

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0129730071



Payment Date: 09/09/2026 16:27:26

Office Name: Kharchi Part time sub registrar

Location: KHARCHI

Period: 01/01/2014-To-09/09/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	1300.00

Commision(-): 0.00

Total/NetAmount: 1300.00

One Thousand Three Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Amararam S/o Dudaram,	Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):	City(Pincode):	PALI(324008)
Address:Agricultural Land situated on Khasra No. 801/2 Village Kharchi DISTT. PALI RAJ.	Remarks:SHAVANT VIJAY ADVOCATE for Search Fee	

Payment Details:

Challan No. - 0

Bank:	State Bank Of India	Bank CIN No:	SBIN12973007109092026
Date:	09/09/2026 16:27:26	Refrence No:	CK00SAGYV2

Computer generated copy on : 09/09/2026

Courtsy : <https://Egras.rajasthan.gov.in>

SHAVANT VIJAY

ADVOCATE,

RAJASTHAN HIGH COURT

Office: SVP legal consultants and advocates, 115 & 116, 1st Floor, Bigbenn Tower,

OkayPlus, SwejFarm, Sodala, Jaipur-302019.

Email ID: svplegalfirm@gmail.com Mobile: 9468626295

Date: 09/09/2026

TITLE SEARCH REPORT

OWNER	Mr. Amararam S/o Mr. Dudaram, Jati Sirvi Sa., Deh Khatedar, R/o Marwar Junction, Tehsil Marwar Junction, District Pali, Rajasthan (presently residing at 198, Gopalnagar society, Parvat Patiya, Dumbhal, Surat City, Surat, Gujarat-395010).
PROJECT	Plotted Residential Scheme "Balaji Vihar"
PROPERTY	Agricultural Land converted for Residential scheme situated on Khasra No. 801/2, admeasuring 0.9700 hectare (9595.19 sq. mt. as per approved layout plan), at Revenue Village Kharchi, Patwar Halka Kharchi, Tehsil Marwar Junction, District Pali, Rajasthan, comprised in Khata No. 411 (New), Khata No. 11 (Old).

To,
The Registrar,
Rajasthan Real Estate Regulatory Authority,
2nd & 3rd Floor, RSIC Building, Udhyog Bhawan,
Tilak Marg, C-Scheme, Jaipur.

Respected Sir,

Sub: Title Search Report of Residential Property Project "Balaji Vihar" for Registration Certificate of Project under RERA, Act, 2016 in respect of Residential converted Land: - Khasra No. 801/2 admeasuring 0.9700 hectare (9595.19 sq. mt. as per approved layout plan) at Revenue Village Kharchi, Tehsil Marwar Junction, District Pali, Rajasthan.

My Search Report is as follows:

- NAMES OF TITLE HOLDERS:** - Mr. Amararam S/o Mr. Dudaram, Jati Sirvi Sa., Deh Khatedar, R/o Marwar Junction, District Pali, Rajasthan, presently residing at 198, Gopalnagar society, Parvat Patiya, Dumbhal, Surat City, Surat, Gujarat-395010.

2. **DESCRIPTION OF PROPERTY:** Residential Property Project "Balaji Vihar" for Registration Certificate of Project under RERA, Act, 2016 in respect of Residential converted Land: - Khasra No. 801/2 admeasuring 0.9700 hectare, comprised in Khata No. 411 (New) / 11 (Old), at Revenue Village Kharchi, Patwar Halka Kharchi, Tehsil Marwar Junction, District Pali, Rajasthan.

3. **PARTICULARS OF ALL DOCUMENTS:** - (Particulars of all documents scrutinised, given in chronological order with number and date of each document.)

1) Copy of Jamabandi of Samvat 2073-76 for Khasra No. 801/2, Village Kharchi, Patwar Halka Kharchi, Tehsil Marwar Junction, District Pali (Khata No. 411 New, 11 Old), reflecting Mr. Amararam S/o Mr. Dudaram as Khatedar.

2) Copy of Order dated 30.07.2026 bearing No. 643 passed by the Office of Prescribed/Competent Authority, Nagar Palika, Marwar Junction, District Pali, granting permission under Section 90-A of the Rajasthan Land Revenue Act, 1956 for use of Khasra No. 801/2 admeasuring 0.9700 hectare from agricultural to residential (non-agricultural) purpose, in favour of Mr. Amararam S/o Mr. Dudaram.

3) Copy of Technical Opinion (Takniki Rai) dated 28.07.2026, RajKaj Ref. No. 23672611, issued by the Office of the Superintendent Town Planner, Jodhpur Zone, Jodhpur, on the layout plan proposed over Khasra No. 801/2.

4) Copy of approved Layout Plan of Residential Scheme "Balaji Vihar" situated on Khasra No. 801/2 at Revenue Village Kharchi, Tehsil Marwar Junction, Pali, Rajasthan, approved by the Layout Plan Committee of Nagar Palika, Marwar Junction vide approval No. 672 dated 04.08.2026 (total scheme area 9595.19 sq. mt.).

5) Copy of Office Order (Karyalaya Aadesh) dated 07.08.2026 issued by the Office of the Executive Officer, Nagar Palika, Marwar Junction, laying down the terms and conditions of development of the Colony, including the condition that Plot Nos. 27, 28, 29 & 30 of the scheme shall remain retained (rahan) with the Palika as security until completion of the internal development works.

4. **TRACING OF TITLE:** - (Tracing of title explained in chronological order beginning with the earliest available record.)

