitted to mortgage the leasehold rights	NA
	c) Duration of the lease/ unexpired period of lease.	NA
	d) If, a sub lease, check the lease deed in favour of lease as to whether lease deed permits sub leasing and mortgage by sub lease also.	NA
	e) Whether the lease hold rights permits for the creation of any superstructure (if applicable)	NA
	f) Right to get renewal of the lease hold right and nature thereof	NA
11	If Govt. grant / allotment/Lease-com/Sale-Agreement, Whether,	NO
	a) Grant/agreement etc. provides for alienable right to the mortgagor with or without conditions,	NA
	b) The mortgagor is competent to create charge on such property.	NA
	c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	NA
12	If occupancy right, whether	
	a) Such right is heritable and transferable,	Yes
	b) Mortgage can be created.	Yes
13	Nature Minor Interest, if any and so, whether creation of mortgage could be possible, the modalities/ procedure to be followed including court permission to be obtained and the	Minor interest is involved in the said property, creation of mortgage is not possible of share of minor namely Shri

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	reasons for coming to such conclusion.	Vansh Prakash Urf Ayush S/o Ramnarayan Meena. (As per Jamabandi Samvat 2071-74)
14	If the property has been transferred by way of Gift/Settlement Deed, whether	NA
	a) The Gift/ Settlement Deed is duly stamped and registered	NA
	b) The Gift/ Settlement Deed has been attested by two witnesses	NA
	c) The Gift/Settlement Deed transfers the property to Donee	NA
	d) Whether the Donee has accepted the gift by signing the Gift/ Settlement Deed or by a separated writing or by implication or by actions	NA
	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question	NA
	f) Whether the Donee is in possession of the gifted property	NA
	g) 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.	NA
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	NA
15	a). In case of partition/ settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	NA
	b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	NA
	c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon,	NA
	d) In respect of partition by a decree of court, Whether such decree has become final and all other conditions/formalities are completed/ complied with.	NA
	e) Whether any of the documents in question are executed in counterparts or in more than one set. If so, additional precautions to be taken for avoiding multiple mortgages.?	NA
16	Whether the title documents include any testamentary documents/ Will.?	
	a) In case of Wills, whether the will is registered will or unregistered will ?	NA
	b) Whether Will in the matter needs a mandatory probate and if so whether the same is probated by a competent Court.?	NA
	c) Whether the property is mutated on the basis of Will?	NA
	d) Whether the original Will is available.?	NA
	e) Whether the original death certificate of the testator is	NA

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	available	
	f) What are the circumstances and/ or documents to establish the will in question is the last and final will of the testator? (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).	NA
17	a) Whether the property is subject to any wakf rights.?	NO
	b) Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties?	NO
	c) Precautions/permissions, if any in respect of the above cases for creation of mortgage:?	NA
18	a) Where the property is a HUF/Joint family property, 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.	Yes
	b) Please also comments on any other aspect which may adversely affect the validity of security in such cases.?	NA
19	a) Whether the property belongs to any trust or is subject to the rights of any trust?	NA
	b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	NA
	c) If so additional precautions/permissions to be obtained for creation of valid mortgage?	NA
	d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	NA
20	a) If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcing of mortgage.	The said property was agricultural land and converted (Mutation Entered in the name of JDA Jaipur Nature of land - Gair Mumkin)
	b) In case of agricultural property other relevant records/documents as per locals laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Yes
	c) In the case of conversion of Agricultural land for commercial purposes or otherwise whether requisite procedure followed /permission obtained.	Yes
21	Whether the property is affected by any local laws or other regulations having bearing on the creation security (viz.	NO

