

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

Fee Receipt

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

Print Date : 17-12-2025 10:30 AM

Fee Receipt No	: 202502508002778	Receipt Date	: 17/12/2025
Name	: ADVOCATE VIPUL JOSHI, PRAVEEN KUMAR GANODIA AND DINESH KUMAR CHOUDHARY	Document S. No.	: 202501508002731
Address	: LAND LOCATED AT REVENUE VILLAGE JODH SAGAR KI BHAGAL, SALUMBAR		
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
Site/Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1300
From Year 2013 To Year 2025		Total Amount	: ₹ 1300

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 115137698 ₹ 1300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

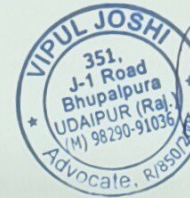
SCHEDULE - I

Particulars of Property of Shri Dinesh Kumar Choudhary S/o Shri Pannalal Choudhary, Shri Praveen Kumar Ganodia S/o Shri Khiyalilal Ganodia & Shri Laxya Choudhary S/o Shri Dinesh Kumar Choudhary.

S.No	Survey No.	Area	Brief description of the property such as location, boundaries etc.
1.	Residential Plot No. 1 to 37 Aaraji No. 298	0.8700 hectare i.e. 8700 sq. meters	located at Revenue Village Jodhsagar Ki Bhagal, Tehsil and District Salumber.

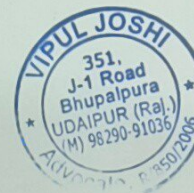
Certificate of Title to the Property

I have examined all the documents etc. pertaining to the **Residential Plot No. 1 to 37, Aaraji No. 298, measuring 8700 sq. meters located at Jodhsagar Ki Bhagal, Tehsil and District Salumber** (Hereinafter referred as the Said Property) owned by **Shri Dinesh Kumar Choudhary S/o Shri Pannalal Choudhary, Shri Praveen Kumar Ganodia S/o Shri Khiyalilal Ganodia & Shri Laxya Choudhary S/o Shri Dinesh Kumar Choudhary** and of the opinion that The aforesaid plot/s belongs to them is/are free from all sorts of encumbrances charges, liabilities of any kind what so ever and title of owner(s) to the said property is clear, free marketable and chain of title is complete.


(Vipul Joshi)
Advocate

NON-ENCUMBRANCE CERTIFICATE

It is certified that the records of the **Sub Registrar of Registration- Salumber, Udaipur** for the year **2013 to 2025 for a period of 13 years** and certify that the **Residential Plot No. 1 to 37, Aaraji No. 298, measuring 8700 sq. meters located at Jodhsagar Ki Bhagal, Tehsil and District Salumber** (Hereinafter referred as the Said Property) owned by **Shri Dinesh Kumar Choudhary S/o Shri Pannalal Choudhary, Shri Praveen Kumar Ganodia S/o Shri Khiyalilal Ganodia & Shri Laxya Choudhary S/o Shri Dinesh Kumar Choudhary** is free from encumbrances.


(Vipul Joshi)
Advocate

Brief history of the ownership of the property as to how it has been acquired by the present owner.

Initially the agril land was owned by Shri Sher Mohd. S/o Shri Fakir Mohd. entered in the Jamabandi Samwat 2059-62

Thereafter entered in the Jamabandi Samwat 2063-66 in favour of Shri Sher Mohd. s/o Shri Fakir Mohd.

Then entered in the Jamabandi Samwat 2067-70 in favour of Shri Sher Mohd. s/o Shri Fakir Mohd.

After that sale deed dated 28.12.2010 executed by Shri Sher Mohd. S/o Shri Fakir Mohd. in favour of Shri Ram Singh S/o Bhim Singh Rajput entered in book I, Vol. 201, S.No. 2010002953, Page NO. 166 dated 28.12.2010 in respect of land measuring 0.4350 hectare.

After that entered in the Jamabandi Samwat 2071-74 in favour of Shri Ram Singh s/o Bhim Singh Rajput.

The agril land was owned by Shri Surendra Singh S/o Ugam Singh Rajput entered in the Jamabandi Samwat 2071-74

Then entered in the Jamabandi Samwat 2075-78 in favour of Shri Surendra Singh s/o Ugam Singh Rajput

Then sale deed dated 29.1.2021 executed by Shri Surendra Singh S/o Ugam Singh Rajput in favour of Shri Ram Singh S/o Bhim Singh Rajput entered in book I, Vol. 201, S.No. 2010002953, Page No. 166 dated 29.1.2021 in respect of land measuring 0.4350 hectare.

After that entered in the Jamabandi Samwat 2075-78 in favour of Ram Singh S/o Bhim Singh Rajput.

Thereafter Sale deed dated 10.3.2022 executed by Ram Singh s/o Bhim Singh Rajput in favour of Dinesh Kumar Choudhary S/o Pannalal Choudhary entered in book I, Vol. 322, S.No. 202203508100832, Page No. 7 dated 10.3.2022 in respect of land measuring 0.4350 hectare.

