

KULDEEP MATHUR
Advocate

Residence & Office
832/1, Nand Niketan
Anand Nagar Ajmer
Ph. 9414496879,

SR 1/2025

Date 15-7-2025

Director ,
Real Estate Regulatory Authority,
Jaipur.

Sub:-Search cum Opinion report in respect to the Residential (90A) Property
Khasara No 5887/1923 Village Makarwali (North Zone) Ajmer Measuring
4208.00 Sq. Mts belonging to ADA Ajmer (Agriculture Land Owner is Sh.
Harpal Chaudhari S/o Sh. Karan Singh Chaudhari R/o 25-26 Idgha Road
Vaishali Nagar Ajmer

Dear Sir,

As desired by your to goodself to furnish non encumbrance and certify
the Title cum Opinion Report about the clear and marketable title to the above
property to be mortgaged for securing the credit facility(s) granted/proposed to be
granted to the purchaser/prospective borrower.

1. Description & area of property proposed to be mortgaged specific number(s)
and address of property along with boundaries and measurements Residential
Residential (90A) Property Khasara No 5887/1923 Village Makarwali (North
Zone) Ajmer Measuring 4208.00 Sq. Mts The Land area within following
boundaries:
East : AS Per Revenue Record
West : : AS Per Revenue Record
North : : AS Per Revenue Record
South : AS Per Revenue Record
2. Name of property (whether agricultural, non-agricultural, commercial, residential or
industrial) If non-agricultural; the reference and date of conversion order from the
competent authority should also be mentioned. Residential
3. Name of mortgagor/owner and his status in the A/c i.e., borrower or guarantor and
whether individual, Sole proprietor, Partner, Director, Karta, Trustee. In case the
mortgagor is partner/director/trustee who is mortgaging the property on behalf of
Partnership/Company/Trust, whether he/she has the authority. Copy of
resolution/Memorandum and Articles of Association / Trust Deed etc. whether examined
and verified.

Sh. Harpal Chaudhari S/o Sh. Karan Singh Chaudhari R/o 25-26 Idgha Road
Vaishali Nagar Ajmer will create mortgage as borrower. – The borrower Sh.
Harpal Chaudhari S/o Sh. Karan Singh Chaudhari R/o 25-26 Idgha Road



Vaishali Nagar Ajmer as Owner Of This Property They Create Mortgage as an individual/Guarantor

4. Whether any minor, lunatic or un discharged insolvent is involved. Confirm that the mortgagor has sufficient title and capacity to contract. Precautionary steps to be taken. –

As Per Available Records , the prooective Mortgage does not seem to be lunatic , minor or un-discharged insolvent .However it is advised that the bank should take affidavit from the Prospective Mortgagor stating that his/her financial position is sound and he/she discharged insolvent.The mortgagor has sufficient title and also has capacity to contract.

5. Whether the property is Free hold or lease hold. If lease hold then period of lease and if free hold, whether Urban Land Ceiling Act applies and permission to be obtained. Nature of mortgagor's right or title in the property ?

- The Property is Lease hold and Urban Land Ceiling Act does not apply. Remaining

6. Whether property is self acquired or ancestral. If ancestral then mode of succession and whether original Will/Probate is available ?

– उक्त राजस्व गाँव माकडवाली के खसरा नम्बर 5887/1923 जिसका की कुल क्षेत्रफल 4208.00 वर्ग मीटर है का ले आउट प्लान अजमेर विकास प्राधिकरण अजमेर के द्वारा दिनांक 22.5.2025 को श्री हरपाल चौधरी पुत्र श्री करण सिंह के नाम से जारी किया गया है।

Whether the mortgagor is Co-owner/Joint owner and/or any partition of the property is made between the members of the family through Partition Deed. If yes, whether original Registered Partition Deed is available or it is only a family settlement ?

- उक्त सम्पूर्ण भूमि धारा 90 ए के प्रावधानों के तहत श्री हरपाल चौधरी पुत्र श्री करण सिंह के एकल स्वामित्व की है।

7. Whether is in exclusive possession of the property or it is leased/rented out to third party ?

Yes, as per affidavit Property is in exclusive possession of Owner.

8. Whether the property is mutated in municipal/revenue records and mortgagor's name is reflecting and if not, the reason thereof ?

यह कि उक्त कृषि भूमि पर राजस्व रिकॉर्ड में श्री हरपाल चौधरी पुत्र श्री करण सिंह का नामान्तरण दर्ज है। तत्पश्चात उक्त भूमि धारा 90 ए के प्रावधानों के तहत अजमेर विकास प्राधिकरण अजमेर में आवासीय प्रायोजनार्थ सरेन्डर हुई है।

9. Whether any restriction for creation of equitable mortgage is imposed under Central/State/Local Laws. If yes, then specify whose consent or permission would be required for creation of mortgage. – No/not applicable

10. Whether all the original title deeds including antecedent title deed and other relevant documents are available. Please give detailed list. –Yes, see para 14 below.

