

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

Fee Receipt

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

Print Date : 09-09-2025 6:22 PM

Fee Receipt No	: 202502054020580	Receipt Date	: 09/09/2025
Name	: jagat tatia adv, prakash sankhala	Document S. No.	: 202501054020390
Address	: agri land of khasra no 29 gram manai 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	: ₹ 700
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 700
From Year 2012 To Year 2025		Total Amount	: ₹ 700

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 110366988 ₹ 700

Signature of presenter or applicant for
copy or Search certificate

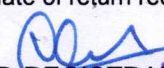


Cashier



Signature of recipient
and date of return receipt

SUB-REGISTRAR


उप-पंजीयक (चतुर्थ)
जोधपुर

TO WHOMSOEVER IT MAY CONCERN

Sub: - **TITLE OPINION REPORT CERTIFYING NON ENCUMBRANCE of Converted land Meas. 7 Bigha 4 Biswa at Khasra No.29, Village Manai, Patwar Area Indroka, Mandore, Tehsil & District Jodhpur.**

Dear Sir,

I refer to Letter no..... requesting me to furnish non-encumbrances and certify and submit the documents in respect of the clear & marketable title of above property mortgaged for securing the credit facility(s) granted/ proposed to be granted to **SHRI PRAKASH SANKHALA S/o SHRI KHIVRAJ SAKHALA R/O SANJAY GANDHI COLONY-A BASTI, GALI No.3, PRATAP NAGAR, JODHPUR.**

(A) Purpose of Loan

(B) Name of the Mortgagor

SHRI PRAKASH SANKHALA S/o SHRI KHIVRAJ SAKHALA R/O SANJAY GANDHI COLONY-A BASTI, GALI No.3, PRATAP NAGAR, JODHPUR

1- Description and Area of the Property proposed to be mortgaged, specific number(s) and address of property along with the boundaries and measurements:-

Converted land Meas. 7 Bigha 4 Biswa at Khasra No.29, Village Manai, Patwar Area Indroka, Mandore, Tehsil & District Jodhpur & its available details are as under.

Meas.7 Bigha 4 Biswa

Boundaries are not mentioned in the title deeds.

2- Nature of Property (Whether Agricultural, Non-Agricultural, Commercial, Residential or Industrial). If Non Agricultural, then reference & date of conversion order from the competent authority should also be mentioned)

Converted

3- Name of the Mortgagor/owner and Status in the Account i.e. borrower or guarantor and whether Individual, Sole Proprietor, Partner, Director, Karta or Trustee. In case the Mortgagor is Partner/Director/ Trustee, who is mortgaging the property on behalf of Partnership/ Company/Trust, Whether he/she has the authority. Copy of the Resolution /Memorandum & Article of Association/Trust Deed etc. whether examined and verified.
SHRI PRAKASH SANKHALA S/o SHRI KHIVRAJ SAKHALA R/O SANJAY GANDHI COLONY-A BASTI, GALI No.3, PRATAP NAGAR, JODHPUR.

4- Whether any minor, lunatic or undercharged insolvent is involved. Confirm that the mortgagor has sufficient capacity to contract for creation of mortgage. Precautionary step to be taken.

Any minor, lunatic or undercharged insolvent is not involved
and the mortgagor has sufficient capacity to contract for creation of mortgage

5- Whether the property is freehold or Leasehold. If leasehold then period of lease and if Freehold whether Urban Ceiling Act applies and permission to be obtained.

Not applicable, because Lease Deed is pending

6- Source of Property i.e. self acquired or Ancestral. If Ancestral then what is the mode of succession and whether original Will/Probate is available.

Self Acquired Property of the Mortgagor

7- Whether the Mortgagor is Co-owner/Joint Owner and/or any partition of the Property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement.

Sole-owner of the property

- 8- Whether Mortgagor is in exclusive possession of property or it is leased/rented out to third party.

Yes

- 9- Whether the Property is mutated in municipal/revenue records and Mortgagor's name is reflecting and if not, the reason thereof.

No, as lease deed is pending

- 10- Whether any restriction for creation of Mortgage is imposed under central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage.

No

- 11- Whether all the original Title Deeds including antecedent Title Deeds & other relevant documents are available. Please give detailed list.

No, only demand letter and receipts are original

- 12- Whether the Advocate has personally visited the Sub Registrar / Revenue / Municipal office and examined the records.

No, the documents made available is not registered.

- 13- Whether the Search is being made for the period of 30 years. If no, reason thereof.

No, the documents made available is not registered.

- 14- Details of documents examined/scrutinized. (This should be in chronological order with serial numbers, type/nature of document, date of execution, parties, date of registration details including the details of revenue/society records etc.)

