

**Government of Rajasthan
REGISTRATION & STAMPS DEPARTMENT, RAJASTHAN, AJMER
SUB-REGISTRAR : JAIPUR-III**

Fee Receipt

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

Print Date : 03-12-2025 1:23 PM

Fee Receipt No	: 202502017028484	Receipt Date	: 03/12/2025
Name	: ADV SUWALAL DHAKA, MS VIKAS HEIGHTS	Document S. No.	: 202501017021377
Address	: PLOT NO G-3B IN SCHEME KANAK VRINDAVAN SIRSI ROAD JAIPUR		
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	: ₹ 100
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 100
From Year 2024 To Year 2025		Total Amount	: ₹ 100

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 114442343 ₹ 100

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0114442343



Payment Date: 03/12/2025 12:55:57

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JAIPUR
Location: JAIPUR (CITY)
Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	100.00

Commision(-):

0.00

Total/NetAmount:

100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: ADV SUWA LAL DHAKA

Pan No.(If Applicable):

Address:JAIPUR

Tin/Actt.No./VehicleNo./Taxid :

City(Pincode): JAIPUR(302012)

Remarks:Search From 2024 To-2025 MS VIKAS HEIGHTS
PLOT NO G-3B IN SCHEME KANAK VRINDAVAN SIRSI
ROAD JAIPUR

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN11444234303122025

Date: 03/12/2025 12:55:57

Refrence No: CK00MIGUY7

Computer generated copy on : 03/12/2025

Courtsy : <https://Egras.rajasthan.gov.in>

Suwa lal Dhaka Advocate

(ADVOCATES & LAW CONSULTANTS)

Ref. No.-25/33

Date:- 04/12/2025

Title Search Report

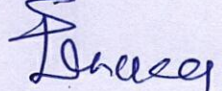
Sir

As per certified of Documents/papers, I have carefully examined the same.

As reveal from the Documents the Plot No. G-3B In Scheme Kanak Vrindavan, At Sirsi Road, Jaipur State Rajasthan admeasuring 1469.88 sq Yds. is owned by M/s Vikas Heights Registered Office Address LG-4, Plot No. G-106, Kardhani Scheme, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Sita Ram Takar S/o Shri Hira Ram Takar Address Moondli, Renwal, Jaipur, Rajasthan or 2. Mr. Himanshu Parswal S/o Shri Sharwan Parswal Address Amanipura, Teh Dantaramgarh, Dist Sikar, Rajasthan. Or (3) Mrs Prem Devi W/o Mr. Heera Lal Address:-Plot No. A-14, Vinayak Vihar-A, Gokulpura, Kalwar Road, Jaipur, Rajasthan And (4) Mr. Arjun Lal S/o Mr. Munna Ram Address:- Ward No. 13, Prempura, Post Dansaroli, Sikar, Rajasthan.

As Required the Search in the records (Of Sub-Registrar) viz. Book No. 1 has been made for the period 2024-2025 (As per the requirement the search for the period of 13 years is to be made however in the present case Government body has issued lese deed (encumbrance free) in the year 2024 in relation to the entire land and the chain has commenced form the date of issuance of patta it self hence the search for the period prior to year 2024 is not warranted in the matter and for the said justified reason the search has been conducted for the period commencing form year 2024. i.e. form the date of issuance of the patta by the government body) of the documents produced before me and up with the following observations.

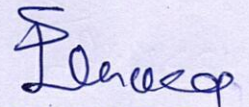
Description of Land with respect to the Plot No. G-3B In Scheme Kanak Vrindavan, At Sirsi Road, Jaipur State Rajasthan admeasuring 1469.88 sq Yds.


SUWA LAL DHAKA ADVOCATE
Reg. No. R/223/2013

Suwa lal Dhaka Advocate

(ADVOCATES & LAW CONSULTANTS)

1. As per the documents produced to me the residential property situated at Plot No. G-3B In Scheme Kanak Vrindavan, At Sirsi Road, Jaipur State Rajasthan admeasuring 1469.88 sq Yds. Was purchased by Ms. Suchita Aanjna D/oMr. Manohar Lal Aanjna Address Kesunda, Chhoti Sadri, Pratapgarh, Chittorgarh, Rajasthan form the Niji Khatederi.
2. That, there after Lese Deed/Patta (Free Hold) No. 9816 Date 30-11-2024 With respect to above said land admeasuring area 1469.88 Sq. Yds. executed by Jaipur Development Authority in favour of Ms. Suchita Aanjna D/oMr. Manohar Lal Aanjna Address Kesunda, Chhoti Sadri, Pratapgarh, Chittorgarh, Rajasthan which was duly registered on 04/12/2024 in the office of sub Registrar Jaipur-VII in Book No. 1 Volume No. 1134 Page No. 3 bearing serial No. 202403021126925 and an additinol copy of the same was also pasted in its additional Book No. 1 Volume No. 4534 at Page No. 57 to 70.
3. After That the Ms. Suchita Aanjna D/oMr. Manohar Lal Aanjna Address Kesunda, Chhoti Sadri, Pratapgarh, Chittorgarh, Rajasthan has applied Government Of Rajasthan Town Planning Department Authorized Architect Ar. Lokesh Kumar Garg CA/2006/38811 CTP RAJ/Architect/2021/14 Building Permission letter for Plot No. G-3B In Scheme Kanak Vrindavan, At Sirsi Road, Jaipur State Rajasthan admeasuring 1469.88 sq Yds. There after issued by Architect Architect Ar. Lokesh Kumar Garg CA/2006/38811 CTP RAJ/Architect/2021/14 in favor of the Ms. Suchita Aanjna D/oMr. Manohar Lal Aanjna Address Kesunda, Chhoti Sadri, Pratapgarh, Chittorgarh, Rajasthan on 27/03/2025 vide its letter No. 2024-25/Proj.-09/02.
4. After that JDA has approved specification of project, layout plans, building plans and granted the permission of building construction up to stilt+18-meter height under relevant legal provisions to develop the Project vide its Acknowledgement latter/Map Approval JDA Acknowledgement Slip Dated- 27/03/2025.



