

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



Fee Receipt

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

Print Date : 08-10-2026 12:31 PM

Fee Receipt No	: 202602381004705	Receipt Date	: 08/10/2026
Name	: PAPULAL, PAPULAL	Document S. No.	: 202601381004634
Address	: SANWAR		
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	: ₹ 1300
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1300
		Total Amount	: ₹ 1300

From Year 2014 To Year 2026

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 131108796 ₹ 1300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt


SUB-REGISTRAR

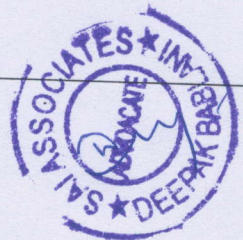
Kota

To
Real Estate Regulatory Authority
Jaipur (Raj)

dt. 08-10-26

Search Report

1.Name & Address of the Branch to whom that title report is given	Real Estate Regulatory Authority Jaipur (Raj)
2. Name of the Account & Details of the Borrower	Sh.Mohan, Sh Pappu Lal, Sh. Rajendra Kumar Sh. Rajesh Kumar Meena R/o Gram Sanwar Tehsil Taleda Dist. Bundi
3 .Full Description of Property	Khasra No.= 329 Total Khasra No. 1 Rakba=0.9551 Hect Total Rakba=0.9551, Hect. (converted Area) for residential Purpose at Gram Sanwar Tehsil Taleda Dist. Bundi Converted Area=9551 Sq .Mt
3.1. Nature of Immoveable Property	Immovable Property (Residential /Commercial/Industrial)
3.2 Survey/Hissa/Ghat/Twon/Survey/Khasra/Patta/Khata/ PlotNo.	Khasra No.= 329 Total Khasra No. 1 Rakba=0.9551 Hect Total Rakba=0.9551, Hect. (Converted Area) for residential Purpose at Gram Sanwar Tehsil Taleda Dist. Bundi Converted Area=9551 Sq .Mt
3.3. Number/Identification details as per building Map/Plan	Khasra No.= 329 Total Khasra No. 1 Rakba=0.9551 Hect Total Rakba=0.9551, Hect. (converted Area) for residential Purpose at Gram Sanwar Tehsil Taleda Dist. Bundi Converted Area=9551 Sq .Mt
3.4. Extent of Property (Please mention as described in document/Title Deed & Show it in Sq. ft. also)	Khasra No.= 329 Total Khasra No. 1 Rakba=0.9551 Hect Total Rakba=0.9551, Hect. (converted Area) for residential Purpose at Gram Sanwar Tehsil Taleda Dist. Bundi Converted Area=9551 Sq .Mt
3.5. Name of the owner /(Present Owner/Seller) (Full description of owner should be given)	Sh.Mohan, Sh Pappu Lal, Sh. Rajendra Kumar Sh. Rajesh Kumar Meena



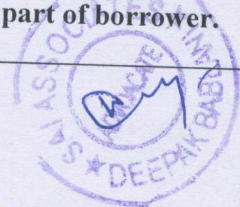
Kota

3.6. Nature of Ownership (Freehold/leasehold lease period) /License/undivided interest/Trust Property /assignee/grantee of Govt./Cultivating tenant/Title only by possession/as a member/ Share holder of Society/as a mortgagee/ as a Servient owner of easement right/any other ownership	Lease Hold 99 Yrs.
4. Tracing of Title (The advocate submitting the opinion should give a flow chart for 13/30 years of title ordinarily or it should be at least for a period of 13/30 years search has done for 13 Years	(Sh.Mohan, Sh Pappu Lal,Sh. Rajendra Kumar Sh. Rajesh Kumar Meena are the owner of above mention Agricultural land then they Surrender the above mention land in favour of (Kota Development Authirities Dist. Kota for convert the land from Agricultural to Residential (Total Area=0.9551 Hect) & Kota Development Authirities(KDA) Dist. Kota convert the total Area=9551 Sq. Mt then Kota Development Authirities(KDA) has issued Office order for Approved Site Plan & conversion of land as use for Residential Purpose name "Anandvan City South Block" so in this way they become the owner of the said Land
5. Title Deeds/Document details under which ownership is acquired(Available on Record)	• Copy of Jamabandi Khasra No. =329 Samvat.2076-2076 dt.10-07-26 • Copy of Jamabandi Khasra No. =329,448/196,86 Samvat.2076-2076 dt.1-07-26 • Approved Site Plan(Lay out Plan) issued dt 06-10-26 • Copy of Office Order issued by Competent Authority Kota Development Authirities(KDA) dt.1-07-26 • Copy of Office Order for Approved Lay out Plan Kota Development Authirities (KDA) issued on dt.06-10-26
6. List of Encumbrances (Nature of encumbrance)/Charge under contract/mortgage/ Negative lien/lease/tenancy/right of maintenance/charge by operation of Law/Preemption Rights/Right to specific performance under on Agreement of sale/lien/Right of reversion to govt./lis pendences 2. Name of the person in whose favour encumbrance is subsisting 3. Date on which encumbrance has come into existence	Free from All Encumbrance N.A N.A N.A
7. View on Encumbrances :- (In the case of Encumbrance, the Advocate Should clearly opinion as to - how far such as encumbrance would affect the value of the property. - Any permission/approval are required for the Bank of create security. - The extent to which Bank's security would be jeopardized because of encumbrance -Manner and cost of removal of Encumbrance	Free from All Encumbrance N.A N.A N.A N.A