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	Agricultural Laws, weaker sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.	
22	a) Whether the property is subject to any pending or proposed land acquisition proceeding?	No
	b) Whether any search/enquiry is made with the land acquisition office and the outcome of such search /enquiry.	Yes, enquiry is made with the tehsildar office
23	a) Whether the property is involved in or subject matter of any litigation which is pending or concluded?	NO litigation is pending
	b) If so, whether such litigation would adversely affect the creation of valid mortgage or have any implication of its future.	NA
	c) Whether the title documents have any court seal/ marking which points out any litigation/attachment/security to court in respect of the property in question? in such case please comment on such seal/marking.	NA
24	a) In case of partnership firm, whether the property belongs to the firm and the deed properly registered.	NA
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	NA
	c) Whether the person(s) creating mortgage has have authority to create mortgage for and on behalf of the firm.	NA
25	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
26	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws.	NA
27	a) Whether any POA is involved in the chain of title?	NA
	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.	NA
	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.	NA

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	flat allotment letters, NOCs agreements of sale, sale deeds, etc. in favour buyers of flats /units (Builder's POA) or.(ii) other type of POA (Common POA)	
	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.	NA
	e) In case of Common POA (i.e POA other than builder's POA), please clarify the following clauses in respect of POA.	NA
	(i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	NA
	(ii) Whether the POA is registered one?	NA
	(iii) Whether the POA is special or general one?	NA
	(iv) Whether the POA contains specific authority for execution of title document in question?	NA
	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?)	NA
	g) Please comment on the genuineness of POA	NA
	h) The unequivocal opinion on the enforceability and validity of the POA?	NA
28	Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	NA
29	If the property is a flat/apartment or residential /commercial complex, check and comment on the following:-	NO
a)	Promoter's/Land owner's title to the land /building.	NA
b)	Development Agreement/Power of Attorney.	NA
c)	Extent of authority of Developer/Builder.	NA
d)	Independent title verification of the land and /or building in question.	NA
e)	Agreement for sale (duly registered.)	NA
f)	Payment of proper stamp duty.	NA
g)	Requirement of registration of sale agreement, development agreement, POA etc.	NA
h)	Approval of building plan, permission of appropriate/local authority etc.	NA
i)	conveyance in favour of society/condominium concerned.	NA
j)	Occupancy Certificate/allotment letter/letter of possession.	NA
k)	Membership details in the society etc.	NA
l)	Share Certificates	NA

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m)	No objection letter from the society.	NA
n)	All legal requirements under the local /Municipal laws, regarding ownership of flats/apartment/building regulations, development control regulations, Co-operative Societies' Laws etc.	NA
o)	Requirements, for noting the Bank charges on the records of the Housing Society, if any.	NA
p)	If the property is a vacant land and construction is yet to be made, approval of lay out and other precautions, if any.	NA
q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc.	NA
30)	Encumbrances, Attachments, and/or Claims whether of Government, Central or State or other local authorities or Third Party Claims, lines etc. and details thereof if yes, give the details thereof.	No, As per the document provide I am of the opinion that there is no charge or encumbrance over the said land.
31)	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrances is created and if so, Satisfaction of charge if any.	Year:--2007 to 2019, registered documents produced is examined before the sub-registrar office Sanganer Receipt no. R2122935190556 Date:- 29.5.19. Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena, Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Urf Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sangner, Jaipur
32)	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if no paid, what remedy?	Land revenue is also paid as per records.
33	a) Urban land ceiling clearance, whether required and if so, details thereon.	NA
	b) Whether NO-objection certificate under the Income Tax Act is required/ obtained.	NA
34	Details of RTC extracts /mutation extracts khata extracts pertaining to the property in question.	Khata No. 19
35	Whether the name of mortgagor is reflected as owner in the revenue/municipal/village records?	Yes, The Name of Mortgagor Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena, Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Urf Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju

