



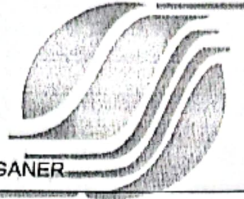
Government of Rajasthan e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 26062741306R
S R Location BHIWARI
Receipt No RJ1477081786519
Name Of Seller ADV RAKESH PRAJAPAT
Name Of Buyer SHREE BALAJI DEVELOPERS
Type of Document Others - Search
ACC Reference NONSH/AJAY KUMAR SAINI/SANGANER

Receipt Date

27-JUN-2026 14:43



Paid Fees		Stock Holding Corporation of India Limited		Amount (Rs.)
Particulars	Amount (Rs.)	Particulars		Amount (Rs.)
Registration Fees	₹ 0	CSI		₹ 0
Copy of Fees	₹ 0	Record Inspection Fees		₹ 100
Late Fees	₹ 0	Commission Fees		₹ 0
Other Charges	₹ 0			
Total Amount	₹ 100	Service Charges		₹ 10
Grand Total	₹ 110			
(Rupees One Hundred Ten 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.



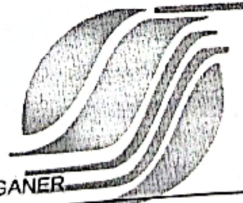
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SECOND COPY

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Dated: 27.06.2026

SEARCH REPORT

This search report is carried out on the request of Shree Balaji Developers through partner Shri Yudhisther Yadav and Shri Jai Prakash, Shri Naresh Kumar and Shri Sanjay for registration of their project "Bhiwadi City Centre" before Rajasthan Real Estate Regulatory Authority and report is submitted herein under. This search report is for the property, as mentioned below in schedule of property.

Name of the Owner– Shree Balaji Developers through partner Shri Yudhisther Yadav and Shri Jai Prakash, Shri Naresh Kumar and Shri Sanjay.

Nature of Property– Residential Scheme.

Purpose– Registration of Project situated at Khasra No. 660/358, 662/361, 664/362, 666/363, 740/710, 741/710, Village-Saidpur, Tehsil-Tijara, District - Khairtal -Tijara - admeasuring 2792 sq. mtr. (Hereinafter referred to as "Project Land") before Rajasthan Real Estate Regulatory Authority, Jaipur.

Schedule of Immovable Property-

S. No.	Owner Name	Khasra
1.	Shree Balaji Developers through partner Shri Yudhisther Yadav and Shri Jai Prakash, Shri Naresh Kumar and Shri Sanjay.	Khasra No. 660/358, 662/361, 664/362, 666/363, 740/710, 741/710, Village-Saidpur, Tehsil-Tijara, District - Khairtal -Tijara - admeasuring 2792 sq. mtr. (Hereinafter referred to as "Project Land")

I, Rakesh Prajapat, Advocate have caused necessary searches for the period of 1 year (According to the available record) of which the records kept at the office of the Sub-Registrar, Bhiwari vide Receipt dated 27.06.2026 and have inspected all other relevant documents in respect of the aforesaid property.



My Search Report is as follows:

1. That initially, the land bearing Khasra No. 660/358, 662/361, 664/362, 666/363, 740/710, Village-Saidpur, Tehsil-Tijara, District - Khairtal -Tijara - admeasuring 2625 sq. mtr. was in the name of S.B. Metal Alloys Pvt. Ltd. evident from Mutation dated 24.04.2023 bearing no. 1261.
2. That the land bearing Khasra No. 741/710, Village-Saidpur, Tehsil-Tijara, District - Khairtal -Tijara - admeasuring 167 sq. mtr. was in the name of Shri Jai Prakash, Shri Naresh Kumar and Shri Sanjay evident from Mutation dated 24.04.2023 bearing no. 1261.
3. Thereafter, S.B. Metal Alloys Pvt. Ltd. and Shri Jai Prakash, Shri Naresh Kumar and Shri Sanjay applied for conversion of land bearing Khasra No. 660/358, 662/361, 664/362, 666/363, 740/710, 741/710, Village-Saidpur, Tehsil-Tijara, District - Khairtal -Tijara - admeasuring 2792 sq. mtr. from agricultural use to non-agricultural use before Bhiwadi Integrated Development Authority. Accordingly, Bhiwadi Integrated Development Authority vide Order dated 31.03.2023 bearing no. 40/2023 was passed under Section 90-A of Rajasthan Land Revenue Act, 1956 in favour of S.B. Metal Alloys Pvt. Ltd. and Shri Jai Prakash, Shri Naresh Kumar and Shri Sanjay.
4. Thereafter, mutation in the name of Bhiwadi Integrated Development Authority was opened for project land evident from Mutation dated 24.04.2023 bearing no. 1261 of Jamabandi of Samvad 2075-78.



5. Thereafter, S.B. Metal Alloys Pvt. Ltd. through its director Shri Rajiv Arora sold their share in Khasra No. 660/358, 662/361, 664/362, 666/363, 740/710, Village-Saidpur, Tehsil-Tijara, District - Khairtal -Tijara - admeasuring 2625 sq. mtr. and the said Sale Deed dated 13.06.2023 was registered in the office of Sub Registrar, Bhiwari on 23.06.2023 at Book No. 1, Volume No. 701, Page No. 181 at Sr. No. 202303111103447 and its copy is pasted at Additional Book No. 1, Volume No. 2552, Page No. 536 to 545.
6. Thereafter, consent letter dated 28.06.2023 was executed by Shri Jai Prakash, Shri Naresh Kumar and Shri Sanjay in favour Shree Balaji Developers for issuance of map and other necessary actions.
7. Thereafter, on the basis of the consent letter dated 28.06.2023 and Sale Deed dated 13.06.2023 executed in favour of the Shree Balaji Developers, Bhiwadi Development Authority vide Minutes of Meeting dated 29.05.2024 granted the approval of map for the project in favour of "Balaji Developers Pvt. Ltd.".
8. Thereafter, Bhiwadi Development Authority vide Letter dated 03.12.2025 in favour of "Balaji Developers Pvt. Ltd.", declared that the project internal development work is completed and mortgaged free the Commercial plot nos. S-7, S-8, S-9 and informal commercial plot nos. I-2, I-3, I-4, and I-5 total of 114.86 sq. mtr. was released.
9. Thereafter, Bhiwadi Development Authority vide 15.06.2026, rectified its mistake of mentioning "Balaji Developers Pvt. Ltd." in Minutes of Meeting dated 29.05.2024 and Letter dated 03.12.2025, and stated that the Shree Balaji Developers may be read instead of Balaji Developers Pvt. Ltd.



ULC Applicability:

Urban Land Ceiling act is **Not Applicable** in state of Rajasthan and hence, no clearance under ULC is required to be obtained.

| hereby certify that the said property is free from all sorts of encumbrances, loanable and mortgageable, on the basis of available property records.

The receipt for the relevant searches is enclosed herewith.

Jaipur
Date: 27.06.2026



Rakesh Prajapat
Advocate