

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0110541444



Payment Date: 12/09/2025 13:07:00

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, UDAIPUR

Location: Udaipur City

Period: 01/04/2025 To 31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अ-य माहिरा	650.00
	Commission(-):	0.00
	Total/NetAmount:	650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Adv.Manish Joshi

Pan No.(If Applicable):

Address:G-6,Mayura Apartment,
SARDARPURA UDAIPUR

Tin/Actt.No./VehicleNo./Taxid :

City(Pincode): Udaipur(313001)

Remarks:Search Year 2013 to 2025 Mr. Kuldeep Singh Shaktwat S/o Mr. Arjun Singh Shaktawat , Mr Gajendra Chouhan S/o Mr. Dev Kishan Chouhan , Mrs. Tulsi Gayari W/o Mr. Hemraj Gayari and Mrs. Shanta Gayari W/o Mr. Puran Lal Gayari

Payment Details:

Bank: State Bank Of India

Date: 12/09/2025 13:07:00

Computer generated copy on : 12/09/2025

Challan No. - 5593656

Bank CIN No: SBIN10978139926082025

Refrence No: IK0DJLESC8

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

Adv. Manish Joshi
B.Sc., LL.B., D.L.L., M.B.A.

Adv. Rinku Joshi
B.A., M.A., LL.B., LL.M.

BRANCHES:

- ★ Delhi
- ★ Mumbai
- ★ Jaipur
- ★ Udaipur
- ★ Kota
- ★ Ajmer
- ★ Alwar
- ★ Banswara
- ★ Chittorgarh
- ★ Dungarpur
- ★ Rajsmand

TO WHOMSOEVER IT MAY CONSERN

REPORT ON THE TITLE OF PROPERTY of Mr. Kuldeep Singh Shaktwat S/o Mr. Arjun Singh Shaktawat (Plot No. 8 to 12) , Mr. Gajendra Chouhan S/o Mr. Dev Kishan Chouhan (Plot No. 01 ,02,03,06,07) , Mrs. Tulsi Gayari W/o Mr. Hemraj Gayari (Plot No. 04) and Mrs. Shanta Gayari W/o Mr. Puran Lal Gayari (Plot No. 05)

I Manish Joshi (Advocate) do hereby certify that the title of Mr. Kuldeep Singh Shaktwat S/o Mr. Arjun Singh Shaktawat (Plot No. 8 to 12) , Mr. Gajendra Chouhan S/o Mr. Dev Kishan Chouhan (Plot No. 01 ,02,03,06,07) , Mrs. Tulsi Gayari W/o Mr. Hemraj Gayari (Plot No. 04) and Mrs. Shanta Gayari W/o Mr. Puran Lal Gayari (Plot No. 05) in respect of property residential Plots planning plot No. 01 to 12 (Khasra No.-3436/1, 3437, 3438/1), Revenue village Dhikali, Tehsil Badgaon Udaipur Dist. Udaipur Rajasthan admeasuring total land area 25824 Sq. Ft. ,Plots Area 15423 Sq. Ft. Road Area 7551 Sq. Ft. , Reserve Area 2850 Sq. Ft. TOTAL planning area 25824 Sq. Ft. (Hereinafter referred as the Said Property) detail mention in Schedule –I is clear ,Marketable and undisputed. I examined the title documents related to said property provided by Mr. Kuldeep Singh Shaktwat S/o mr. Arjun Singh Shaktawat & Mr. Gajendra Chouhan S/o Mr. Dev Kishan Chouhan mention in schedule II.

1. As documents examined on the said property for residential plots Plot No. 01 to 12 developed by Mr. Kuldeep Singh Shaktwat S/o Mr. Arjun Singh Shaktawat (Plot No. 8 to 12) , Mr. Gajendra Chouhan S/o Mr. Dev Kishan Chouhan (Plot No. 01 ,02,03,06,07) , Mrs. Tulsi Gayari W/o Mr. Hemraj Gayari (Plot No. 04) and Mrs. Shanta Gayari W/o Mr. Puran Lal Gayari (Plot No. 05) which is free from encumbrance.
2. As documents examined the said property have not been notified for acquisition by the government authority.