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5. That, there after Ms. Suchita Aanjna D/oMr. Manohar Lal Aanjna Address Kesunda, Chhoti Sadri, Pratapgarh, Chittorgarh, Rajasthan executed as sale deed dated 09/04/2025 with respect to the said property in favour of M/s Vikas Heights Registered Office Address LG-4, Plot No. G-106, Kardhani Scheme, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Sita Ram Takar S/o Shri Hira Ram Takar Address Moondli, Renwal, Jaipur, Rajasthan or 2. Mr. Himanshu Parswal S/o Shri Sharwan Parswal Address Amanipura, Teh Dantaramgarh, Dist Sikar, Rajasthan. Or (3) Mrs Prem Devi W/o Mr. Heera Lal Address:-Plot No. A-14, Vinayak Vihar-A, Gokulpura, Kalwar Road, Jaipur, Rajasthan And (4) Mr. Arjun Lal S/o Mr. Munna Ram Address:- Ward No. 13, Premapura, Post Dansaroli, Sikar, Rajasthan.

The referred Sale Deed was duly registered in the office of sub-registrar Jaipur-III on Dated 15/04/2025 and entered as Registered at Sr. No. 202503017105302, Book No. 1 Volume No. 1184, At Page 78. And Copy of deed filed In addl. Book No. 1 Volume No. 4759 at Page No. 749 to 766.

6. After That the M/s Vikas Heights Registered Office Address LG-4, Plot No. G-106, Kardhani Scheme, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Sita Ram Takar S/o Shri Hira Ram Takar Address Moondli, Renwal, Jaipur, Rajasthan or 2. Mr. Himanshu Parswal S/o Shri Sharwan Parswal Address Amanipura, Teh Dantaramgarh, Dist Sikar, Rajasthan. Or (3) Mrs Prem Devi W/o Mr. Heera Lal Address:-Plot No. A-14, Vinayak Vihar-A, Gokulpura, Kalwar Road, Jaipur, Rajasthan And (4) Mr. Arjun Lal S/o Mr. Munna Ram Address:- Ward No. 13, Premapura, Post Dansaroli, Sikar, Rajasthan has applied to Jaipur Development Authority (JDA) for Name transfer Letter with Registered Documents and JDA Issued Name transfer Letter letter No. **F-JDA/ZONE-07/2025/95** Dated- 09/05/2025 in favor of M/s Vikas Heights Registered Office Address LG-4, Plot No. G-106, Kardhani Scheme, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Sita Ram Takar S/o Shri Hira Ram Takar

Suwa lal Dhaka Advocate

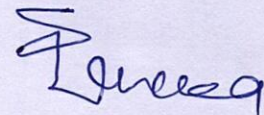
(ADVOCATES & LAW CONSULTANTS)

Address Moondli, Renwal, Jaipur, Rajasthan or 2. Mr. Himanshu Parswal S/o Shri Sharwan Parswal Address Amanipura, Teh Dantaramgarh, Dist Sikar, Rajasthan. Or (3) Mrs Prem Devi W/o Mr. Heera Lal Address:-Plot No. A-14, Vinayak Vihar-A, Gokulpura, Kalwar Road, Jaipur, Rajasthan And (4) Mr. Arjun Lal S/o Mr. Munna Ram Address:- Ward No. 13, Prempura, Post Dansaroli, Sikar, Rajasthan.

7. Approved Site-Plan/maps released by the office town planer in relation to the building in which said property (Plot to be mortgaged) is situated.
8. The Property is lying Mortgaged with the **IIFL Home Finance**.

Conclusion/Observation,if any

9. As per the certified Copies of the documents, I am of Opinion that M/s Vikas Heights Registered Office Address LG-4, Plot No. G-106, Kardhani Scheme, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Sita Ram Takar S/o Shri Hira Ram Takar Address Moondli, Renwal, Jaipur, Rajasthan or 2. Mr. Himanshu Parswal S/o Shri Sharwan Parswal Address Amanipura, Teh Dantaramgarh, Dist Sikar, Rajasthan. Or (3) Mrs Prem Devi W/o Mr. Heera Lal Address:-Plot No. A-14, Vinayak Vihar-A, Gokulpura, Kalwar Road, Jaipur, Rajasthan And (4) Mr. Arjun Lal S/o Mr. Munna Ram Address:- Ward No. 13, Prempura, Post Dansaroli, Sikar, Rajasthan is the absolute owner of the land situated at Plot No. G-3B In Scheme Kanak Vrindavan, At Sirsi Road, Jaipur State Rajasthan admeasuring 1469.88 sq Yds. inspection at Sub Registrar Office At Jaipur-III The Land is encumbrances form **IIFL Home Finance**.
10. The Project/land is financed or taken construction loan from **IIFL Home Finance**.



Adv Suwa Lal Dhaka

SUWA LAL DHAKA ADVOCATE
Reg. No. R/223/2013