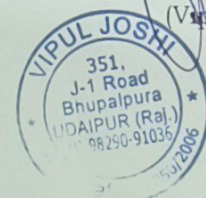
Then Power of Attorney dated 6.5.2022 executed by Shri Ram Singh S/o Shri Bhim Singh Rajput in favour of Shri Dinesh Kumar Choudhary S/o Shri Pannalal Choudhary entered in book 4, Vol. 5, S.No. 202203508400010 dated 6.5.2022.

After that sale deed dated 21.5.2025 executed by Ram Singh s/o Bhim Singh Rajput through POA holder Shir Dinesh Kumar Choudhary s/o Pannalal Choudhary in favour of Shri Laxya Choudhary s/o Shri Dinesh Kumar Choudhary & Shri Praveen Kumar Ganodia s/o Shri Khiyalilal Ganodia entered in book I, Vol. 360, S.No. 202503508100781, Page No. 55 dated 21.5.2025 in respect of land measuring 0.4350 hectare.

Lay out Plan dated 24.9.2025 approved by DTP & ATP, Udaipur Zone and issued by Nagar Parishad, Salumber in respect Plan named **"Aadi Shiv Vihar"**

Lastly entered in the Jamabandi Samwat 2075-78 in favour of Shri Dinesh Kumar Choudhary S/o Pannalal Choudhary, Shrii Praveen Kumar Ganodia s/o Shri Khiyalilal Ganodia and Shri Laxya Choudhary S/o Shri Dinesh Kumar Choudhary

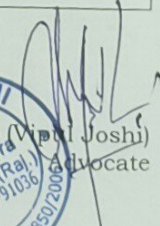
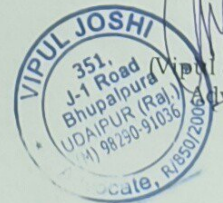
In this way the present owner has got title over the Property.



(Vipul Joshi)
Advocate

LIST OF TITLE CHAIN OF DOCUMENTS

S.No	Particulars	DATE OF DOCUMENT
1	Jamabandi Samwat 2059-62 in favour of Shri Sher Mohd. S/o Shri Fakir Mohd.	Samwat 2059-62
2	Jamabandi Samwat 2063-66 in favour of Shri Sher Mohd. s/o Shri Fakir Mohd.	Samwat 2063-66
3	Jamabandi Samwat 2067-70 in favour of Shri Sher Mohd. s/o Shri Fakir Mohd.	Samwat 2067-70
4	Sale dated 28.12.2010 executed by Shri Sher Mohd. S/o Shri Fakir Mohd. in favour of Shri Ram Singh S/o Bhim Singh Rajput entered in book I, Vol.201,S.No.2010002953, Page NO. 166 dated 29.1.2021 in respect of land measuring 0.4350 hectare.	28.12.2010
5	Jamabandi Samwat 2071-74 in favour of Shri Ram Singh s/o Bhim Singh Rajput.	Samwat 2071-74
6	Jamabandi Samwat 2071-74 in favour of Shri Surendra Singh S/o Ugam Singh Rajput	Samwat 2071-74
7	Jamabandi Samwat 2075-78 in favour of Shri Surendra Singh s/o Ugam Singh Rajput	Samwat 2075-78
8	Sale deed dated 29.1.2021 executed by Shri Surendra Singh S/o Ugam Singh Rajput in favour of Shri Ram Singh S/o Bhim Singh Rajput entered in book I, Vol. 201, S.No. 2010002953, Page No. 166 dated 29.1.2021 in respect of land measuring 0.4350 hectare.	19.1.2021
9	Jamabandi Samwat 2075-78 in favour of Ram Singh S/o Bhim Singh Rajput	Samwat 2075-78
10	Sale deed dated 10.3.2022 executed by Ram Singh s/o Bhim Singh Rajput in favour of Dinesh Kumar Choudhary S/o Pannalal Choudhary entered in book I, Vol. 322, S.No. 202203508100832, Page No. 7 dated 10.3.2022 in respect of land measuring 0.4350 hectare.	10.3.2022
11	Power of Attorney dated 6.5.2022 executed by Shri Ram Singh S/o Shri Bhim Singh Rajput in favour of Shri Dinesh Kumar Choudhary S/o Shri Pannalal Choudhary entered in book 4, Vol. 5, S.No. 202203508400010 dated 6.5.2022	6.5.2022
12	Sale deed dated 21.5.2025 executed by Ram Singh s/o Bhim Singh Rajput through POA holder Shir Dinesh Kumar Choudhary s/o Pannalal Choudhary in favour of Shri Laxya Choudhary s/o Shri Dinesh Kumar Choudhary & Shri Praveen Kumar Ganodia s/o Shri Khiyalilal Ganodia entered in book I, Vol. 360, S.No. 202503508100781, Page No. 55 dated 21.5.2025 in respect of land measuring 0.4350 hectare	21.5.2025
13	Lay out Plan dated 24.9.2025 approved by DTP & ATP, Udaipur Zone and issued by Nagar Parishad, Salumber in respect Plan named "Aadi Shiv Vihar"	24.9.2025
14	Jamabandi Samwat 2075-78 in favour of Shri Dinesh Kumar Choudhary S/o Pannalal Choudhary, Shrii Praveen Kumar Ganodia s/o Shri Khiyalilal Ganodia and Shri Laxya Choudhary S/o Shri Dinesh Kumar Choudhary	Samwat 2075-78



Vipul Joshi
Advocate