

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

Fee Receipt

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

Print Date : 25-09-2026 3:35 PM

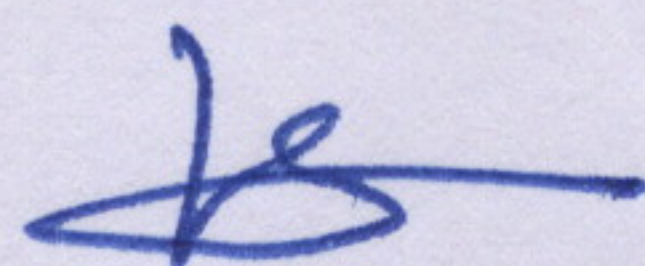
Fee Receipt No	: 202602085007310	Receipt Date	: 25/09/2026
Name	: NAVIN KUMAR YADAV ADVO., DURJAN SINGH S/O JALAM SINGH	Document S. No.	: 202601085007016
Address	: KHASRA NO.580,581,582,2078/580,2079/582, APESHWAR TOWNSHIP- SIROHI		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 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	: ₹ 500
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 500
From Year 2022 To Year 2026		Total Amount	: ₹ 500

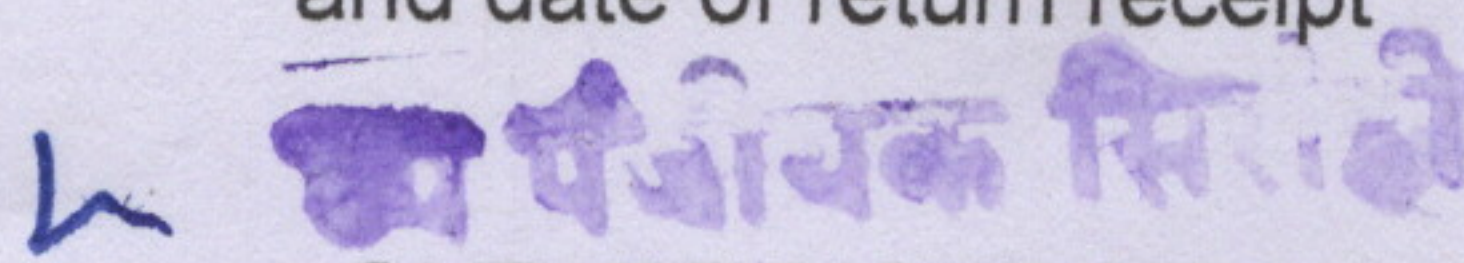
Mode of Payment (#Mode Number Amount #)

e-Gras Challan 130486942 ₹ 500

Signature of presenter or applicant for
copy or Search certificate

Cashier


Signature of recipient
and date of return receipt


SUB-REGISTRAR

TITLE SEARCH REPORT

To,

Dated: - 25-09-2026

Sh. Durjan Singh (Promoter)

S/o Sh. Jalam Singh, R/o Paldi M,

Tehsil Sheoganj, District Sirohi (Raj.)

Re: Title search report of the_situated at Khasra No. 580, 581, 582, 2078/580 & 2079/582, Revenue Village Sirohi, Patwar Halka Sirohi-1, Tehsil & District Sirohi (Raj.), **Total Area 19500 Sq. Mts.**

Sir,

1. **Name of the applicant:** - Sh. Durjan Singh (Promoter), for himself and on behalf of the other Promoters/Landowners
2. **Name of the Project :-** Ambeshwar Township
Owner of the property: Khasra No. 580, 581 & 582 in favour of Sh. Karan Singh, Sh. Durjan Singh & Sh. Subtaram Rebari (1/3 share each)
Khasra No. 2078/580 & 2079/582 in favour of Smt. Sagar Kunwar w/o Sh. Durjan Singh (full share)
3. **Details of the said Property:** - Property situated at Khasra No. 580, 581, 582, 2078/580 & 2079/582, Revenue Village Sirohi, Patwar Halka Sirohi-1, Tehsil & District Sirohi (Raj.), Total Area 19500 Sq. Mts.
4. **Nature of the property:** - Residential (converted from agricultural under Section 90-A of the Rajasthan Land Revenue Act, 1956)
5. **Details of the documents examined:-**

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- i. Online Revenue Record (Jamabandi) of Khata No. 365 (Old 345), Khasra No. 580, 581 & 582 (Total 1.5600 Hectare), in favour of Sh. Karan Singh, Sh. Durjan Singh & Sh. Subtaram Rebari (1/3 share each), Mutation No. 753 dated 02-12-2025, Copy No. 54691 dated 03-01-2026, in respect of the said property.
- ii. Online Revenue Record (Jamabandi) of Khata No. 376 (Old 45), Khasra No. 2078/580 & 2079/582 (Total 0.3900 Hectare), in favour of Smt. Sagar Kunwar w/o Sh. Durjan Singh (full share), Mutation No. 722 dated 28-03-2025, Copy No. 54692 dated 03-01-2026, in respect of the said property.
- iii. Original Registered Sale deed dated 28-03-2025 executed by Smt. Deshukanwar w/o Sh. Shaitan Singh in favour of Smt. Sagar Kunwar w/o Sh. Durjan Singh in respect of Khasra No. 2078/580 & 2079/582 of the said property. **(Full share, admeasuring area 0.3900 Hectare)**
Document No. 202503085101260, Book No.-I, Volume No. 207, and Page No. 58 on 28-03-2025.
- iv. Original Registered Sale deed dated 19-11-2025 executed by Sh. Shaitan Singh s/o Sh. Gulab Singh in favour of Sh. Durjan Singh, Sh. Karan Singh (both s/o Sh. Jalam Singh) & Sh. Subtaram Rebari s/o Sh. Prabhuji in equal shares in respect of Khasra No. 580, 581 & 582 of the said property. **(Full share, admeasuring area 1.5600 Hectare)**
Document No. 202503085105187, Book No.-I, Volume No. 227, and Page No. 15 on 02-12-2025.
- v. Order No. NPS/Bhumi/90-A/4622 dated 22-06-2026 issued by the Authorised Officer (Land Allotment & Regularisation), Nagar Parishad Sirohi under Section 90-A of the Rajasthan Land Revenue Act, 1956 on Online Application No. 108408 dated 27-

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01-2026, permitting use of Khasra No. 580, 581, 582, 2078/580 & 2079/582 (admeasuring 19500 Sq. Mts.) for residential purpose. The Layout has been approved for the said Khasra no. by Nagar Parishad Sirohi vide letter bearing no. 4550 dated 19/06/2026

- vi. Memorandum of Understanding dated 27-06-2026 executed by/between Sh. Durjan Singh, Sh. Subtaram Rebari, Smt. Sagar Kunwar Rathore and Sh. Karan Singh, authorising Sh. Durjan Singh to act as Promoter and to sign all RERA-related documents for the said project.

CONCLUSION:-

In this case I found that the said Khasra No. are under the ownership of the following:-

Khasra No. 580, 581 & 582 in favour of Sh. Karan Singh, Sh. Durjan Singh & Sh. Subtaram Rebari (1/3 share each)

Khasra No. 2078/580 & 2079/582 in favour of Smt. Sagar Kunwar w/o Sh. Durjan Singh

The said land has been permitted for residential use vide Order No. 4622 dated 22-06-2026 of Nagar Parishad Sirohi.

The Layout has been approved for the said Khasra no. by Nagar Parishad Sirohi vide letter bearing no. 4550.

Yours faithfully,



R/2858/2019

NAVIN KUMAR YADAV
(ADVOCATE)