

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

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

Print Date : 23-01-2026 4:51 PM

Fee Receipt No	: 202602053001237	Receipt Date	: 23/01/2026
Name	: ADV. RISHI NARAYAN, DILIP KUMAR S/O SURJA RAM AND OTHER	Document S. No.	: 202601053001231
Address	: KHASRA NO 117/4 117/5 117/6		
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 117103798 ₹ 1400

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

RISHI NARAYAN

Advocate

Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash

Chandra Boss Colony, Ratanada,

Jodhpur (Raj.)

Date 19/01/2026

TITLE VERIFICATION REPORT

DESCRIPTION OF PROPERTY:

A parcel of land standing in the name of **Shri Dilip Kumar S/o Late Shri Surja Ram, Shri Kalyan Ram S/o Late Shri Surja Ram, and Shri Raju Ram S/o Late Shri Surja Ram**, situated at **Khasra No. 117/4, 117/5, 117/6 (New Khasra Nos. 159/117, 161/117, 163/117)**, Village **Khorda Randheer**, Tehsil **Kudi Bhagtasani**, District **Jodhpur**, admeasuring **6470.71 sq. meters (out of total 16194 sq. meters)**.

Boundaries of the Property:

Direction Boundary Description

North	Part of Khasra Nos. 117/4, 117/5, 117/6
South	Khasra No. 118
East	Khasra No. 117/1
West	40 ft. Road and Khasra No. 117/3

Present Owners

1. **Shri Dilip Kumar S/o Late Shri Surja Ram**, By Caste Nayak, Resident of Village **Khorda Randheer**, Tehsil **Kudi Bhagtasani**, District **Jodhpur**.
2. **Shri Kalyan Ram S/o Late Shri Surja Ram**, By Caste Nayak, Resident of Village **Khorda Randheer**, Tehsil **Kudi Bhagtasani**, District **Jodhpur**.
3. **Shri Raju Ram S/o Late Shri Surja Ram**, By Caste Nayak, Resident of Village **Khorda Randheer**, Tehsil **Kudi Bhagtasani**, District **Jodhpur**.

Documents Examined

1. Copy of **Approved Layout Plan** issued by the Jodhpur Development Authority (JDA).
2. Copy of **90A Conversion Order** issued by the Deputy Commissioner, JDA.
3. Copies of **Mutation Records**.

RISHI NARAYAN
ADVOCATE

Raj. High Court, Jodhpur
Mob. : 9413819718

Verification and Findings

Upon examination of the above-mentioned documents and perusal of relevant records and registers at the offices of the **Sub-Registrar, Jodhpur**, and the **Jodhpur Development Authority (JDA)**, the following facts were ascertained:

1. The original **Mool Khatedar** (primary landholder) of **Khasra No. 117**, admeasuring **20 Bighas**, was **Late Shri Surja Ram**.
2. After his demise, the land was inherited in equal shares by his six sons, namely:
 - o Shri Mohan Lal
 - o Shri Hanuman Ram
 - o Shri Raju Ram
 - o Shri Soma Ram
 - o Shri Kalyan Ram
 - o Shri Dilip Kumar

Mutation No. **337**, dated **20.05.2012**, was recorded in their favor.

3. Subsequently, a **partition** was carried out before the Tehsildar, Jodhpur, and the land was divided into new Khasra numbers as follows:

Name	Khasra No.	Area
Hanuman Ram	117	3 Bigha 06 Biswa 13 Biswansi
Mohan Lal	117/2	3 Bigha 06 Biswa 13 Biswansi
Soma Ram	117/3	3 Bigha 06 Biswa 13 Biswansi
Raju Ram	117/4	3 Bigha 06 Biswa 13 Biswansi
Kalyan Ram	117/5	3 Bigha 06 Biswa 13 Biswansi
Dilip Kumar	117/6	3 Bigha 06 Biswa 13 Biswansi

4. Thereafter, **Dilip Kumar, Kalyan Ram, and Raju Ram**, being Khatedars of **Khasra Nos. 117/4, 117/5, and 117/6**, admeasuring **6470.71 sq. meters (out of total 16194 sq. meters)**, applied for **land conversion and layout approval** before the **Jodhpur Development Authority (JDA)**.
5. The JDA, after due verification, issued a **90A Conversion Order** bearing No. **LU2012/JOD/2023-24/101979**, dated **09.12.2024**, in favor of **Dilip Kumar & Others**, and mutation was recorded in favor of JDA with **new Khasra Nos. 159/117, 161/117, and 163/117**.
6. Subsequently, a **layout plan** was approved by JDA for the said land admeasuring **6470.71 sq. meters**, under the project name "**Shri Dwarkadhish Puram-II**" and dispatched on dated **16/01/2026**.
7. On personal inspection and verification of the records of the **past three years** at the **Sub-Registrar Office, Jodhpur**, **no encumbrances, mortgages, or charges** were found registered against the said property.

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Conclusion and Opinion

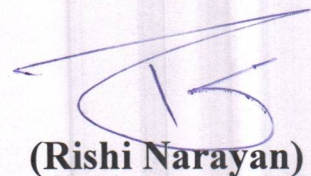
Based on the verification of documents, official records, and physical examination of the title chain, it is established that:

- The **chain of title** is **complete and continuous**.
- The **present owners**, namely **Shri Dilip Kumar, Shri Kalyan Ram, and Shri Raju Ram**, hold **absolute, clear, and marketable ownership rights** over the said land.
- There are **no encumbrances, disputes, or third-party claims** found in respect of the said property.

