

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 01-10-2025 4:33 PM

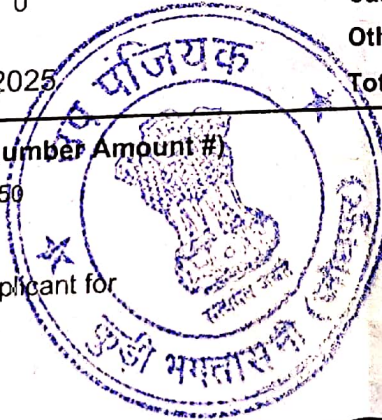
Fee Receipt No	: 202502539000135	Receipt Date	: 01/10/2025
Name	: ADV RISHI NARAYAN, ANIL S/O LUMBA RAM AND OTHER	Document S. No.	: 202501539000113
Address	: KHASRA NO 767/7 GRAM JHALAMAND JODHPUR		
Document Type	: Inspection And Search		
Face Value	: ₹ 0	Evaluated Value	: ₹ 0
Ord-Registration Fee	: ₹ 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	: ₹ 150
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 150
From Year 2023 To Year 2025		Total Amount	: ₹ 150

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 111381927 ₹ 150

Signature of presenter or applicant for
copy or Search certificate


Cashier



Signature of recipient
and date of return receipt

SUB-REGISTRAR

उप पंजीयक कुडी भगतासनी
जोधपुर

RISHI NARAYAN

Advocate
Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash
Chandra Boss Colony,
Ratanada, Jodhpur (Raj.)

Date 01/10/2025

TITLE VERIFICATION REPORT

Description of Property

A parcel of land standing in the name of Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree Heeraram, Surendra S/o Late Shree Heeraram, situated at Khasra No. 767/7, Village Jhalamand, Tehsil Kudi Bhagtasani, Distt-Jodhpur, admeasuring 10724.00 sq. mtrs.

Boundaries of the property are as under:

- North: Khasra No. 767/6 & Road
- South: Shree Balaji Nagar
- East: Khasra No. 780
- West: Khasra No. 766/2 & Road

Present Owner

- 1- Chaturaram S/o Jasaramji, Aged about 57 Years, ByCast Meghwal, R/o Lanera, Rajola Kalla, Distt-Pali, State-Rajasthan
- 2- Anil S/o Late Shree Lumbaramji, Aged about 30 Years
- 3- Arjun S/o Late Shree Lumbaramji, Aged about 30 Years
- 4- Sunil S/o Late Shree Lumbaramji, Aged about 32 Years
- 5- Smt Vimla W/o Late Shree Lumbaramji, Aged about 54 Years
- 6- Shyam lal S/o Late Shree Heeraram, Aged about 48 Years
- 7- Surendra S/o Late Shree Heeraram, Aged about 36 Years

By cast Meghwal, R/o Meghwalo ka was, Village Jhalamand, Tehsil Kudi Bhagtasani, Distt-Jodhpur

List of Documents Examined

1. Copy of Approved Layout Plan issued by 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

4. Copy of Registered Power of Attorney.

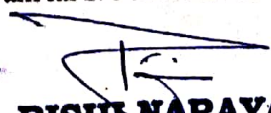
Verification and Findings

Upon examination of the aforesaid documents and perusal of relevant records/registers at the offices of Sub-Registrar, Jodhpur, and Jodhpur Development Authority (JDA), the following facts emerge:

- The present owner of the land are Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree Heeraram, Surendra S/o Late Shree Heeraram, the recorded Mool Khatedar of Khasra No. 767/7.
- They had applied through their duly constituted and registered Power of Attorney Holder, Shri Bhagirath S/o Daulat Ram & Samu Devi Bisnoi for conversion, layout approval, and issuance of patta before Jodhpur Development Authority (JDA).
- The JDA, after due scrutiny, issued Conversion Order (90A Order) No. LU2012/JOD/2025-26/103796 dated 26/06/2025, in favour of Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree Heeraram, Surendra S/o Late Shree Heeraram.
- Thereafter, JDA approved the Layout Plan of Khasra No. 767/7 admeasuring 10724.00 sq. mtrs. on dated 04/09/2025.
- On personal search of the registration records for the last three years at the Sub-Registrar Offices, Jodhpur, no encumbrance has been found in respect of the said property.