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		Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur can validly Created a registered Mortgage,. (Except share of minor Shri Vansh Prakash Urf Ayush S/o Ramnarayan Meena)
36	Whether the property offered as security is clearly demarcated?	Yes
(a)		
b)	Whether the demarcation/partition of the property is legally valid ?	Yes
(c)	Whether the property has clear access as per documents ?	Yes
37	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny ?	Yes
(a)	Document in relation to electricity connection.	NA
(b)	Document in relation to water connection.	NA
(c)	Document in relation to Sales Tax Registration, if any applicable.	NA
(d)	Other utility bills, if any	NA
38	In respect of the boundaries of the property, whether there is a difference/ discrepancy in any of the title document or any other document (such as valuation report, utility bills, etc.) or the actual current boundary ? if so please elaborate/ comment on the same.	NO, As per the document
39	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comment on the description and boundaries of the property on the said document and that in the title deeds.	NA
40	Any bar / restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamps duty etc.	NA
41	Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security ?	NA
42	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.	NA
43	Whether the governing law/constitutional documents of the mortgagor (other than natural persons.) permits creation of mortgage and additional precautions, if any to be taken in such cases.	NA
44	Additional aspects relevant for investigation of title as per local laws.	NA
45	Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	NA
46	The Specific persons who are required to create mortgage/ to	Shri Kalu Ram Urf Kalya S/o Narayan

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	deposit documents creating mortgage.	Meena, Shri Jagdish S/o Narayan Meena, Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Urf Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur
47	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act. 2016 ? Y/N	Yes
	Whether the project is registered with the Real Estate Regulatory Authority ? if so, the details of such registration are to be furnished.	No
	Whether the Registered agreement for sale as prescribed in the above Act/Rules there under is executed ?	Yes
	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 or Real Estate Regulatory Authority ?	Yes

NOTE:- In case separate sheets are required, the same may be used, signed and annexed.

Place :- Jaipur

Date :- 29.5.19.

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Signature of the Advocate
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CERTIFICATE OF TITLE

1. I have examined the original documents in detail intended to be deposited relating to the schedule property (ies) and offered as security by way of Registered Mortgage and that the documents of title referred to in the opinion are valid evidence of Right, title and interest and that if the said Registered Mortgage is created, it will satisfy the requirements of creation of Registered Mortgage and I further satisfy that.
2. I have examined the documents in detail, taking into account all the guidelines in the checklist 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 govt. office /sub-registrars offices, revenue record, municipal/panchayat office, land Acquisition Registrar of Companies Office, Wakf board. 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 Bank due to Negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records /Revenue records and relative title Deeds, Certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate. I hereby certify the genuineness of the title deeds, suspicion/ doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage /Charge/Encumbrances whatsoever, as could be seen from the encumbrances certificate for the period from 2006 to 2019 pertaining to the immovable properties covered by above said title deeds. The property.
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 document and agreed to by the mortgagor and the bank. (Delete, whichever is inapplicable).
7. Minor(s) and his/her interest in the property (ies) is to the extent of

NOTE:- (Share of minor Shri Vansh Prakash Urf Ayush S/o Ramnarayan Meena)

(As per Jamabandi Samvat 2071-74)

(specify the share of the minor with name) (Strike out if not applicable) N.A.

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Residence: Kalyanganj Bassi. Distt:-Jaipur

Mob. No. : 9414250813

8. The Mortgage if created will be available to the bank for the liability of the intending borrower Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena, Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Urf Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur
9. I certify that Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena, Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Urf Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur has/have an absolute, clear and marketable title over the schedule property (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable in the court of law.
10. In case creation of mortgage by deposit of title deeds, we certify that the deposit of following title deeds /documents would create a valid and enforceable mortgage.
1. Jamabandi of Samwat 2073- 2076
 2. Khasra Girdawari
 3. Map of Land
- There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

Mahesh Krishan Sharma
Advocate
Rajasthan High Court, Jaipur
(M) 9414250813

Mahesh Krishan Sharma
Advocate
Rajasthan High Court

Office: Near Police station, Bassi, District:-Jaipur..
Residence: Kalyanganj Bassi. Distt:-Jaipur
Mob. No. : 9414250813

