

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

Fee Receipt  
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 25-07-2023 2:40 PM

|                      |                                |                              |                   |
|----------------------|--------------------------------|------------------------------|-------------------|
| Fee Receipt No       | : 202302111006649              | Receipt Date                 | : 25/07/2023      |
| Name                 | : MOHINI VIJAY SINGH<br>ADV, - | Document S. No.              | : 202301111006392 |
| Address              | : BHIWADI                      |                              |                   |
| 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               | : ₹ 650           |
| Us_25_34             | : ₹ 0                          | Commission                   | : ₹ 0             |
| Custody              | : ₹                            | Others                       | : ₹ 0             |
|                      |                                | Cash Amount Received         | : ₹ 0             |
|                      |                                | Other than Cash              | : ₹ 650           |
|                      |                                | Total Amount                 | : ₹ 650           |

From Year 2011 To Year 2023

Mode of Payment (#Mode Number Amount #)

# e-Gras Challan 78735932 ₹ 650

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB-REGISTRAR

MOHINI VIJAY SINGH ,  
Advocate,  
Rajasthan High Court

Address:- Court Campus , Bhwiadi  
Distt – Alwar (Raj) 301019  
Mobile No. 9414215348  
E – mail: advocatemohini@gmail.com

Non – encumbrance and Legal title Report

This is to certify that I have examined the lease deed dated 20-07-2015 office order of UIT, Bhiwadi (Alwar) dated 25-09-2013 u/s 90 (A) Rajasthan Land Revenue Act 1956 and approved site plan relating to residential group housing project in the name of 'Ashiana Housing Limited' on the land khasra no. 779, 780, 782, 925/829, 781, 783, 927/844, 929/828 and total No. 8 measuring area 48478.88 sqm in one lease deed and khasra no. 930/828 and with admeasuring 3526.26 sqm in another and according to the approved site plan of allotted total area 52005.14 sq. meter situated in village milakpur gurjar, tehsil – Tijara, Distt – Alwar (Raj)

The above said lease deeds are registered at sub registrar office bhiwadi ( alwar ) on 22-07-2015 between the secretary UIT, Bhiwadi and for ashiana Housing Ltd. the second lease deed of khasra no. 930/828 dated 18-07-2019 has been provided by BIDA ( former name UIT) , The said lease deeds have been registered after passing and order u/s 90A Rajasthan Land Revenue Act 1956 and after depositing the required fees as per rules by the BIDA ( then UIT, Bhiwadi ( Alwar) and BIDA, Bhiwadi has also approved the site plan accordingly .

So, Ashiana housing Ltd. has clear Title & there is no encumbrance for this Group Housing situated on the above Land. The ashiana Housing Ltd. can validly create enforceable mortgage in favor of Bank

Apart from the original title report I have reviewed the original documents, we confirm that all original documents in relation to the title of the above land have been inspected by my and that they are in custody of the company and the lands will not be effected by any of the agricultural land laws.

Date:-

25/7/23

**Mohini Vijay Singh & Associates**  
MOHINI VIJAY SINGH

Advocate