Final Recommendation

It is therefore concluded that the **title, possession, and ownership rights** of the above-mentioned owners over the said property are **absolute, valid, and marketable**, and the land is **fit for any lawful transaction or development purpose**.

Dated : 19/01/2026



(Rishi Narayan)
Advocate, Jodhpur

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Jodhpur (Raj.)

Date 19-01-2026

SEARCH REPORT

I have conducted a search in the records of the **Sub-Registrar Offices, District Jodhpur**, and the **Jodhpur Development Authority (JDA), Jodhpur** in respect of the land situated at Kh. No. 117/4, 117/5, 117/6 New Kh.No. 159/117, 161/117, 163/117 admeasuring 6470.71 Sqr, Mtrs. **Village Kharda Randheer, Tehsil Kudi Bhagtasani, District Jodhpur**, more particularly described below.

Ownership and Title Details

The original **Mool Khatedar (primary landholder)** of **Khasra No. 117**, admeasuring **20 Bighas**, was **Late Shri Surja Ram**. After his demise, the said land was inherited in equal shares by his six sons, namely: **Shri Mohan Lal, Shri Hanuman Ram, Shri Raju Ram, Shri Soma Ram, Shri Kalyan Ram, Shri Dilip Kumar**. Mutation No. **337**, dated **20.05.2017**, was recorded in their favour.

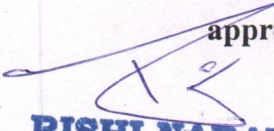
Partition Details

Subsequently, a **partition** was carried out before the **Tehsildar, Jodhpur**, and the land was divided into new Khasra numbers as follows:

Name	Khasra No.	Area
Hanuman Ram	117	3 Bigha 06 Biswa 13 Biswansi
Mohan Lal	117/2	3 Bigha 06 Biswa 13 Biswansi
Soma Ram	117/3	3 Bigha 06 Biswa 13 Biswansi
Raju Ram	117/4	3 Bigha 06 Biswa 13 Biswansi
Kalyan Ram	117/5	3 Bigha 06 Biswa 13 Biswansi
Dilip Kumar	117/6	3 Bigha 06 Biswa 13 Biswansi

Conversion and Layout Approval

Thereafter, **Shri Dilip Kumar, Shri Kalyan Ram, and Shri Raju Ram**, being Khatedars of **Khasra Nos. 117/4, 117/5, and 117/6**, admeasuring **6470.71 sq. meters** (out of total **16194 sq. meters**), applied for **land conversion and layout approval** before the **Jodhpur Development Authority (JDA)**.


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Upon due verification, the JDA issued a 90A Conversion Order bearing Order No. LU2012/JOD/2023-24/101979, dated 09.12.2024, in favour of Dilip Kumar & Others, and the mutation was recorded in favour of JDA under new Khasra Nos. 159/117, 161/117, and 163/117.

Subsequently, the layout plan for the said land admeasuring 6470.71 sq. meters was approved by JDA under the project name "Shri Dwarkadhish Puram-II."

Area and Boundaries

Direction Description

North Part of Khasra Nos. 117/4, 117/5, 117/6

South Khasra No. 118

East Khasra No. 117/1

West 40 ft. Road and Khasra No. 117/3

Total Area: 6470.71 Sq. Mtrs.

Encumbrance Search

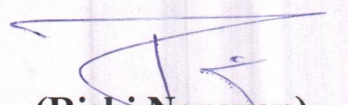
On examination of records at the Sub-Registrar Office, Jodhpur, for the past Twelve years, no encumbrance, mortgage, lien, or charge has been found registered against the aforesaid property.

Conclusion

Based on the search and examination of records, the title of the property in the name of Shri Dilip Kumar S/o Late Shri Surja Ram, Shri Kalyan Ram S/o Late Shri Surja Ram, and Shri Raju Ram S/o Late Shri Surja Ram is found to be clear, valid, and marketable, free from all encumbrances, claims, and disputes.

Receipt No. 202602053001237

Dated: 23/01/2026


(Rishi Narayan)
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NON ENCUMBRANCE CERTIFICATE

On the basis of the search conducted by me in the records of the **Sub-Registrar Offices, District Jodhpur**, and the **Jodhpur Development Authority (JDA), Jodhpur**, it is certified as follows:

The land measuring **6470.71 sq. meters**, comprised in **Khasra Nos. 159/117, 161/117, and 163/117**, situated at **Village Kharda Randheer, Tehsil Kudi Bhagtasani, District Jodhpur**, is covered under the **Layout Plan** issued by the **Jodhpur Development Authority (JDA), Jodhpur**, vide approval dated **16/01/2026**, in favour of:

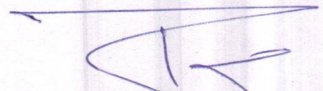
- **Shri Dilip Kumar S/o Late Shri Surja Ram**
- **Shri Kalyan Ram S/o Late Shri Surja Ram**
- **Shri Raju Ram S/o Late Shri Surja Ram**

The above-mentioned persons are the **present owners** of the said land.

According to the search made by me in the records of the **Sub-Registrar Offices, Jodhpur**, **no transaction, sale, mortgage, lease, lien, or any other encumbrance** has been found registered in respect of the aforesaid land.

I do not find any entry, charge, or claim that would prevent the said title holders from creating a valid **mortgage, transfer, or conveyance** of any kind in favour of any person or institution.

Accordingly, I hereby **certify** that the said land is **free from all kinds of encumbrances, charges, liabilities, or claims whatsoever**, and that the **chain of title** in favour of **Shri Dilip Kumar, Shri Kalyan Ram, and Shri Raju Ram** is **complete, clear, and absolute**.



(Rishi Narayan)

Advocate, Jodhpur

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