



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

Fee Receipt

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

Print Date : 15-10-2025 2:41 PM

Fee Receipt No	: 202502193004933	Receipt Date	: 15/10/2025
Name	: Adv. Mukesh Suthar R/o Sadri, Pushpa W/o Jayanti Lal, Rajesh S/o Jayanti Lal	Document S. No.	: 202501193004793
Address	: ...		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹ 0
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0
Stamp (Memorandum)	: ₹	Reg (memorandum)	: ₹ 0
Surcharge	: ₹ 0	Stamp Duty	: ₹ 0
Penalty	: ₹ 0	Inspection fee	: ₹ 1500
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1500
From Year 1996 To Year 2025		Total Amount	: ₹ 1500

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 112089492 ₹ 1500

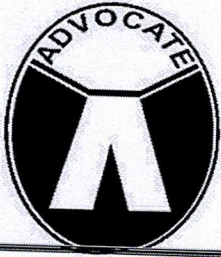
Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

उप पंजीयक
देसूरी (पाली)





Mob. 9351745165

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एडवोकेट, राजस्थान उच्च न्यायालय)

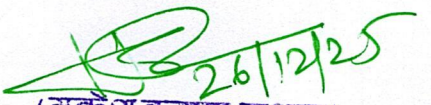
OFFICE - होटल सुखसागर के पास, बस स्टैण्ड सादड़ी, (पाली) राजस्थान 306702
RESI - 383, सुथारो का बास, बस स्टैण्ड के पास, सादड़ी, (पाली) राजस्थान 306702
Email : msuthar04@gmail.com

Brief

This Title Search Report (in short 'TSR') in relation and limited to the residential project of **SHREENATH ENCLAVE** which is situated at khasra no - **4152/1, 6734/4147, 6732/4145, 4144, 4149, 4150, 4151, 4840/6615** TOTAL AREA 1.9566 Hecter/ 19566 Sq. Mtr, Village – Sadri, Tehsil- Desuri, Pali. belonging to (1) Smt. Pushpa w/o Late Mr. Jayantilal (2) Mr. Rajesh S/o Late Mr. Jayantilal (3) Mr. Vijay S/o Late Mr. Jayantilal which is encompassing following :-

Ser	Land use	Area Sq. Ft.	Area Sq. Mtr.	Area Sq. Yds.	Percentage
01	Residential	97047.02	9019.24	10783.00	46.09%
02	Informal	4202.21	390.54	466.91	1.99%
03	SWM & Tower	1238.47	115.10	137.60	0.59%
04	Park/ Plantation	42359.43	3936.75	4706.60	20.12%
05	Road	65683.02	6104.37	7298.11	31.21%
		210530.16	19566.00	23392.24	100%

(hereinaffer referred to as ' the said project land') is prepared pursuant to the instructions received from **SHREENATH ENCLAVE Promoter Mr. Lokesh Kumbhat S/o Surendra kumar kumbhat , cast- Jain, Resi- 51 Padmavati nagar, jalam vilas, Paota B road, Jodhpur (Raj)** (hereinafter referred to as ' the promoter') This TSR is expected to be used by the promoter **SHREENATH ENCLAVE Promoter (Mr. Lokesh Kumbhat S/o Surendra kumar kumbhat , cast & Jain, Resi- Jodhpur (Raj)** for the Rera registration benefit and assistance of **SHREENATH ENCLAVE Promoter Mr. Lokesh Kumbhat S/o Surendra kumar kumbhat, cast - Jain, Resi- Jodhpur (Raj)**


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OBJECT AND SCOPE OF TSR

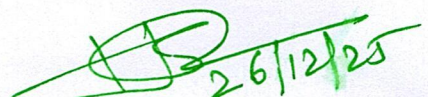
The object of the TSR is to enable **SHREENATH ENCLAVE Promoter Mr. Lokesh Kumbhat S/o Surendra kumar kumbhat, cast -Jain, Resi- Jodhpur (Raj)** for obtaining RERA registration certificate.

The limited scope of this TSR includes – Review and inspection of certified copies of related land records as maintained by the “competent government revenues authority of the jurisdictional area” and original registered title documents of the said project Land.

Preparing a detailed search report/ due diligence report comprising statements on analysis of all the information/ documents/ records available and opinion in accordance to law.

DEFINTIONS- for purposes of this TSR, definitions of certain terms as defines under the real estate (regulation and development removal of difficulties order, 2016 and Rajasthan real estate (Regulation and development) Rules, 2017 is reproduced below:-

- (a) “ Act” means the Real Estate (Regulation and Development) Act, 2016 (Central Act No. 16 of 2016);
- (b) “layout plan” means a plan of the project depicting the division or proposed division of land into plots, roads, open spaces, amenities, etc. and other details as may be necessary and includes layout plan;
- (c) “limited common areas and facilities” means those common areas and facilities which are designated in writing by the promoter before the allotment, sale or other transfer of any apartment as reserved for use of certain apartment or apartments to the exclusion of the other apartments.