1. Detail of Land (With boundaries and Owner :-

Name of Owner's	Khata / Chak/ Survey Number	Khasra No.	Area	Boundaries	Kism (Nature) of Land	Location	Other Relevant detail, if any
Shri Kalu Ram Urf Kalya S/o Narayan Meena, Shri Jagdish S/o Narayan Meena, Naina Devi W/o Late Shri Ishwar, Ramphool S/o Late Shri Ishwar, Ramsahai S/o Late Shri Ishwar, Ramchandra S/o Late Shri Ishwar, Ghasi S/o Late Shri Ishwar, Raju Devi W/o Late Shri Ramnarayan, Shri Vansh Prakash Urf Ayush S/o Late Shri Ramnarayan, (Minor through natural guardian mother Smt. Raju Devi Meena) R/O Village Dantli, Teh. Sanganer, Jaipur Converted (Gair Mumkin) in the name of Jaipur Development Authority, Jaipur	New -19 Old - 22	155, 156/1, 158/1 & 159. (Total kh. No.4)	1.25 Hect.	North :- South : N/F East : West :-	Agriculture	Village Dantli, Teh. Sanganer, Dist. :- Jaipur	Share Full = 1.25 Hect.

Total Mortgagable Land (1.25 Hect. = 05 Bigha 00 Biswa = 3.08 Acre)

Place:- Jaipur

Date: 29.5.19.

Signature of the Advocate

(Mahesh Krishan Sharma)
Advocate
Rajasthan High Court, Jaipur
(M) 9414250813

प्राधिकृत अधिकारी जोन-09,
जयपुर विकास प्राधिकरण, जयपुर।

26.11.18

मामला सं. 24/2018 दर्ज दिनांक 08.10.18/5080

काल्या पुत्र नारायण मीणा सा. देह कालू राम उर्फ काल्या, जगदीश पि. नारायण मीणा, जगदीश पुत्र नारायण मीणा, नैना देवी बेवा ईश्वर, रामफूल, रामसहाय, रामचन्द्र, घासी पि. ईश्वर, राजू देवी पत्नी रामनारायण, वंश, प्रकाश उर्फ आयुष पि. रामनारायण ना.बा. संरक्षक माता राजु देवी जाति मीणा सा देह, निवासी-ग्राम दांतली तह. सांगानेर, जयपुर राजस्थान।

आवेदक

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

संशोधित आदेश

मामले के संक्षिप्त तथ्य निम्नानुसार है :-

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

उक्त संदर्भ में दिनांक 06.11.18 को आदेश पारित किया गया था, जिसमें प्रोविजन 3ए के अन्तर्गत निर्णय किया गया था जबकि आवेदक द्वारा आवासीय उपयोग हेतु आवेदन किया गया था। अतः पारित आदेश में संशोधन किया जाता है।

जिले सहित तहसील का नाम	ग्राम का नाम	खसरा सं.	क्षेत्रफल हैक्टेयर
सांगानेर	दांतली	155,	0.62
		156/1,	0.09
		158/1,	0.05
		159	0.49
		कुल किता 4	कुल रकबा 1.25 हैक्टेयर

- (2) आवेदक ने आवेदन के साथ नवीनतम प्रमाणित जमाबंदी की प्रति, राजस्व खसरा अनुरेख, सम्यक् रूप से अनुप्रमाणित क्षतिपूर्ति बंधपत्र और शपथपत्र, की-मैप, अभिन्यास योजना सर्वेक्षण नक्शा और अन्य सुसंगत दस्तावेज प्रस्तुत किये हैं।

- (3) यह कि मैंने आवेदक द्वारा प्रस्तुत आवेदन और दस्तावेजों/कथनों का परीक्षण कर लिया है। मैंने संबंधित 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 अभिधृति अधिनियम की धारा 63 और तदधीन बनाये गये नियमों के उपबंधों के अनुसार ऐसी भूमि पर अभिधृति

