

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

Fee Receipt

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

Print Date : 22-05-2026 1:17 PM

Fee Receipt No	: 202602612005396	Receipt Date	: 22/05/2026
Name	: ADV RISHI NARAYAN, RAJENDRA KUMAR PALIWAL AND PUKHRAJ	Document S. No.	: 202601612005320
Address	: KHASRA NO 114//1 AND 114/2 GRAM BORANADA JODHPUR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 1300
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
From Year 2014 To Year 2026		Other than Cash	: ₹ 1300
		Total Amount	: ₹ 1300

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 123915589 ₹ 1300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

अप पजीयक (पष्टम)
जोधपुर

₹ 829920

RISHI NARAYAN

Advocate
Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash
Chandra Boss Colony,
Ratanada, Jodhpur (Raj.)

Date 04/02/2026

TITLE VERIFICATION REPORT

Description of Property

A parcel of land standing in the name of **Rajendra Kumar Paliwal S/o Gopi Kishan Paliwal, and Kakiaya Alias Pukhraj S/o Gorakh Ram**, situated at **Kh. No. 114/1, 114/2, Village Boranada, Tehsil-Luni, Distt-Jodhpur** admeasuring 17,131.94 sq. sq. mtrs.

Boundaries of the property are as under:

- North: Khasra No. 89 & 200 Ft Proposed Road
- South: Khasra No. 113
- East: Khasra No. 114
- West: Khasra No. 40 Ft Road and Khasra No. 115
- Present Owner

- 1- **Rajendra Kumar Paliwal S/o Gopi Kishan Paliwal, Aged 54 years, Bycast Paliwal, R/o House no.-20/320, Sec. 20, Choupasni Housing Board, Nandanwan, Jodhpur, Distt Jodhpur, State Rajasthan**
- 2- **Kakiaya Alias Pukhraj S/o Gorakh Ram R/o Shivpuri Meghwala ka bass, Tisri Pol Mahamandir, Jodhpur, Distt. Jodhpur**

List of Documents Examined

1. Copy of Approved Layout Plan issued by Jodhpur Development Authority (JDA).
2. Copy of 90A Conversion Order issued by the Deputy Commissioner, JDA.
3. Copies of Mutation Records.
4. Copy of Registered Sale Deed In favour of Kakiaya alias Pukhraj
5. Copy of Registered Sale Deed in favour of Smt. Devi W/o Gopikishan
6. Death Certificate Smt Devi
7. Release Deed in favour of Rajendra Kumar Paliwal

RISHI NARAYAN
ADVOCATE

Raj. High Court, Jodhpur
Mob. : 9413819718

Verification and Findings

Upon examination of the aforesaid documents and perusal of relevant records/registers at the offices of Sub-Registrar, Jodhpur, and Jodhpur Development Authority (JDA), the following facts emerge:

- The present owner of the land are **Rajendra Kumar Paliwal S/o Gopi Kishan Paliwal & Kakiya Alias Pukhraj S/o Gorakh Ram,**
- The recorded Mool Khatedar of Khasra No. 114/1, Smt. Mangi Devi W/o Narayanramji, sold 5 Bighas of her 12 Bigha Khatedari land to Smt. Devi W/o Gopi Kishanji through a registered sale deed dated 10/12/2007. The sale deed was registered at the Sub-Registrar Office, Luni, in Book No. 1, Volume No. 69, Page No. 159, Serial No. 2007002289. Pursuant to the execution of the Sale Deed, Mutation No. 806 was duly sanctioned in favour of Smt. Devi W/o Shri Gopikishan in the Land Revenue Records.”
- The recorded Mool Khatedar of Khasra No. 114/1, Smt. Mangi Devi W/o Narayanramji, sold rest 7 Bighas Khatedari land to Smt. Indra Devi W/o Dhirendra Kumar through a registered sale deed dated 10/12/2007. The sale deed was registered at the Sub-Registrar Office Luni, Jodhpur, in Book No. 1, Volume No. 69, Page No. 158, Serial No. 2007002288. Pursuant to the execution of the Sale Deed, Mutation No. 806 was duly sanctioned in favour of Smt. Indra Devi W/o Dhirendra Kumar in the Land Revenue Records by new Khasra No.114/2.” After that Smt Indra Devi sold her 7 Bighas Khatedari land to Mr Kakaiya Alias Pukhraj S/o Gorakhramji through a registered sale deed dated 15/05/2008. The sale deed was registered at the Sub-Registrar Office(I), Jodhpur, in Book No. 1, Volume No. 315, Page No. 16, Serial No. 2008004097. Pursuant to the execution of the Sale Deed, Mutation No. 849 was duly sanctioned in favour of Smt. Kakaiya Alias Pukhraj S/o Gorakh ramji in the Land Revenue Records
- Kakaiya Alias Pukhraj & Smt Devi had applied t for conversion, layout approval, and issuance of patta before Jodhpur Development Authority (JDA).


