



Government of Rajasthan e-Registration Fee Receipt

FIRST COPY

SRO Unique ID	2026000999R	Receipt Date	02-JAN-2026 18:01
S R Location	SAMBHAR		
Receipt No	RJ1864450022443		
Name Of Seller	RAKESH PRAJAPAT ADV		
Name Of Buyer	MANSUKH REALTY THROUGH PARTNER SHRI RAM GOPAL KULARIYA		
Type of Document	Others - Search		
ACC Reference	NONSH/SHASHI RAJAWAT/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	₹ 100
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 100	Service Charges	₹ 10
Grand Total	₹ 110		
(Rupees One Hundred Ten 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.



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SECOND COPY

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**Rakesh Prajapat**

Advocate

B.A., LL.B., LL.M.

DATE: 02.01.2026

TITLE SEARCH REPORT**01- NAME/S OF TITLE HOLDERS :-****Mansukh Realty through its partner Shri Ram Gopal Kularia.****02- DESCRIPTION OF PROPERTY: (Survey No., extent, boundaries, etc.)****“Mansukh Realty (Shaurya Nagar-6)” situated at Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr.****03- PARTICULARS OF ALL DOCUMENTS:-****(Particulars of all documents scrutinised to be given in chronological order with number and date of each documents, registration number etc.**

- a. Copy of Mutation Letter dated 01.12.2025 bearing no. 2796 of Samvad 2072-75 for Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr.**
- b. Copy of Order dated 17.11.2025 bearing no. LSGCLU90/2025-26/107209 passed by Nagar Palika, Sambhar Lake granted approval for Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr. under Section 90-A of Rajasthan Land Revenue Act, 1956 from agricultural use to non-agricultural use.**

04- TRACING OF TITLE :-**(Tracing of title should be explained in chronological order beginning with the earliest available title deed. All the title deed should be discussed full, stating registration number, document number, date of documents, name of the executants, etc. The chain of title deeds should clearly establish the title of the property holder. If the chain is broken, the same should be explained in a convincing manner.)***Rakesh*

Tracing of title:-

1. That, initially the land bearing Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr. in the name of Mansukh Realty, evident from Mutation Letter dated 01.12.2025 bearing no. 2796 of Samvad 2072-75.
2. Thereafter, Mansukh Realty through its partner Shri Dinesh Kumar Kumawat applied for conversion of Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr. under Section 90-A of Rajasthan Land Revenue Act, 1956 from agricultural use to non-agricultural use. Accordingly, vide Order dated 17.11.2025 bearing no. LSGCLU90/2025-26/107209 passed by Nagar Palika, Sambhar Lake granted approval for Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr. under Section 90-A of Rajasthan Land Revenue Act, 1956 from agricultural use to non-agricultural use.
3. Thereafter, Mutation in the name of Nagar Palika, Sambhar Lake for the aforesaid land was opened evident from Mutation Letter dated 01.12.2025 bearing no. 2796 of Samvad 2072-75.

05- LIABILITIES OF ENCUMBRANCES :-

(Liabilities or encumbrances like mortgage, charges, life interest, etc. should be narrated specifically with number, date, etc. of the documents creating such liability and also stating whether they are still subsisting. If the encumbrances like mortgages, charges, etc. are satisfied, particulars of such satisfaction should be cited giving full particulars of the satisfaction registered. Acquisition proceedings, if any, property tax/income tax liabilities, etc. should be narrated specifically. Encumbrance Certificate must cover prior period of at last 1 year and it should be as near as possible to date of deposit of title deeds. The advocate should certify in positive language that no liability or encumbrance subsists, except what is clearly mentioned by him.

A supplementary encumbrance's certificate should also be obtained covering the period up to the date of deposit of title deeds to ensure that no encumbrance is created between the date of legal opinion and the date of deposit of title deeds. This is very important)

I have examined the documents in respect of "Mansukh Realty (Shaurya Nagar-6)" situated at Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr. since last 1 year till date and said plot found free from all encumbrances and said plot is neither registered mortgage nor any charge or interest or any registered liabilities are found.

06- APPLICATION OF CEILING ACTS :-

(The Advocates should discuss whether the land holdings of the title holders are affected by any land ceiling legislation in force. He should suggest remedial at measures and safeguards required, if any)

This "Mansukh Realty (Shaurya Nagar-6)" situated at Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan

Rakesh

admeasuring 11167 Sq. Mtr. is neither in ceiling nor any land Ceiling Act affects titleholder.

07- ADDITIONAL DOCUMENTS :-

(If additional documents are required, the advocate should collect such document and given his final opinion, so that the opinion will serve the purpose instead of giving a list of missing documents and giving, incomplete opinion. If inspite of efforts, any documents is left out, he should mention it in his opinion.)

-NIL-

08- FINAL CERTIFICATE:-

(Advocate should certify whether the title is clear, free from all encumbrances and marketable, also stating whether equitable mortgage or registered mortgage is to be created. He should also state as to how he arrived at the conclusion.) He should also mention the purpose for which the property can be mortgage.

I have carefully examined the documents in respect of "Mansukh Realty (Shaurya Nagar-6)" situated at Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr., I certified that Mansukh Realty, has perfect right, title and interest to sell, pledge, mortgage or alienate the same to anyone. It is also certified that after inspection of record of concerned Sub Registrar, Sambhar Lake that said property is neither registered mortgage nor alienated to any person.

It is certified that said plots are neither covered under the provision of Urban Land Ceiling and Regulation Act, 1976 nor proceeding under the provision of Land Acquisition Act, 1894 is pending.

I have examined the documents in respect of "Mansukh Realty (Shaurya Nagar-6)" situated at Khasra No. 2604/1323, Village-Sambhar Lake, District-Jaipur, Rajasthan admeasuring 11167 Sq. Mtr. has a clear and marketable title over the property.

Enclosed :-

Search Report Receipt dated 02.01.2026

Date :- 02.01.2026


(Rakesh Prajapat)

Advocate