1) That, initially the land bearing Khasra No. 801/2, admeasuring 0.9700 hectare, situated at Village Kharchi, Patwar Halka Kharchi, Tehsil Marwar Junction, District Pali, Rajasthan, stood recorded as agricultural land (Chahi Doyam) in the name of Mr. Amararam S/o Mr. Dudaram, Jati Sirvi Sa., Deh Khatedar, as evident from the Jamabandi of Samvat 2073-2076 (Khata No. 411 New / 11 Old).

2) Thereafter, Mr. Amararam S/o Mr. Dudaram, R/o Marwar Junction, applied for conversion of the said Khasra No. 801/2 admeasuring 0.9700 hectare from agricultural use to non-agricultural (residential) use under Section 90-A of the Rajasthan Land Revenue Act, 1956. Accordingly, Order dated 30.07.2026 bearing No. 643 was passed by the Office of Nagar

Palika, Marwar Junction, District Pali, granting the said land use conversion for residential purposes.

- 3) That, the Office of the Superintendent Town Planner, Jodhpur Zone, Jodhpur, examined the layout plan proposed over the said land and rendered its Technical Opinion dated 28.07.2026 (RajKaj Ref. No. 23672611), approving the proposed layout subject to the conditions/compliances mentioned therein.
- 4) Upon which, the Layout Plan Committee of Nagar Palika, Marwar Junction vide approval No. 672 dated 04.08.2026 approved the Layout Plan, and a Residential Scheme known as "Balaji Vihar" is being developed on the said land accordingly.
- 5) That, Nagar Palika, Marwar Junction thereafter issued an Office Order dated 07.08.2026 setting out the terms and conditions for development of the colony, under which the Colonizer/Khatedar is required to carry out all internal development works (roads, street lighting, sewerage, drainage, water supply, park, electrification, boundary wall, etc.) at his own cost, and has furnished an undertaking to that effect; Plot Nos. 27, 28, 29 & 30 of the scheme stand retained with the Palika as security until such works are completed and certified.

5. LIABILITIES OF ENCUMBRANCES: - (Liabilities or encumbrances, if any, stated specifically, with particulars of the documents creating the same.)

I have examined the documents in respect of Project "Balaji Vihar" situated at Khasra No. 801/2 admeasuring 0.9700 hectare at Revenue Village Kharchi, Tehsil Marwar Junction, Pali, Rajasthan, since the last one year till date. The said land is not subject to any registered mortgage, charge, life interest or other registered liability, save and except that Plot Nos. 27, 28, 29 & 30 comprised in the said scheme stand retained (rahan) with Nagar Palika, Marwar Junction, as security for due completion of the internal development works, pursuant to the undertaking furnished by the Colonizer/Khatedar and the Office Order dated 07.08.2026 referred above. The said retention is not a mortgage or charge created by an instrument of transfer, and the plots so retained are liable to be released progressively by the Palika as and when the corresponding development works are completed and certified. Save as aforesaid, no other encumbrance is found against the said land as per the available records.

6. APPLICATION OF CEILING ACTS: - This Project "Balaji Vihar" situated at Khasra No. 801/2 admeasuring 0.9700 hectare at Revenue Village Kharchi, Tehsil Marwar Junction, Pali, Rajasthan is neither covered under any land ceiling proceedings, nor does any Ceiling Act affect the title of the title holder, as per the available records.

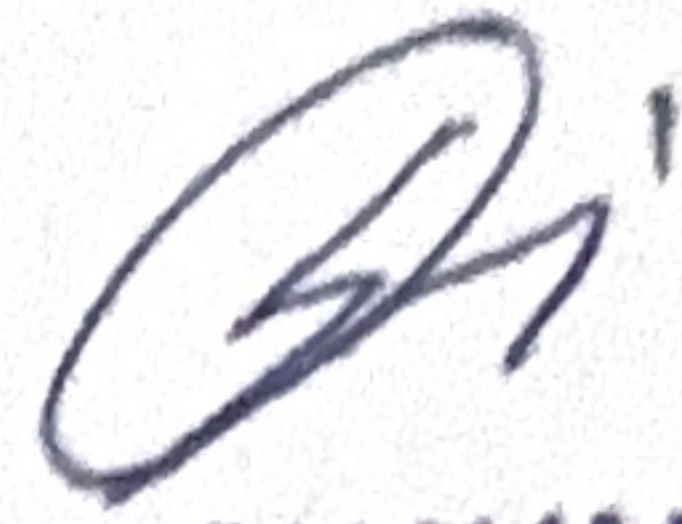
7. ADDITIONAL DOCUMENTS: - (If additional documents are required for a complete and conclusive opinion, the same are listed below.)

- i) Non-Encumbrance Certificate from the Office of the Sub-Registrar, Registration & Stamps Department, Pali, for the period of at least the last one year up to the date of deposit of title deeds.

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8. FINAL CERTIFICATE: - I hereby certify that, on the basis of the property records made available to and examined by me, the said property is free from all registered encumbrances, and is loanable and mortgagable, save and except the retention of Plot Nos. 27, 28, 29 & 30 with Nagar Palika, Marwar Junction as security for completion of internal development works, as stated in Para 5 above.

Enclosed: - Search Report Fee Receipt dated 09.09.2026
Date: - 09.09.2026


Adv. SHAVANT VIJAY
SVP LEGAL
Rajasthan High Court
SVP LEGAL
Rajasthan High Court
(Shavant Vijay)
Advocate