

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

Fee Receipt

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

Print Date : 07-04-2026 1:55 PM

Fee Receipt No	: 202602277001332	Receipt Date	: 07/04/2026
Name	: MANOJ ARORA ADVOCATE, MONU	Document S. No.	: 202601277001318
Address	: 24 BB		
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	: ₹ 1400
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1400
From Year 2013 To Year 2026		Total Amount	: ₹ 1400

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 121548114 ₹ 1400

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

उप पंजीयक
पदमपुर
SUB-REGISTRAR

Manoj Kumar Arora, Advocate

Revenue Advocate, Chamber No. 4 Court Campus Hanumangarh Jn.

क्रमांक:-

दिनांक:- 10-04-2026

The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd and 3rd Floor, RSIC Building, Udyog Bhawan
Tilak Marg, C- Scheme, Jaipur

Sub:- Title Legal Opinion on Investigation of Title (Search Report) Certifying Non-Encumbrances of the Chak 24 B.B. M.No. 24 K.No.9/2/.058, 12/1/.178, 12/ 4/.053, 13/1/.064,13/3/.017, 13/4/.045, 14/1/.013, 16/2/.038, 17/.190, 18/1/.130,18/3/.054,18/4/.009, 18/5/.060, 19/3/.1155,19/4/.0145, 19/5/.101, 22/1/.231, 23/1/.123,23/2/.130,24/.253, 25/.240 i.e. 2.117 hec. i.e. 21170 mtr. Belonging to Smt.Birma Devi W/o Mr. Sohan Lal B/c Balmiki R/o 7 E Choti , Mr.Monu S/o Maan Singh B/c Dhanak R/o Dhanak Mohalla Padampur Teh.Padampur Distt. Sriganganager.

Dear Sir,

Project: Ganesh Wharehousing commercial,

1. Manoj Kumar Arora Advocate has investigated the title of Smt.Birma Devi W/o Mr. Sohan Lal B/c Balmiki R/o 7 E Choti , Mr.Monu S/o Maan Singh B/c Dhanak R/o Dhanak Mohalla Padampur Teh.Padampur Distt. Sriganganager. (Name of the owner) to the immovable property Chak 24 B.B. M.No. 24 K.No.9/2/.058, 12/1/.178, 12/ 4/.053, 13/1/.064,13/3/.017, 13/4/.045, 14/1/.013, 16/2/.038, 17/.190, 18/1/.130,18/3/.054,18/4/.009, 18/5/.060, 19/3/.1155,19/4/.0145, 19/5/.101, 22/1/.231, 23/1/.123,23/2/.130,24/.253, 25/.240 i.e. 2.117 hec. i.e. 21170 mtr. on the basis of the title deed/s and other documents (more particularly described in Schedule I) and searches carried out by me in office of Sub Registrar, Padampur. My report on the title is as under :-

PART I DESCRIPTION OF THE PROPERTY :

Chak 24 B.B. M.No.24 K.No.9/2/.058, 12/1/.178, 12/ 4/.053, 13/1/.064,13/3/.017, 13/4/.045, 14/1/.013, 16/2/.038, 17/.190, 18/1/.130,18/3/.054,18/4/.009, 18/5/.060, 19/3/.1155,19/4/.0145, 19/5/.101, 22/1/.231, 23/1/.123,23/2/.130,24/.253, 25/.240 i.e. 2.117 hec. i.e. 21170 mtr.(hereinafter referred as the Said Property)

PART II HISTORY OF TITLE OF PROPERTY (HISTORY OF TITLE)

- 1- Smt.Saraswati Devi W/o Mangla Ram, Khetpal, Krishan Lal SS/o Mangla Ram was recorded Khateder of This land Chak 24 B.B. Patwar Circle Padampur Tehsil Padampur Samvat 2065-68 A/c No.190/168 Stone no. 0 M.N. 24 K.N. 1/2,9/2,10,11,12,13/1, 14/1, 16/2, 17 to 25 Total 3.175 Hec. Barani.
- 2- Smt. Saraswati Devi adn Khetpal-Krishan Lal Partition this Land through Mutation Order No. 896 Date 9-6-2014.
- 3 Smt. Saraswati Devi Gifted his share to His Son Khetpal S/o Mangla Ram through Gift Deed 21-02-2019.
- 4- Khetpal S/o Mangla Ram sold his share Moman Ram and Ranyeer Singh S/o Raj

Manoj Kumar
Advocate
R/936/2010

Singh Sold his share to Harbans singh through sale deed. This sale deed Mutation No. 1221 dated 2-9-2022. This Land Mututed in revenue record to khetpal through Mutation No. 1203 Dated 3-3-2022.

