

VIJAY KUMAR SONI
ADVOCATE
RAJ HIGH COURT, JAIPUR
Email:- vijay11soni@gmail.com

S-1, Central Market,
Bapu Nagar, Jaipur
Mb. 8078668207

Date:- 20.1.2025

To,

1-Shri Ramswaroop Sharma S/o Shri Jagdish Prakash Sharma
R/o 27, Sunder Vihar, Durgapura Jaipur.

2-Shri Mohit Sharma S/o Shri Ramgopal Gupta R/o 1347,
Jaypath Barkat Nngar , Tonk Phatak Jaipur.

TITLE SEARCH REPORT

Re: Title Search Report In Respect Of Land Bearing Khasra No 600
Measuring 8697.62 Square Meter, Villge Dahalawas Tehsil
Sanganer, Jaipur

NAME OF NOMINEE: 1-Shri Ramswaroop Sharma S/o Shri
Jagdish Prakash Sharma R/o 27, Sunder Vihar, Durgapura
Jaipur.

2-Shri Mohit Sharma S/o Shri Ramgopal Gupta R/o 1347,
Jaypath Barkat Nngar , Tonk Phatak Jaipur.

DISCRIPTION OF DOCUMENTS SCRUTINIZED :

Sr No	Date	Particulars	Original Certified Copy


VIJAY KUMAR SONI
Advocate

1	17.08.2022	Jamabandi/Revenue record in the name of Smt Mishri Devi W/o Shri Kalu Ram R/o, Holi Tiba Wali Dhani Vatika Tehsil Sanganer Jaipur.	Photo copy
2	15.03.2013	Order dated 15.03.2013 passed by Dy. Commissioner Zone 09, JDA Jaipur declaring the conversion of land under section 90A of land revenue act from Agriculture to Non agriculture purpose.	Photo Copy
3	26.09.2025	Online Jamabandi Mutation is recorded of khasra no 600 in the name of Jaipur Development Authority Jaipur	Photo copy
4	26.02.2014	Undar Taking For Nomination.	Photo copy
5	02.03.2014	Lase Deed Issued By J.D.A	Photo copy
6	25.11.2019	Scheme Map Approved By J.D.A	Photo Copy
7	20.01.2025	Inspection and Search receipt	Original Copy


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 Advocate

FLOW OF TITLE :-

As per your instruction I have taken necessary search of the available record in Jaipur Development Authority Jaipur office at Jaipur and from information given to us and believing the same to be true, correct and trustworthy and also believing the documents/ paper/copies etc. furnished in the case file shown to be true and genuine and also based upon the information given by Jaipur Development Authority, I hereby give my opinion and report as under:-

--As per the details made available on record and the documents stated above as also search caused in the office of the Jaipur Development Authority Jaipur and office of Tehsil Sanganer Shri Ramswaroop Sharma S/o Shri Jagdish Prakash Sharma, Shri Mohit Singhal S/o Shri Ramgopal Gupta are Nominee of Smt Mishri Devi W/o Shri Kalu Ram R/o, Holi Tiba Wali Dhani Vatika Tehsil Sanganer Jaipur and land bearing Khasara no 600 measuring 8697.62 Square Meter, Village Dhalawas Tehsil Sanganer, Jaipur.

HISTORY OF THE CASE

- A. That Smt Mishri Devi W/o Shri Kalu Ram R/o, Holi Tiba Wali Dhani Vatika Tehsil Sanganer Jaipur Rajasthan names is in the Jamabandi records of Tehsil Sanganer, Jaipur. The correct position has been shown in Online Jamabandi copy dated 17.08.2022.
- B. That Smt Mishri Devi W/o Shri Kalu Ram R/o, Holi Tiba Wali Dhani Vatika Tehsil Sanganer Jaipur Rajasthan applied for conversion of land Khasara no 600 measuring 10,000 Square


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Meter Out of 13,000 Square Meter from Agriculture to Non Agriculture purpose u/s 90A of Land Revenue Act before JDA, Tehsildar Sanganer to gave report about the status of land, and informed Dy. Commissioner Zone-09, JDA, that the land is free from all encumbrances and also the land does not come under the purview of catchment area of river, pond nala etc.