जगदीश

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 खसरा सं. 155 रकबा 0.62 हैक्टे. ख.न 156/1 रकबा 0.09 हैक्टे. ख.न 158/1 रकबा 0.05 ख.न. 159 रकबा 0.49 कुल किता 4 कुल रकबा 1.25 हैक्टे. की ग्राम दांतली तहसील सांगानेर में स्थित भूमि पर आवेदक के अभिधृति अधिकारों को उक्त भूमि का आवासीय उपयोग करने हेतु निर्वापित किया जायेगा और इस आदेश की तारीख से उक्त भूमि को, उक्त भूमि का आवेदक/आवेदक द्वारा नामनिर्दिष्ट व्यक्तियों को, उक्त स्थानीय प्राधिकारी पर लागू विधि, नियमों, विनियमों या उप-विधि के अनुसार आबंटन 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 सुसंगत विधि के अधीन अभिन्यास योजना के अनुमोदन के पश्चात्, स्थानीय प्राधिकारी द्वारा सम्यक् आबंटन किये जाने के पश्चात् ही गैर-कृषिक प्रयोजन के लिए उपयोग में लिया जायेगा।

(6) इन नियमों के अधीन विहित और स्थानीय प्राधिकारी द्वारा सुसंगत विधि के अनुसार अधिरोपित निबंधनों और शर्तों की आवेदक द्वारा पालना की जायेगी।

यह आदेश अद्योहस्ताक्षरी के हस्ताक्षर और मुहर के अधीन आज दिनांक 26/11/18 को पारित किया गया।

प्राधिकृत अधिकारी जोन-09

जगदीश
रामगुप्त



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (बी)
(देखिये नियम 153 ए)

ग्राम का नाम :- दांतली
पटवार हल्का :- दांतली
भू.अभि.नि. :- गोनेर
तहसील :- सांगानेर
जिला :- जयपुर

सम्बत :- 2071 - 2074
भूमि धारक का नाम :- राज.सरकार
क्षेत्रफल की ईकाई :- हैक्टेयर
खाता संख्या नया :- 19
खाता संख्या पुराना :- 22

काश्तकार का नाम:-

काल्या पुत्र नारायण मीणा सा.देह कालूराम उर्फ काल्या जगदीश पि.नारायण मीणा जगदीश पुत्र नारायण मीणा नैनादेवी बेवा ईश्वर रामफूल
रामसहाय रामनारायण रामचन्द्र घासी पि.ईश्वर जाति मीणा सा.देह भंवरलाल पुत्र देवाराम कौम रैगर नि.मोरसर तह.फुलेरा

खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	कृषक द्वारा संदत्त लगान	सिंचाई के साधन	अन्तरण के क्रम में प्रमाणित नामान्तरकरण संख्या व दिनांक	टिप्पणी
155	0.6200	चाही 2	0.6200	17.9800	113	नामा. स.: 565 - नि.दि.: 20/09/2014 - वेचान
156	0.6500	चाही 2	0.5200	15.0800		से भंवरलाल पुत्र देवाराम के बजाय अंकित वर्मा
		जाव 2	0.1300	1.8850		पुत्र श्री आर.एस.वर्मा जाति रैगर नि.44 दूरदर्शन
157	0.2500	चाही 2	0.2000	5.8000		कौलोनी मालवीय नगर जयपुर निमिश बोयत पुत्र पोखरमल
		जाव 2	0.0500	0.7250		जाति नायक पोखरमल पुत्र बुद्धाराम जाति नायक
158	0.2400	चाही 2	0.1900	5.5100		नि.बी-10 कृष्णा नगर द्वितीय लालकोठी जयपुर
		जाव 2	0.0500	0.7250		हि.ब.का स्वीकार हुआ।
159	0.4900	जाव 2	0.1400	2.0300		नामा. स.: 620 - नि.दि.: 20/11/2017 - विरासत
		चाही 2	0.3500	10.1500		से किता 5 रकबा 2.25 है.मे रामनारायण पि.ईश्वर जाति
						मीणा सा.देह हि.जमा.अनुसार के बजाय राजुदेवी पत्नि
						रामनारायण वंश प्रकाश उर्फ आयुष पि. रामनारायण
						नाबा. माता राजुदेवी हि.जमा.अनुसार के नाम नामा.
						स्वीकार हुआ
						नामा. स.: 630 - नि.दि.: 18/09/2018 - विभाजन
						से ख.न.155/0.62,156/0.65
						,157/0.25,158/0.24,159/0.49 किता 5 रकबा 2.25
						है.मे नवीन अंकन निम्न प्रकार स्वीकार हुआ - (1)
						ख.न.156/0.56 (किस्म चाही2 -0.52,जाव 2-0.04)
						,158/0.19 (किस्म चाही-2) किता 2 रकबा 0.75 है.मे
						अंकित वर्मा पुत्र आर एस वर्मा जाति रैगर नि.44
						दूरदर्शन कोलोनी मालवीय नगर जयपुर ,निमिश बोयत
						पुत्र पोखरमल जाति नायक नि.बी 10कृष्णनगर द्वितीय
						लालकोठी जयपुर (2) ख.न.155/0.62(किस्म
						चाही-2),156/1/0.09(किस्म जाव2),157/0.25 (किस्म
						जाव2-0.05,चाही 2 -0.20) 158/1/0.05 (जाव 2)
						,159/0.49(किस्म चाही 2-0.35,जाव2-0.14) किता 5
						रकबा 1.50 है.मे काल्या पुत्र नारायण मीणा सा.देह
						कालूराम उर्फ काल्या जगदीश पि.नारायण मीणा जगदीश
						पुत्र नारायण मीणा नैनादेवी बेवा ईश्वर रामफूल
						रामसहाय रामचन्द्र घासी पि.ईश्वर जाति मीणा
						सा.देह,राजुदेवी पत्नि रामनारायण वंश प्रकाश उर्फ
						आयुष पि. रामनारायण नाबालिक संरक्षक माता राजुदेवी
						जाति मीणा सा.देह के नाम नामा. स्वीकार हुआ



जमाबन्दी (खेवट/खतोनी) (प्रतिलिपि)

प्रपत्र पी-26 (बी)
(देखिये नियम 153 ए)

ग्राम का नाम :- दांतली
पटवार हल्का :- दांतली
भू.अभि.नि. :- गोनेर
तहसील :- सांगानेर
जिला :- जयपुर

सम्बत :- 2071 - 2074

भूमि धारक का नाम :- राज.सरकार

क्षेत्रफल की ईकाई :- हैक्टेयर

खाता संख्या नया :- 19

खाता संख्या पुराना :- 22

नामा. स.: 631 - नि.दि.: 15/11/2018 - न्याया. आदेश
से ख.न.156/0.56,158/0.19 किता 2 रकबा 0.75 है.मे
अंकित वर्मा पुत्र आर एस वर्मा जाति रैगर नि.44
दुरदर्शन कोलोनी मालवीय नगर जयपुर, नीमिश बोयत
पुत्र पोखरमल, पोखरमल पुत्र बुद्धाराम जाति नायक
नि.बी-10 कृष्णा नगर द्वितीय लालकोठई जयपुर
राजस्थान के बजाय ख.न.156/0.56,158/0.19 किता 2
रकबा 0.75 है.किस्म गै.मु. जयपुर विकास प्राधिकरण
जयपुर के नाम नामा. स्वीकार हुआ

नामा. स.: 632 - नि.दि.: 15/11/2018 - न्याया. आदेश
से ख.न.155/0.62,156/1/0.09,158/1/0.05,159/0.49
किता 4 रकबा 1.25 है. किस्म गै.मु. मे जयपुर विकास
प्राधिकरण जयपुर के नाम नामा. स्वीकार हुआ