5- Sh. Jasvinder Singh Sold this Land to Monu S/o Maan Singh Through Sale deed dated 25-09-2024. This Land Mututed to Monu through Mutation No. 1308 Dated 25-9-2024.

6- Smt. Sarastwati Devi Sold this Share to Birma Devi Through Registered Sale deed on Dated 10-7-2017. This Land Mututed To Birma Devi through Mutation No. 1253 Dated 19.6.2023.

5. By Order Authorised Officer/EO/Commssioner Nagar Palika Padampur Sr. No. LSGCLU 90A/2025-26/102641 Date 08-11-2024 Converted Chak 24 B.B. M.No. 24 K.No.9/2/.058, 12/1/.178, 12/ 4/.053, 13/1/.064,13/3/.017, 13/4/.045, 14/1/.013, 16/2/.038, 17/.190, 18/1/.130,18/3/.054,18/4/.009, 18/5/.060, 19/3/.1155,19/4/.0145, 19/5/.101, 22/1/.231, 23/1/.123,23/2/.130,24/.253, 25/.240 i.e. 2.117 hec. i.e. 21170 mtr. in favour of Smt. Birma Devi W/o Sohan Lal and Monu S/o Maan Singh (For Wharehousing Project Purpose)

5- Now this Land is available for General Wharehousing Purpose.

This Title of This Property as Record is Undisputed.

PART III OTHER PROVISIONS :-

3.1 Whethere property to be given as security is subject to any minor's claim/share?

NO

3.2 Mutation of the name of the owner in revenue record ?

YES

3.3 Whethere the user land has been converted into Non-Agricultural for Residential Use by the order of the competent Authority ?

YES

3.4 Whether up to date tax/Land Revenue has been paid on the Property?

YES

3.5 Whether Search Report is obtained and submitted?

Search Receipt Details

Search Receipt No. 202601277001318

Name of the Advocate Manoj Kumar Arora

Search Receipt Date 07.04.2026

PART IV: CERTIFICATE:

I further certify that Smt.Birma Devi W/o Mr. Sohan Lal B/c Balmiki R/o 7 E Choti , Mr.Monu S/o Maan Singh B/c Dhanak R/o Dhanak Mohalla Padampur Teh.Padampur Distt. Sriganganager .has a valid clear, marketable and free title over the subject property.

Conclusion

Keeping in view of the above it is to be certify that Smt.Birma Devi W/o Mr. Sohan Lal B/c Balmiki R/o 7 E Choti , Mr.Monu S/o Maan Singh B/c Dhanak R/o Dhanak Mohalla Padampur Teh.Padampur Distt. Sriganganager. is the full owner of Chak 24 B.B. M.No.


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24 K.No.9/2/.058, 12/1/.178, 12/ 4/.053, 13/1/.064,13/3/.017, 13/4/.045, 14/1/.013, 16/2/.038, 17/.190, 18/1/.130,18/3/.054,18/4/.009, 18/5/.060, 19/3/.1155,19/4/.0145, 19/ 5/.101, 22/1/.231, 23/1/.123,23/2/.130,24/.253, 25/.240 i.e. 2.117 hec. i.e. 21170 mtr Teh Padampur Distt Sriganaganagar.

REMARKS:

1. The report does not comment on: The technical regularity (adherence to by laws/ approvals) or otherwise of the said property, whether the said property is a subject matter of any pending legislative, authenticity of the documents/examined. All the above said is outside the scope of the working reference to the report;


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Schedule- 1

ANNEXURE -A

1. Photo Copy of Order Authorised Officer/EO/Commssioner Nagar Palika Padampur Sr. No. LSGCLU 90A/2025-26/102641 Date 08-11-2024 Converted Chak 24 B.B. M.No. 24 K.No.9/2/.058, 12/1/.178, 12/ 4/.053, 13/1/.064,13/3/.017, 13/4/.045, 14/1/.013, 16/2/.038, 17/.190, 18/1/.130,18/3/.054,18/4/.009, 18/5/.060, 19/3/.1155,19/4/.0145, 19/5/.101, 22/1/.231, 23/1/.123,23/2/.130,24/.253, 25/.240 i.e. 2.117 hec. i.e. 21170 mtr. in favour of Smt. Birma Devi W/o Sohan Lal and Monu S/o Maan Singh (For Wharehousing Project Purpose)
2. Photo Copy of Jamabandi Smt. Sarastwati Devi W/o Mangla Ram, Khetpal etc.
- 3- Photo Copy of Mutuation of Thisl Land
4. Photo Copy of Jamabandi Monu.
5. Photo copy of Proposed Lay Out Plan.
6. Receipt of S.R. Padampur.


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