11. Whether the advocate has personally visited the Sub-Registrar/ Revenue/Municipal office and examined the records. –Yes.

12. Whether the search is being made for the period of 30 years. If no, reason thereof.

Yes



- 13- I have searched the records of Sub-Registrar, Ajmer & Kishangarh for last 13 years i.e. from the year 2013 to 2025 (receipt is enclosed herewith which is sufficient to ascertain encumbrances and there is no need to search the records of the period prior to issue and registration of Sale deeds which is the mother document of the land.

Yes

- 14- Details of documents examined/scrutinized. This should be in chronological order with serial numbers, type/nature of document, date of execution, parties, date of registration details including the details of revenue/society records etc

- 1- Photo Copy Reg. Sale Deed Dt. 21-4-1992 Executed By Sh. Mangu S/o Sh. Suva Gujar in Favour of Sh. Shambu Singh Tak S/o Sh. Ratan Lal Tak which has been registered by Sub-Registrar Ajmer on 21-4-1992 in Book No 1, Vol. no. 1206 , Sr. 970 , Page no. 13 to 14 and pasted in Addl. Book no 1, Vol. no. 1458 , Page no. 1 to 8
- 2- Photo Copy Nakal Jama Bandi Samvat 2065 to 2084 in favour of Sh. Shambu Singh Tak S/o Sh. Ratan Lal Tak
- 3- Photo Copy Reg. Sale Deed Dt. 29-6-2022 Executed By Sh. Shambu Singh Tak S/o Sh. Ratan Lal Tak in Favour of Sh. Vikaram Singh Rawat S/o Sh. Ugam Singh Rawat which has been registered by Sub-Registrar Ajmer 2 on 4-7-2022 in Book No 1, Vol. no. 762 , Sr. 202203002108697 , Page no. 28 and pasted in Addl. Book no 1, Vol. no. 3045 , Page no. 567 to 575
- 4- Photo Copy Nakal Jamabandi Dt. 17-4-2023 Samvat 2073-2076 Khasara No 1923 in Favour of Sh. Vikaram Singh S/o Sh. Ugam Singh Rawat
- 5- Photo Copy Revenue Map Khasara No 1923 Village Makarwali
- 6- Photo Copy Reg. Sale Deed Dt. 18-4-2023 Executed By Sh. Vikaram Singh Rawat S/o Sh. Ugam Singh Rawat in Favour of Sh. Harpal Chaudhari S/o Sh. Karan Singh Chaudhari which has been registered by Sub-Registrar Ajmer 2 on 8-5-2023 in Book No 1, Vol. no. 827 , Sr. 202303002105620 , Page no. 171 and pasted in Addl. Book no 1, Vol. no. 3308 , Page no. 477 to 485
- 7- Photo Copy Nakal Jama Bandi Samvat 2073 to 2076 Khasara No 5887/1923 in favour of ADA Ajmer
- 8- Original Lay Out Plan Map & Lay Out Plan Sanction Letter Dt. 22-5-2025 Executed By ADA Ajmer in Favour of Sh. Harpal Chaudhari S/o Sh. Karan Singh Chaudhari

- 15- Tracing of chain of the title in favour of mortgagor/owner starting from the earliest document available. The nature of document deed conveying the title should be mentioned with description of parties along with the type of right it creates.