कुल खसरे - 5 2.2500 2.2500 59.89

यह प्रपत्र केवल प्रार्थी की जानकारी के लिए है।

इसका उपयोग किसी भी न्यायालय में साक्ष्य के रूप में नहीं किया जा सकता है।

नकल जारी करने की तिथि :- 21-May-2019



जमाबन्दी

ग्राम का नाम :- दांतली
तहसील :- सांगानेर
सम्बत :- 2071 - 2074
क्षेत्रफल :- हैक्टेयर

पटवार हल्का :- दांतली
जिला :- जयपुर
वास्तविक सम्बत :- 2071

भू.अभि.नि.क्षेत्र गोनर
दिनांक :- 08/06/2015

प्रपत्र पी-26(बी)
पृष्ठ संख्या 9 of 144

14

पटवार परत / सरकार परत



खेद/खतोली)		भूमि धारक का नाम	कारतकार का नाम	खसरा संख्या	क्षेत्रफल	भूमि वर्गीकरण	सिंचाई के साधन	लगान		नामान्तरण आदेश नं. तथा तारीख	भूमि ब्योरा विशिष्टियाँ जिसके पक्ष में भूमि अन्तरित हो	टिप्पणी
नया	पुराना							दर	रकम			
1	2	3	4	5	6	7	8	9	10	11	12	13

17 (पञ्चकूर) राज. मांसीबाई पत्नी चम्पासाल कौम मीणा
सरकार हि.3599/4862 दहि. 1/12, नि.19 क 7
ज्योतिनगर जयपुर, साहीदेवी पत्नी स्व.
कालूराम मनिषा पुत्री प्रभूराजराज
ना.बा.संरक्षित माता साहीदेवी पत्नी
स्व. कालूराम हि. 1/12 कौम मीणा सा.देह

6086
18/9/18
पटवारी
व. म. दांतली
सद. सांगानेर (जयपुर)

कुल खसरा : 1		कुल क्षेत्रफल : 0.0200		भूमि प्रकार के अनुसार क्षेत्रफल		मै.मु.चाह	
				मै.मु.चाह		0.0200	
247	राज. कालूराम पुत्र सोनबा उर्फ सोहनसाल कौम	212	0.2300	चाही 2	0.1900	220	5.51
	सरकार मीणा सा.देह			जाव 2	0.0400		0.58
		215/1186	0.0200	बाराणी 1	0.0200		0.16
		221	0.3600	चाही 2	0.3600		10.44

माननीय - प्रा.गणेश श्रीमान सरपंच उदयपुर एवं कार्यवाहक मजिस्ट्रेट 2
जयपुर शहर (हकीम) के आदेशानुसार दि. 07/2016 अनुसार
जयपुर शहर (हकीम) के आदेशानुसार दि. 07/2016 अनुसार
जयपुर शहर (हकीम) के आदेशानुसार दि. 07/2016 अनुसार
जयपुर शहर (हकीम) के आदेशानुसार दि. 07/2016 अनुसार

कुल खसरा : 3		कुल क्षेत्रफल : 0.6100		भूमि प्रकार के अनुसार क्षेत्रफल		मै.मु.चाह	
				मै.मु.चाह		0.6100	
				मै.मु.चाह		0.6100	
				मै.मु.चाह		0.6100	

22	राज. काल्या पुत्र नारायण मीणा सा.देह कालूराम	155	0.6200	चाही 2	0.6200	113	17.98
	सरकार उर्फ काल्या जयदीश पि.नारायण मीणा जयदीश	156	0.6500	जाव 2	0.1300		1.88
	पुत्र नारायण मीणा मैनादेवी बेवा ईश्वर			चाही 2	0.5200		15.08
	रामकूल रामसहाय रामनारायण रामचन्द्र	157	0.2500	जाव 2	0.0500		0.73
	घासी पि.ईश्वर जाति मीणा सा.देह मंदरलाल			चाही 2	0.2000		5.80
	पुत्र देवाराम कौम रंगर नि.मोरसर	158	0.2400	चाही 2	0.1900		5.51