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//3//

- The JDA approved the Layout Plan of Khasra No. 114/1, 114/2 admeasuring 17131.94 sq. mtrs. on dated 08/02/2011.
- Thereafter JDA, issued Conversion Order (90A Order) No. 4/2010 dated 27/08/2012, in favour of Kakaiya Alias Pukhraj & Smt Devi.
- Smt. Devi W/o Shri Gopikishan passed away on 27/11/2024. Upon her demise, she was survived by her legal heirs namely, Smt. Brijlata and Smt. Sushila (daughters), and Shri Ashok Kumar and Shri Rajendra Kumar (sons). Subsequently, Smt. Brijlata, Smt. Sushila, and Shri Ashok Kumar relinquished their respective rights, title, and interest in favour of Shri Rajendra Kumar Paliwal through a Registered Release Deed dated 08/09/2025, which was duly registered in the office of Sub-Registrar (IV), Jodhpur, in Book No. 1, Volume No. 738, Page No. 32, bearing Serial No. 202503054115302..
- On personal search of the registration records for the last Thirteen years at the Sub-Registrar Offices, Jodhpur, no encumbrance has been found in respect of the said property.

Conclusion / Opinion

From the perusal of the documents and record verification, it is evident that the chain of title is complete and clear. The property stands in the absolute ownership and possession of Rajendra Kumar Paliwal and Kakaiya Alias Pukhraj, title is valid, clear, marketable, and free from encumbrances.

Accordingly, the property is fit for any lawful transaction including sale, mortgage, or development.

Date: 08/10/2025

Place: Jodhpur


(Rishi Narayan)

Advocate

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Rishi Narayan

Advocate

Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash

Chandra Boss Colony,

Ratanada, Jodhpur (Raj.)

Date 01-10-2025

SEARCH REPORT

- I have conducted a search in the office of the Sub-Registrars, Luni, and other concerned Sub-Registrar offices in Jodhpur, as well as in the records of the Jodhpur Development Authority (JDA), Jodhpur. Upon examination of the said records, it is revealed that **Rajendra Kumar Paliwal S/o Gopi Kishan Paliwal, and Kakiaya Alias Pukhraj S/o Gorakh Ram** (Present original recorded owner) of Khasra No. 114/1 and 114/2.
- The recorded Mool Khatedar of Khasra No. 114/1, Smt. Mangi Devi W/o Narayanramji, sold 5 Bighas of her 12 Bigha Khatedari land to Smt. Devi W/o Gopi Kishanji through a registered sale deed dated 10/12/2007. The sale deed was registered at the Sub-Registrar Office, Luni, in Book No. 1, Volume No. 69, Page No. 159, Serial No. 2007002289. Pursuant to the execution of the Sale Deed, Mutation No. 806 was duly sanctioned in favour of Smt. Devi W/o Shri Gopikishan in the Land Revenue Records.”
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//2//