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- (d) “planning area” means a planning area or a development area as specified under the master plan;
- (e) “project land” means any piece, parcel or parcels of land on which the project is developed and constructed by a promoter; and
- (f) “ Agreement for sale” means an agreement entered into between the promoter and the allottee;
- (g) “ Allottee” in relation to a real estate project, means the person to whom a plot, apartment or building, as the case may be, has been allotted, sold (whether as freehold or leasehold) or otherwise transferred by the promoter, and includes the person who subsequently acquires the said allotment through sale, transfer or otherwise but does not include a person to whom such plot, apartment or building as the case may be is given on rent;
- (h) “Apartment” whether called block, chamber, dwelling unit, flat, office, showroom, shop, godown, premises, suit, tenement, unit or by any other name, means a separate and self- contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof in a building or on a plot of land, used or intended to be used for any residential or commercial use such as residence, office, shop, showroom or godown or for carrying on any business, occupation, profession or trade or for any other type of use ancillary to the purpose specified;
- (i) “Architect” means a person registered as an architect under the provisions of the architects act, 1972 (20 of 1972);
- (j) “Authority” means the real estate regulatory authority established under sub- section (1) of section 20;


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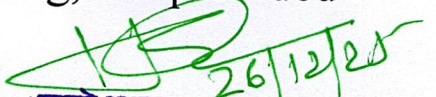
- (k) “Building: includes any structure or erection or part of any business, occupation, profession or trade, or for any other related purposes;
- (l) “Carpet Area” means the net usable floor area of an apartment, excluding the covered by the external walls, areas under services shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.
- (m) “Commencement Certificate” means the commencement certificate or the building permit or the construction permit, by whatever name called issued by the competent authority to allow or permit the promoter to begin development works on an immovable property, as per the sanctioned plan;
- (n) “Common areas” mean-
 - (i) The entire land for the real estate project or where the project is developed in phases and registration under this Act is sought for a phase, the entire land for that phase;
 - (ii) The stair cases, lifts, staircase and lift lobbies, fire escapes, and common entrances and exits of buildings;
 - (iii) The common basements, terraces, parks, play areas, open parking areas and common storage spaces;
 - (iv) The premises for the lodging of persons employed for the management of the property including accommodation for watch and ward staffs or for the lodging of community service personnel;
 - (v) Installations of central services such as electricity, gas, water and sanitation, air- conditioning and incinerating, system for water conservation and renewable energy;


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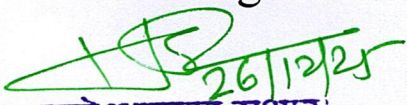
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- (vi) The water tanks, sumps, motors, fans, compressors, ducts and all apparatus connected with installations for common use;
- (vii) All community and commercial facilities as provided in the real estate project;
- (viii) All other portion of the project necessary or convenient for its maintenance, safety, etc, and in common use;
- (o) “competent authority” means the local authority or any authority created or established under any law for the time being in force by the appropriate Government which exercises authority over land under its jurisdiction, and has powers to give permission for development of such immovable property;
- (p) “ completion certificate” means the completion certificate, or such other certificate, by whatever name called, issued by the competent authority certifying that the real estate project has been developed according to the sanctioned plan, layout plan and specifications, as approved by the competent authority under the local laws;
- (q) “immovable property” includes land, buildings, rights of ways, lights or other benefit arising out of land and things attached to the earth or permanently fastened to anything which is attached to the earth, but not standing timber, standing crops or gress
- (r) “ Local Authority” means the municipal corporation or municipality or panchayats or any other Local body constituted under any law for the time being in force for providing municipal services or basic services, as the case may be, in respect of areas under its jurisdiction.
- (s) “ Occupancy certificate” means the occupancy certificate, or such other certificate, by whatever name called, issued by the competent authority permitting occupation of any building, as provided


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under local laws, which has provision for civic infrastructure such as water, sanitation and electricity.