नामान सं. 565 दि. 20/11/16 जयपुर से मंदरलाल पुत्र
देवाराम के बजाय अर्द्ध भू.प.सं. 02/2
वर्गी पुत्र आर.एस.वर्गी 6.2.12
जाति रंगर नि. 4966.10.12
काल्या मालवी पुत्र जयपुर बी.मिश्र वीरत पुत्र पोकरलाल
जाति नायक, पोकरलाल पुत्र सु.हराम जाति नायक नि.
बी-10 कुष्ठा नगर जिला लाहौर जयपुर दि. का
स्वीकार हुआ

ग्राम का नाम :- राजनी
वहसील :- सांगानेर
सम्बन्ध :- 2071 - 2074
क्षेत्रफल :- इण्डियर

पटवार हल्का शांतली
जिल्हा :- जयपुर
वास्तविक सम्वत :- 2071

भू. अभि. नि. क्षेत्र गोनेर
 दिनांक :- 08/06/2015

पृष्ठ संख्या 10 of 144

खेड (खजोती)		भूमि धारक का नाम	कारिदार का नाम	खसरा संख्या	खेजपल	भूमि वर्गीकरण	सिंचाई के सम्बन्ध	नमान		नामान्तरण आदेश नं. की तारीख	भूमि धारता विविधताओं जिसके एक में भूमि अन्तर्लिप्त हो	टिप्पणी
जमा	मुद्रा							दर	रकम			
1	2	3	4	5	6	7	8	9	10	11	12	13

[illegible]

20 25 राज. किशनवा पु. जयनाथ हि. 1/2 सखनलाल दत्तक पु. 130 0.0200 १. यु. चाह 0.0200
सरकार पांचू रामचन्द्र कैलाश बिराज
पि. जीवायम मिथ्यारी पु. मुल्हा हि. 3/16
मनमोहनदेव पुरुषोत्तमदेव पि. रामदेव
हि. 1/16 संभला पु. बोपाल रामदेव पु.
पोखर मोती मझा पांचू पु. जयदा हि.
3/16 भंवरलाल पुत्र कल्याण पुरी नेवा
नरसी हि. 1/16 जाति श्रीणा सा. देह

पटवारी
पं. म. दातली
तह.-सागानेर (जयपुर)

कुल क्षेत्रफल : 0.0200 भूमि प्रकार के अनुसार क्षेत्रफल
शे.मु.चाह 0.0200

21	26	राज. कुमारी फूला कुमारी नैना पुत्रियां सरकार कल्याण जाति मीणा हि. 51/3800 विरधारी पुत्र कानाराम जाति मीणा हि. 185/3800 नि. बाढ टीला मला भौरिलाल पुत्र छोदू हि. 1782/3800	207	0.3800	चाही 2	0.3800	29	11.02
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नोट- नं-सं. 621 दि. 20-4-18 त्रिजगत स मिमन्त्र उत्र
जगन्नाथ हि-१ के जगन्नाथ मोतीदेवी पाले ह- मिमन्त्र, काबूराम
जगदीश पि- मिमन्त्र मोतीदेवी, कलसादेवी उम्रिमां मिमन्त्र हि-३
पारि हर- शा. क. देह के नाम नामां लीकार हुआ।

नोट:- ता. सं. 622 दि. 20-4-18 इक त्याग पत्र सं. मोतीदेवी पाणि
 (व. किमता, मोतीदेवी, कमलादेवी पुत्रियां किमता दि. 7/10 लास एरं. श्री
 निजा देव कं नाम नामा० लीका हली)