- C. That Dy. Commissioner Zone 09, JDA Jaipur after receiving information from Tehsildar Sanganer vide order dated 15.03.2013 converted the land from Agriculture to Non agriculture purpose under section 90A of Land Revenue Act. The correct position has been shown in order dated 15.03.2013 passed by Dy. Commissioner Zone 09.
- D. That after 90A of bearing Khasara no 600 measuring 10,000 Square Meter Out of 13,000 Square Meter, situated at village Village Dhalawas Tehsil Sanganer, Jaipur, mutation was recorded in the name of Jaipur Development Authority Jaipur, Online Jamabandi copy dated 20.02.2024.
- E. That Smt Mishri Devi W/o Shri Kalu Ram R/o, Holi Tiba Wali Dhani Vatika Tehsil Sanganer Jaipur Rajesthan Nominated as a nominee to Shri Ramswaroop Sharma S/o Shri Jagdish Prakash Sharma, Shri Mohit Singhal S/o Shri Ramgopal Gupta and gave an under taking to Deputy Commissioner Zone-9 to issued lease deed in favor of nominee.
- F. That Deputy Commissioner Zone-9 after received of under taking regarding nominee on behalf of Smt Mishri Devi W/o Shri Kalu Ram R/o, Holi Tiba Wali Dhani Vatika Tehsil Sanganer Jaipur Rajesthan issued lease deed in category of group housing

measuring (10,000- 1302.38 surrender in road) 8697.62 Square Meter in favor of nominee Shri Ramswaroop Sharma S/o Shri Jagdish Prakash Sharma, Shri Mohit Singhal S/o Shri Ramgopal Gupta.

- G. That Nominee Shri Ramswaroop Sharma S/o Shri Jagdish Prakash Sharma, Shri Mohit Singhal S/o Shri Ramgopal Gupta applied in J.D.A to approved scheme plan of bearing Khasara no 600 measuring 8697.62 Square Meter, Village Dhalawas Tehsil Sanganer, Jaipur in palace of Group Housing Lease Deed.
- H. That JDA Jaipur by way of BPC (LP) meeting no. 274 dated 11.01.2019 maps has been approved for residential scheme in Khasara No. 600 measuring 8697.62 Square Meter known as **BALAJI PRATAP NAGAR.**

ENCUMBRANCE CERTIFICATE

As per the documents made available as stated above and also search caused in the office at the office of Jaipur Development Authority, Jaipur and office of Tehsil Sanganer Jaipur I am of the opinion that Nominee Shri Ramswaroop Sharma S/o Shri Jagdish Prakash Sharma, Shri Mohit Singhal S/o Shri Ramgopal Gupta are absolute Nominee in the property bearing Khasara no 600 measuring 8697.62 Square Meter, situated at village Village Dhalawas Tehsil Sanganer, Jaipur

Date:-20.01.2025


VIJAY KUMAR SONI

Advocate
VIJAY KUMAR SONI
Advocate
R-113/2003



Government of Rajasthan e-Registration Fee Receipt

SECOND COPY

SRO Unique ID	202602120015R	Receipt Date	20-JAN-2026 13:11
S R Location	JAIPUR-I		
Receipt No	RJ1337810209418		
Name Of Seller	ADV VIJAY KUMAR SONI		
Name Of Buyer	RAMSWAROOP SHARMA AND MOHIT SHARMA		
Type of Document	Others - Search		
ACC Reference	NONSH/CGR LEGAL And e SOLUTIONS/JAIPUR		

Paid Fees

Stock Holding Corporation of India Limited

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 50
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 50	Service Charges	₹ 10
Grand Total	₹ 60		
(Rupees Sixty Only)			



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.