- (t) "Planning Area" means a planning area or a development area or a local planning area or a regional development plan area, by whatever name called, or any other area specified as such by the appropriate Government or any competent authority and includes any area designated by the appropriate Government or the competent authority to be a planning area for future planned development, under the law relating to town and country planning for the time being in force and as revised from time to time;
- (u) "promoter" means,-
- (i) A person who constructs or causes to be constructed an independent building or a building consisting of apartments, or converts an existing building or a part there of into apartments, for the purpose of selling all or some of the apartments to other persons and includes his assignees; or
 - (ii) A person who develops land into a project, whether or not the person also constructs structures on any of the plots, for the purpose of selling to other persons all or some of the plots in the said project, whether with or without structures thereon; or
 - (iii) Any development authority or any other public body in respect of allottees of-
 - (a) Building or apartments as the case may be, constructed by such authority or body on land owned by them or placed at their disposal by the Government; or
 - (b) Plots owned by such authority or body or placed at their disposal by the Government, for the purpose of selling all or some of apartments or plots; or
 - (iv) An apex state level co- operative housing finance society and a primary co- operative housing society which constructs apartments or building for its


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members or in respect of the allottees of such apartments or building ; or

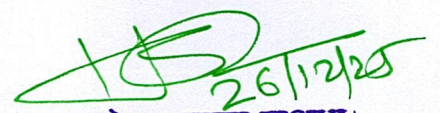
(v) any other person who acts himself as a builder, coloniser, contractor, developer, estate developer or by any other name or claims to be acting as the holder of a power

(vi) of attorney from the owner of the land on which the building or apartment is constructed or plot is developed for sale; or

(vii) such other person who constructs any building or apartment for sale to the general public.
Explanation.—For the purposes of this clause, where the person who constructs or converts a building into apartments or develops a plot for sale and the person who sells apartments or plots are different person, both of them shall be deemed to be the promoters and shall be jointly liable as such for the functions and responsibilities specified under this Act or the rules and regulations made there under;

(v) “ Real estate project” means the development of a building or a building consisting of apartments, or converting an existing building or a part there of into apartments or the development of land into plots or apartments, as the case may be, for the purpose of selling all or some of the said apartments or plots or building, as the case may be, and includes the common areas, the development works, all improvements and structures thereon, and all easement, rights and appurtenances belonging thereto;

(w) “ Sanctioned plan” means the site plan, building plan, service plan, parking and circulation plan, landscape plan, layout plan, zoning plan and such other plan and includes structural designs, if applicable, permissions such as environment permission and such other permissions, which are approved by the competent authority prior to start of real estate project;


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ANALYSIS ON THE BASIS OF INSPECTION AND REVIEW OF LAND RECORD DOCUMENTS

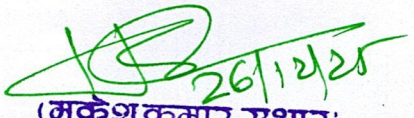
KHASRA NUMBER : 4152/1, 6734/4147, 6732/4145, 4144, 4149, 4150, 4151, 4840/6615 (initially/ old khasra no- 661)

That in the online jambandis of samwat 2055-2058, 2059-2062, 2063-2066, 2067-2070, 2071-2073, 2073-2076 are shown that Mr. Jayantilal s/o Mr Hastimal is khatedar/tenant of agricultural land situated at Sadri 1 khasra no. **4133, 4134, 4135, 4141/1, 4142/1, 4144, 4145, 4146, 4147, 4149, 4151, 4152/1**, admeasuring 3.0250 Hector & Sadri 2 khasra no. **4840/6615, 4840/6616** admeasuring 0.4500 Hector village- Sadri, tehsil- Desuri, Pali,

Mr. Jayantilal s/o Mr Hastimal has applied for land conversion and approval lay out plan of land situated at khasra no- **4133, 4134, 4135, 4141/1, 4142/1, 4144, 4145, 4146, 4147, 4149, 4151, 4152/1**, admeasuring 3.0250 Hector & Sadri 2 khasra no. **4840/6615, 4840/6616** admeasuring 0.4500 Hector village- Sadri, tehsil- Desuri, Pali, and Mr. Jayantilal s/o Mr Hastimal also executed indemnity Bond, affidavit and other requisite formalities and documents.

There after Order letter No **F.69ACTP/DLB/LPSADRI()** / 18/3089 dated 15-05-2018 was issued by the Director of local body jaipur regarding conversion of land use from agriculture use to residential use of land situated at khasra no- **4133, 4134, 4135, 4141/1, 4142/1, 4144, 4145, 4146, 4147, 4149, 4151, 4152/1**, & Sadri 2 khasra no. **4840/6615, 4840/6616** village- Sadri, tehsil- Desuri, Pali, admeasuring 34157.29 Sq. Mtr or 3.4157 Hec.

ThereAfter Jayantilal presented application in the office of nagar palika sadri for revise layout plan then nagar palika forward revise layout plan to DLB on date 29-08-2024. Then DLB directed to nagar palika for technical advise and approved revise layout plan. There after Order letter No **JDZ1628/SADRI (16 /2024)00613/12940479** dated 10-01-


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2025 was issued by the Senior town planer jodhpur zone jodhpur regarding conversion of land use from agriculture use to residential use of land situated at Sadri 1 & 2 khasra no- 4152/1, 6734/4147, 6732/4145, 4144, 4149, 4150, 4151, 4840/6615, admeasuring 19566 Sq. Mtr or 1.9566 Hec.