SCHEDULE –I

residential Plots planning plot No. 01 to 12 (Khasra No.-3436/1, 3437, 3438/1), Revenue village Dhikali, Tehsil Badgaon Udaipur Dist. Udaipur Rajasthan admeasuring total land area 25824 Sq. Ft. ,Plots Area 15423 Sq. Ft. Road Area 7551 Sq. Ft. , Reserve Area 2850 Sq. Ft. TOTAL planning area 25824 Sq. Ft. (Hereinafter referred as the Said Property)

MANISH JOSHI
Advocate


Manish Joshi
Advocate

Certificate of Title

As per documents examined the said property residential Plots planning plot No. 01 to 12 (Khasra No.-3436/1, 3437, 3438/1), Revenue village Dhikali, Tehsil Badgaon Udaipur Dist. Udaipur Rajasthan admeasuring total land area 25824 Sq. Ft. ,Plots Area 15423 Sq. Ft. Road Area 7551 Sq. Ft. , Reserve Area 2850 Sq. Ft. TOTAL planning area 25824 Sq. Ft. (Hereinafter referred as the Said Property) belongs to Mr. Kuldeep Singh Shaktawat S/o Mr. Arjun Singh Shaktawat (Plot No. 8 to 12) , Mr. Gajendra Chouhan S/o Mr. Dev Kishan Chouhan (Plot No. 01 ,02,03,06,07) , Mrs. Tulsi Gayari W/o Mr. Hemraj Gayari (Plot No. 04) and Mrs. Shanta Gayari W/o Mr. Puran Lal Gayari (Plot No. 05) and title of said property is clear and chain of title is complete.

Brief History of title flow:-

- a. **The** NIC Jamabandi Samwat 2075-2078 entered in the name of Mr. Babu Lal S/o Mr. Roop Lal Gayri in respect of **Araji No. 3436/1, 3437 & 3438/1.**
- b. **Thereafter Order issued by UDA under Rajasthan Land Revenue Act 1956, Sec 90-A** in favour Mr. Babu Lal S/o Mr. Roop Lal Gayri in respect of **Araji No. 3436/1, 3437 & 3438/1** area 2400 sq. Mt.
- c. Thereafter Demarcated Lay out plan dated 30/07/2025 issued by UDA Udaipur in respect of Said Property residential Plots planning plot No. 01 to 12 (Khasra No.-3436/1, 3437, 3438/1), Revenue village Dhikali, Tehsil Badgaon Udaipur Dist. Udaipur Rajasthan admeasuring total land area 25824 Sq. Ft. ,Plots Area 15423 Sq. Ft. Road Area 7551 Sq. Ft. , Reserve Area 2850 Sq. Ft. TOTAL planning area 25824 Sq. Ft.
- d. Thereafter Online Demand Letter No. 18 dated 11/08/2025 executed by UDA Udaipur Dist Udaipur (Raj), in favour of Mr. Babu Lal S/o Mr. Roop Lal Gayri in respect of Said Property. (Residential **Araji No. 3436/1, 3437 & 3438/1.** Plot No. 1 to 12)
- e. **Thereafter** registered Praptra D dated 08/08/2025, executed by the Mr. Babu Lal S/o Mr. Roop Lal Gayri in favour of Mr. Kuldeep Singh Shaktawat S/o Mr. Arjun Singh Shaktawat in respect of Said Property. (Plot No. 08 to 12)

The said Deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 202503102111108 Volume No.- 2028 Book No.- I, Page-64 on dated 08/08/2025.

- f. **Thereafter** registered Praptra D dated 08/08/2025, executed by the Mr. Babu Lal S/o Mr. Roop Lal Gayri in favour of Mr. Gajendra Chouhan S/o Mr. Dev Kishan Chouhan in respect of Said Property. (Plot No. 01 to 03, 06 & 07)

The said Deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 202503102111107 Volume No.- 2028 Book No.- I, Page-63 on dated 08/08/2025.

- g. **Thereafter** registered Praptra D dated 08/08/2025, executed by the Mr. Babu Lal S/o Mr. Roop Lal Gayri in favour of Mrs. Tulsi Gayari W/o Mr. Hemraj Gayari in respect of Said Property. (Plot No. 04 area 1100 Sq. Ft.)


Manish Joshi
Advocate

The said Deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 202503102111109 Volume No.- 2028 Book No.- I, Page- 65 on dated 08/08/2025.