The following documents are studied/scrutinized in respect of abovementioned Converted land Meas. 7 Bigha 4 Biswa at Khasra No.29, Village Manai, Patwar Area Indroka, Mandore, Tehsil & District Jodhpur:-

01- Certified Copy of the Jamabandi

02- Certified Copy of the Power of Attorney executed by Shri Hiraram S/o Shri Guda Ram in favor of Shri Jetha Ram S/o Shri Gobar Ram, which was duly notarized by the Notary Public, Jodhpur.

03- Certified Copy of the Sale Deed executed by Shri Jetha Ram S/o Shri Gobar Ram being POA holder of Shri Hiraram S/o Shri Guda Ram in favor of Smt. Lajwanti W/o Shri Ramniwas Chandel, which was duly registered on 06-07-2018 in the office of Sub Registrar-4th Jodhpur at Book No.1 Zild No.212 Page no.193 Serial No.201803054101626 for the total Land Meas.17 Bigha 13 Biswa from Khasra No.29 and 32

04- Certified Copy of the Power of Attorney executed by Smt. Lajwanti W/o Shri Ramniwas Chandel R/o B-10, Shivnagar, Mahamandir, Jodhpur in favor of Shri Rajendra Singh S/o Shri Shankar Singh R/o Bodi Wala Bera, Magra Punjala, Jodhpur, which was duly notarized on 26-12-2018 by the Notary Public, Jodhpur for the total Land Meas.24 Bigha 13 Biswa from Khasra No.29, 32 & 34.

05- Original Sale Deed executed by Shri Rajendra Singh S/o Shri Shankar Singh R/o Bodi Wala Bera, Magra Punjala, Jodhpur being POA holder of Smt. Lajwanti W/o Shri Ramniwas Chandel R/o B-10, Shivnagar, Mahamandir, Jodhpur in favor of Shri Prakash Sankhala S/o Shri Khivraj Sakhala R/o Sanjay Gandhi Colony-A Basti, Gali No.3, Pratap Nagar, Jodhpur, which

was duly registered on 13-06-2022 in office of Sub Registrar-3rd Jodhpur at Book No.1 Zild No.1154 Page no.105 Serial No.202203053106559 for total Land Meas.7 Bigha 4 Biswa from Khasra No.29.

- 06- Certified Copy of the Revenue Record Jamabandi wherein the name of Shri Prakash Sankhala is mentioned at Khata No.274 New and 260 Old.
- 07- Certified Copy of the Revenue Record Jamabandi wherein name of Jodhpur Development Authority is mentioned at Khata No.484 New & 434 Old.
- 08- Copy of the Order No.102559 Dated 04-10-2024 issued by the Jodhpur Development Authority (Zone -5) Jodhpur in respect of the conversion of the said land into Non-Agriculture use (MSME use) under Section 90-K of the Rajasthan Land Revenue Act in the name of Shri Prakash Sankhala S/o Shri Khinvraj Sankhala.
- 15- Whether there is any doubt / suspicious about the genuineness of the original documents. If yes, then specify.**
No
- 16- The final certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable and whether the SARFAESI Act applicable over the property..**
Final Certificate / Opinion:
I had examined all the above aspects and as per the scrutinizing all the documents made available to me pertaining to the abovementioned property and search made by me, I hereby certify that title of the abovementioned property is clearly in the name of mortgagor, which is clear, marketable, saleable and found free from encumbrance. The equitable mortgage can be created by the title holder/ mortgagor of the said property by depositing the title documents mentioned in column no.18 and it will satisfy the requirements of creation of equitable mortgage.
- 17- List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional document required in addition to the documents available.**
- 01- Certified Copy of the Jamabandi
- 02- Certified Copy of the Power of Attorney executed by Shri Hiraram S/o Shri Guda Ram in favor of Shri Jetha Ram S/o Shri Gobar Ram, which was duly notarized by the Notary Public, Jodhpur.
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- 09- Sale Letter/Sale Deed/Lease Deed to be issued by the Jodhpur Development Authority, Jodhpur
- 10- Undertaking from Mortgagor/borrower regarding submit of the original documents which will be issuing from JDA Jodhpur.
- 18- Whether any additional formalities to be completed by proposed mortgagor. If yes state specifically in case of flat(s)/ property(s) in Co-operative Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc. is required.**
- 01- Lease Mutki Certificate
- 02- No Dues Certificate
- 19- Whether the above property covered under SARFAESI Act.**
- No, after issuing of the lease deed and registration in the name of mortgagor it will covered under this act.