That mutation no- 4035 is shown that land situated at khasra no- 4152/1, 6734/4147, 6732/4145, 4144, 4149, 4150, 4151, 4840/6615, village- sadri 1, Tehsil- Desuri, pali is mutated in the name of the nagar palika sadri for residential purpose allotted for land admeasuring 1.9566 Hec. And khasra no- 4133, 4134, 4135, 4146, 6727/4141, 6729/4142, 6731/4145, 6733/4147 is mutated in the name of the Mr. Jayantilal s/o Mr Hastimal for agriculture purpose allotted for land admeasuring 1.1694 Hec

That a Lay out Plan dated 10-01-2025 For Khasra no – 4152/1, 6734/4147, 6732/4145, 4144, 4149, 4150, 4151, 4840/6615, village- sadri 1, Tehsil- Desuri, pali, issued by the

Senior town planer jodhpur zone jodhpur. Comprising of following:-

Ser	Land use	Area Sq. Ft.	Area Sq. Mtr.	Area Sq. Yds.	Percentage
01	Residential	97047.02	9019.24	10783.00	46.09%
02	Informal	4202.21	390.54	466.91	1.99%
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04	Park/ Plantation	42359.43	3936.75	4706.60	20.12%
05	Road	65683.02	6104.37	7298.11	31.21%
		210530.16	19566.00	23392.24	100%

There after Mr. Jayantilal s/o Mr Hastimal demised on dated 29-02-2024 After his death name of his legal heirs (1) Smt. Pushpa w/o Late Mr. Jayantilal (2) Mr. Rajesh S/o Late Mr. Jayantilal (3) Mr. Vijay S/o Late Jayantilal enter in revenue records through mutation no-


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4050 Dated 07-06-2024 That mutation no- 4035 is shown that land situated at sadri khasra no- 4133, 4134, 4135, 4146, 6727/4141, 6729/4142, 6731/4145, 6733/4147 is mutated in the name of the (1) Smt. Pushpa w/o Late Mr. Jayantilal (2) Mr. Rajesh S/o Late Mr. Jayantilal (3) Mr. Vijay S/o Late Mr. Jayantilal for agriculture purpose allotted for land admeasuring 1.1694 Hec

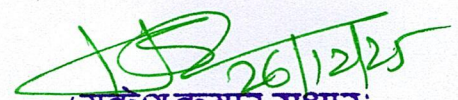
SHREENATH ENCLAVE Promotar Mr. Lokesh Kumbhat S/o Surendra kumar kumbhat , cast & Jain, Resi- Jodhpur (Raj) Can authorized Assignee/ Nominee for obtaining patta in favour of assignee / Nominee from the Jodhpur development Authority. The jodhpur Development Authority is bound for issued Patta in favour of Assignee/ Nominee.

We have carried search for 30 years from year 1995 to 2025 in the office of Sub- Registrar Desuri, vide Receipts No- 202502193004933 Dated 15-10-2025

Documents I have perused	
A1	Jambandis of Samwat 2055-2058, 2059-2062, 2063-2066, 2067-2070, 2071-2073, 2073-2076
A2	Patta Proceeding File
A3	Old Conversion Order letter No/ NPS/2018/2817 dated 03-10-2018 Revise Conversion Order letter No/ NPS/2025/4637 dated 04-03-2025
A4	Mutation No.-4035 date 24-05-2024
A5	Lay out Plan Order letter No F.69ACTP/DLB/LPSADRI(18/3089 dated 15-05-2018
A6	Lay out Plan Order letter No JDZ1628/SADRI (16 /2024)00613/12940479 dated 10-01-2025

Concluding Opinion:-

In view of above factual context and the position as apparent from annexed documents, it may be said that (1) Smt. Pushpa w/o Late Mr. Jayantilal (2) Mr. Rajesh


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S/o Late Mr. Jayantilal (3) Mr. Vijay S/o Late Mr. Jayantilal are absolute owners of the said project. They have a right to transfer the said project to anyone. When the Promoter will be executing Registered Sale Deed/ Agreement to Sale/ Assignee & Nominee of the plots of the project in favour of the purchasers, and the Jodhpur Development Authority will issue Patta in favour of the said purchasers. Then purchasers will have absolute, clear and marketable title over the said plot of the project and can be create a valid mortgage in favour of any financial institutions.



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Adv. Mukesh Kumar ~~सुथार~~ Suthar
Bus Stand Sadri (Pali)