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8. Regulatory Issues Clearly provides the following details:- - Whether the property is affected by Land Ceiling Law. - Whether the property is affected by land Fragmentation Law. - Whether the property is affected by Forest Law. - Whether the property is affected by Planning Law. - Whether the property is affected by Rent Restriction/Control Law. - Whether the property is affected by Environment Law. - Whether the property is affected by User Restriction under Municipal/Revenue Law. - Any other regulatory issue relating to property such as requirement of permission form development authority under law relating to industrial parks.	<u>N.A</u> No No No No No No No No
8.Views on Regulatory Hurdles :- If the property is affected by the Regulatory issues the advocate has to give a clear view, as to:- - How far such as encumbrance would affect the value of the property. - Any permission/Approvals are required for the bank to create security. - The extent to which bank security could be jeopardized because of encumbrance. Manner and cost of removal of encumbrance.	<u>N.A</u>
9. List of documents/deeds provided to the Advocate and perused by him (the advocate has to give full description of the documents received and overused by him one by one	• Copy of Jamabandi Khasra No. =329 Samvat.2076-2076 dt.10-07-26 • Copy of Jamabandi Khasra No. =329,448/196,86 Samvat.2076-2076 dt.1-07-26 • Approved Site Plan(Lay out Plan) issued dt 06-10-26 • Copy of Office Order issued by Competent Authority Kota Development Authorities(KDA) dt.1-07-26 • Copy of Office Order for Approved Lay out Plan Kota Development Authorities (KDA) issued on dt.06-10-26
10. List of documents found out while examining the deeds as above and in the search in the offices of registrar/revenue authorities affecting the property and examined	N.A
11. List of further documents called for ,examined and perused(if not required then mention that further document is not required)	Mention on pera 16
12 Whether the documents examined are duly stamped as per the stamp act.	YES,
13. Whether the Registration Endorsements are in order	YES, Registration Endorsements are in under order
14. Certificate of examination :	This is to certified that I have examine each and every page of the document required for giving the title clearance certificate and do not find that transaction under the documents sham and fictitious. the said title deeds are genuine
15. Certificate of Title	This is to certified that the Title to the property of the borrower/Owner is Clear and Marketable without any act on the part of borrower.



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16. List of document to be deposited for creating the mortgage by deposit of title deeds:	• Copy of Jamabandi Khasra No. =329 Samvat.2076-2076 dt.10-07-26 • Copy of Jamabandi Khasra No. =329,448/196,86 Samvat.2076-2076 dt.1-07-26 • Approved Site Plan(Lay out Plan) issued dt 06-10-26 • Copy of Office Order issued by Competent Authority Kota Development Authorities(KDA) dt.1-07-26 • Copy of Office Order for Approved Lay out Plan Kota Development Authorities (KDA) issued on dt.06-10-26 • This is to certified that the above Documents if taken would create valid mortgaged by deposit of title deeds
17. Any other suggestion or advise to protect the security Interest of the Bank	No
18. Certificate of Original verified	I have verified the original of the title deed with the records of the sub registrar/registrar office/ tehsildar at Dist. Kota and found that the said title deeds are original I have obtained the certified copies of the title deeds/Required Documents and are submitted with this report
19. Certificate of original as genuine	I have verified the Photocopy/ original of the title deed with the records of the sub registrar/registrar office at since last 13 years to till date & Found That the said title deeds are genuine
20. Any other suggestion.	No
21. Whether the provisions of securitization Act is applicable	Yes, The provisions of securitization & Reconstruction of Financial Assets & Enforcement Security Interest Act. 2002 are applicable on said property

Yours Truly
 Deepak Bablani (Advocate)
 (Sai Associates)