- h. **Thereafter** registered Praptra D dated 08/08/2025, executed by the Mr. Babu Lal S/o Mr. Roop Lal Gayri in favour of Mrs. Shnata Gayari W/o Mr. Puran Lal Gayari in respect of Said Property. (Plot No. 05 area 1100 Sq. Ft.)

The said Deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 202503102111110 Volume No.- 2028 Book No.- I, Page- 66 on dated 08/08/2025.

- i. So Now the owner of the Said Property are **Mr. Kuldeep Singh Shaktawat S/o Mr. Arjun Singh Shaktawat (Plot No. 8 to 12) , Mr. Gajendra Chouhan S/o Mr. Dev Kishan Chouhan (Plot No. 01 ,02,03,06,07) , Mrs. Tulsi Gayari W/o Mr. Hemraj Gayari (Plot No. 04) and Mrs. Shanta Gayari W/o Mr. Puran Lal Gayari (Plot No. 05)**

List of Title Examined Documents SCHEDULE –II

- a. **Photo copy** NIC Jamabandi Samwat 2075-2078 entered in the name of Mr. Babu Lal S/o Mr. Roop Lal Gayri in respect of **Araji No. 3436/1, 3437 & 3438/1.**
- b. **Photo copy Order issued by UDA under Rajasthan Land Revenue Act 1956, Sec 90-A** in favour Mr. Babu Lal S/o Mr. Roop Lal Gayri in respect of **Araji No. 3436/1, 3437 & 3438/1** area 2400 sq. Mt.
- c. **Photo copy** Demarcated Lay out plan dated 30/07/2025 issued by UDA Udaipur in respect of Said Property **residential Plots planning plot No. 01 to 12 (Khasra No.- 3436/1, 3437, 3438/1), Revenue village Dhikali, Tehsil Badgaon Udaipur Dist. Udaipur Rajasthan admeasuring total land area 25824 Sq. Ft. ,Plots Area 15423 Sq. Ft. Road Area 7551 Sq. Ft. , Reserve Area 2850 Sq. Ft. TOTAL planning area 25824 Sq. Ft.**
- d. **Photo copy** Online Demand Letter No. 18 dated 11/08/2025 executed by UDA Udaipur Dist Udaipur (Raj), in favour of Mr. Babu Lal S/o Mr. Roop Lal Gayri in respect of Said Property. (Residential **Araji No. 3436/1, 3437 & 3438/1.** Plot No. 1 to 12)
- e. **Photo copy** registered Praptra D dated 08/08/2025, executed by the Mr. Babu Lal S/o Mr. Roop Lal Gayri in favour of Mr. Kuldeep Singh Shaktawat S/o Mr. Arjun Singh Shaktawat in respect of Said Property. (Plot No. 08 to 12)

The said Deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 202503102111108 Volume No.- 2028 Book No.- I, Page- 64 on dated 08/08/2025.

- f. **Photo copy** registered Praptra D dated 08/08/2025, executed by the Mr. Babu Lal S/o Mr. Roop Lal Gayri in favour of Mr. Gajendra Chouhan S/o Mr. Dev Kishan Chouhan in respect of Said Property. (Plot No. 01 to 03, 06 & 07)


Manish Joshi
Advocate

The said Deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 202503102111107 Volume No.- 2028 Book No.- I, Page- 63 on dated 08/08/2025.

- g. **Photo copy** registered Praptra D dated 08/08/2025, executed by the Mr. Babu Lal S/o Mr. Roop Lal Gayri in favour of Mrs. Tulsi Gayari W/o Mr. Hemraj Gayari in respect of Said Property. (Plot No. 04 area 1100 Sq. Ft.)

The said Deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 202503102111109 Volume No.- 2028 Book No.- I, Page- 65 on dated 08/08/2025.

- h. **Photo copy** registered Praptra D dated 08/08/2025, executed by the Mr. Babu Lal S/o Mr. Roop Lal Gayri in favour of Mrs. Shnata Gayari W/o Mr. Puran Lal Gayari in respect of Said Property. (Plot No. 05 area 1100 Sq. Ft.)

The said Deed is duly registered with the office of concerned Sub-Registrar Udaipur I of Assurances as Document No.- 202503102111110 Volume No.- 2028 Book No.- I, Page- 66 on dated 08/08/2025.

Encl.:

1. Search Receipt No.- 110541444 of Sub-registrar, Udaipur-I.

MANISH JOSHI
Advocate

Manish Joshi
Advocate