उक्त राजस्व गाँव माकडवाली के खसरा 3218 की कुल भूमि 4.10.10 बीघा भूमि को खातेदार श्री मांगू पुत्र श्री सुवा गुर्जर के द्वारा दिनांक 21.4.1992 को जरिए रजि० विक्रय पत्र के श्री शम्भू सिंह टांक पुत्र श्री रतनलाल टांक को विक्रय किया गया । तत्पश्चात श्री शम्भू सिंह टांक पुत्र श्री रतनलाल टांक के द्वारा उक्त भूमि जिसका की परिवर्तित खसरा नम्बर 1923 जिसका की कुल क्षेत्रफल 0.7252 हैक्टर को जरिए रजि० विक्रय पत्र के दिनांक 29.6.2022 को जरिए रजि. विक्रय पत्र के श्री विक्रम सिंह रावत पुत्र श्री उगम सिंह रावत को विक्रय कर दिया गया । तत्पश्चात श्री विक्रम सिंह रावत पुत्र श्री उगम सिंह रावत के द्वारा उक्त भूमि को जरिए रजि. विक्रय पत्र के दिनांक 18.4.2023 को श्री हरपाल चौधरी पुत्र श्री करण सिंह को विक्रय कर दिया गया । तत्पश्चात श्री हरपाल चौधरी पुत्र श्री करण सिंह के द्वारा उक्त भूमि को आवासीय प्रायोजनार्थ धारा 90 ए के प्रावधानों के तहत अजमेर विकास प्राधिकरण अजमेर को सरेन्डर करने के बाद आवासीय प्रायोजनार्थ डिमान्ड राशि अजमेर विकास प्राधिकरण अजमेर में जमा करवाई गई । तत्पश्चात अजमेर विकास प्राधिकरण अजमेर के द्वारा उक्त भूमि राजस्व गाँव माकडवाली के खसरा नम्बर 5887/1923 के कुल क्षेत्रफल 4208.00 वर्ग मीटर पर आवासीय योजना के प्रायोजनार्थ कुल 20 आवासीय भूखण्ड व 167.07 वर्ग मीटर व्यवसायिक भूमि के लिए राजस्थान टाउनशीप पॉलीसी 2010 के तहत श्री हरपाल चौधरी पुत्र श्री करण सिंह के नाम से ले आउट प्लान स्वीकृत किया गया है।

Thus, the chain of title of the land and that of its documents is complete and perfect.

- The nature of documents and names of parties thereto are as per para 14 above. The rights are Lease hold

16- Whether there is any doubt/suspicion about the genuineness of the original documents.

If yes, then specify.

-No, the documents are duly executed/stamped and registered. There is no doubt/suspicion as to their genuineness or existence.

I hereby certify that the registration particulars- number, date and page particulars etc, as shown in the original title deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

It is further certified that I have verified from the Sub-Registrar's office about the genuineness of the title deed(s) examined by me and that the same is (are) original and not duplicate or fake.

17- The final certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is/are clear and marketable.

- My search and above documents reveal that as per records of the registrar of assurances the title of the said property is clear, unencumbered and marketable

Sh. Harpal Chaudhari S/o Sh. Karan Singh Chaudhari R/o 25-26 Idgha Road Vaishali Nagar Ajmer has also deposed and corroborated through his affidavit enclosed herewith that the said property is undisputed. Hence Certified that :

- The property title is clear and marketable
- The present owner is be capable to create valid equitable mortgage, and
- The mortgage so created by depositing documents listed in Para 14 above in the manner prescribed by law will be valid and enforceable.



- 18- List of documents to be deposited for creation of mortgage by the mortgagor including any additional document required in addition to the documents available
- 1- Photo Copy Reg. Sale Deed Dt. 21-4-1992 Executed By Sh. Mangu S/o Sh. Suva Gujar in Favour of Sh. Shambu Singh Tak S/o Sh. Ratan Lal Tak which has been registered by Sub-Registrar Ajmer on 21-4-1992 in Book No 1, Vol. no. 1206 , Sr. 970 , Page no. 13 to 14 and pasted in Addl. Book no 1, Vol. no. 1458 , Page no. 1 to 8
 - 2- Photo Copy Nakal Jama Bandi Samvat 2065 to 2084 in favour of Sh. Shambu Singh Tak S/o Sh. Ratan Lal Tak
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 - 4- Photo Copy Nakal Jamabandi Dt. 17-4-2023 Samvat 2073-2076 Khasara No 1923 in Favour of Sh. Vikaram Singh S/o Sh. Ugam Singh Rawat
 - 5- Photo Copy Revenue Map Khasara No 1923 Village Makarwali
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 - 8- Original Lay Out Plan Map & Lay Out Plan Sanction Letter Dt. 22-5-2025 Executed By ADA Ajmer in Favour of Sh. Harpal Chaudhari S/o Sh. Karan Singh Chaudhari
 - 19- Whether any additional formalities to be completed by the proposed mortgagor. If yes, state specifically in case of flat(s)/property(s) in Co-op Societies, whether allotment letter, possession letter, share certificate, affidavit, power of attorney etc. is required.
- No/Nil.
 - 20- Documents are valid and enforceable and SAFAESI Act, 2002 will be applicable
- Yes

Enclosed : Receipt of Search Fee.

Signature of Advocate



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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 16-06-2025 2:22 PM

Fee Receipt No	: 202502002009093	Receipt Date	: 16/06/2025
Name	: Kuldeep Mathur adv ; Kuldeep Mathur adv	Document S. No.	: 202501002008132
Address	: Ajmer		
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	: ₹ 650
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site/Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 650
From Year 2013 To Year 2025		Total Amount	: ₹ 650

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 106312153 ₹ 650

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