- Registrar Office(I), Jodhpur, in Book No. 1, Volume No. 315, Page No. 16, Serial No. 2008004097. Pursuant to the execution of the Sale Deed, Mutation No. 849 was duly sanctioned in favour of Smt. Kakaiya Alias Pukhraj S/o Gorakh ramji in the Land Revenue Records
- Kakaiya Alias Pukhraj & Smt Devi had applied t for conversion, layout approval, and issuance of patta before Jodhpur Development Authority (JDA).
 - The JDA approved the Layout Plan of Khasra No. 114/1, 114/2 admeasuring 17131.94 sq. mtrs. on dated 08/02/2011.
 - Thereafter JDA, issued Conversion Order (90A Order) No. 4/2010 dated 27/08/2012, in favour of Kakaiya Alias Pukhraj & Smt Devi.
 - Smt. Devi W/o Shri Gopikishan passed away on 27/11/2024. Upon her demise, she was survived by her legal heirs namely, Smt. Brijlata and Smt. Sushila (daughters), and Shri Ashok Kumar and Shri Rajendra Kumar (sons). Subsequently, Smt. Brijlata, Smt. Sushila, and Shri Ashok Kumar relinquished their respective rights, title, and interest in favour of Shri Rajendra Kumar Paliwal through a Registered Release Deed dated 08/09/2025, which was duly registered in the office of Sub-Registrar (IV), Jodhpur, in Book No. 1, Volume No. 738, Page No. 32, bearing Serial No. 202503054115302.

The area and boundaries of the said land are as follows:

BOUNDARIES

North	South	East	West
Kh No. 89 & 200 Ft Proposed Road	Khasra No. 113	KH no. 114	KH no. 115 and 40 Ft Road

Total Area 17131.94 sq. mtr.

Receipt No.-----

Dated ----- are enclosed herewith.

(Rishi Narayan)
RISHI NARAYAN
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ADVOCATE
Raj. High Court, Jodhpur
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Date 01/10/2025

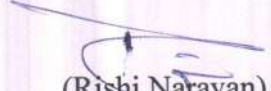
NON ENCUMBRANCE CERTIFICATE

Based on the search conducted by me, the land measuring **17131.94 square meters**, situated in **Khasra No. 114/1, 114/2**, as per the layout plan issued by the **Jodhpur Development Authority, Jodhpur**, dated **08/02/2011**, is in the name of **Kakaiya Alias Pukhraj and Smt Devi**. **Smt. Devi W/o Shri Gopikishan** passed away on **27/11/2024**. Upon her demise, she was survived by her legal heirs namely, **Smt. Brijlata and Smt. Sushila** (daughters), and **Shri Ashok Kumar and Shri Rajendra Kumar** (sons). Subsequently, **Smt. Brijlata, Smt. Sushila, and Shri Ashok Kumar** relinquished their respective rights, title, and interest in favour of **Shri Rajendra Kumar Paliwal** through a **Registered Release Deed** dated **08/09/2025**, which was duly registered in the office of **Sub-Registrar (IV), Jodhpur**, in **Book No. 1, Volume No. 738, Page No. 32**, bearing **Serial No. 202503054115302**.

As per the search conducted by me at the office of the **Sub-Registrar, Luni (Jodhpur)**, and other concerned **Sub-Registrar offices in Jodhpur**, **no transactions** have been found in respect of the said land that would adversely affect the title.

I hereby certify that the said land is **free from all encumbrances, charges, liabilities, or claims of any kind whatsoever**. There is **no restriction** on the titleholder from creating a **valid mortgage, sale, transfer, or any other legal transaction** in respect of the said land.

The **original recorded owner** of the land are **Mr Rajendra Kumar Paliwal and Kakiaya Alias Pukhraj**, and they are the **absolute owner** of the said land.


(Rishi Narayan)

Advocate, Jodhpur

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