Conclusion / Opinion

From the perusal of the documents and record verification, it is evident that the chain of title is complete and clear. The property stands in the absolute ownership and possession of Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree


RISHI NARAYAN
ADVOCATE
Raj. High Court, Jodhpur
Mob. 0413810718

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Heeraram, Surendra S/o Late Shree Heeraram and their title is valid, clear, marketable, and free from encumbrances.

Accordingly, the property is fit for any lawful transaction including sale, mortgage, or development.

Date: 01/10/2025

Place: Jodhpur



(Rishi Narayan)
Advocate

RISHI NARAYAN
ADVOCATE
Raj. High Court, Jodhpur
Mob. : 9413819718

Rishi Narayan

Advocate

Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash
Chandra Boss Colony,
Ratanada, Jodhpur (Raj.)

Date 01-10-2025

SEARCH REPORT

I have conducted a search in the office of the Sub-Registrar, Kudi Bhagtasani and other concerned Sub-Registrar offices in Jodhpur, as well as in the records of the Jodhpur Development Authority (JDA), Jodhpur. Upon examination of the said records, it is revealed that Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree Heeraram, Surendra S/o Late Shree Heeraram are the Mool Khatedar (original recorded owner) of Khasra No. 767/7. They executed Two duly registered Power of Attorney in favour of Shri Bhagirath S/o Daulat Ram & Samu Devi Bishnoi W/o Harlalji, who, acting on their behalf, submitted applications before the Jodhpur Development Authority for land conversion, approval of the layout plan, and issuance of Patta (lease deed).

Upon due examination, the JDA issued a 90A Conversion Order in favour of Smt. Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree Heeraram, Surendra S/o Late Shree Heeraram on dated 26/06/2025. Subsequently, on dated 04/09/2025, the Layout Plan for Khasra No. 767/7, admeasuring 10724.00 square meters, was duly approved.

The area and boundaries of the said land are as follows:

BOUNDARIES

North	South	East	West
Khasra No. 767/6 & Road	Shree Balaji Nagar	East: Khasra No. 780	West: Khasra No. 766/2 & Road

Total Area 10724.00 sq. mtr.

Receipt No. ~~202502539000135~~ Dated ~~01/10/25~~ are enclosed herewith.

(Rishi Narayan)

RISHI NARAYAN
ADVOCATE

Raj. High Court, Jodhpur
Mob. : 9413819718

Rishi Narayan

Advocate

Rajasthan High Court, Jodhpur

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Ratanada, Jodhpur (Raj.)

Date 01/10/2025

NON ENCUMBRANCE CERTIFICATE

Based on the search conducted by me, the land measuring **10724.00 square meters**, situated in **Khasra No. 767/7**, Village Jhalamand, Tehsil Kudi Bhagtasani, Distt-Jodhpur as per the layout plan issued by the **Jodhpur Development Authority, Jodhpur**, dated **04/09/2025**, is in the name of Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree Heeraram, Surendra S/o Late Shree Heeraram.

Mr. Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree Heeraram, Surendra S/o Late Shree Heeraram executed two different **registered Power of Attorney** in favor of **Shri Bhagirath S/o Daulatram & Smt Samu Devi Bisnoi W/o Harlalji**, which was duly registered in the office of the **Sub-Registrar, (IV) Jodhpur** on dated **22/04/2025**, recorded in **Book No. 4, Jild No. 17, Page No. 97, Serial No. 202503054400132.** & office of the **Sub-Registrar, (IV) Jodhpur** on dated **31/03/2025**, recorded in **Book No. 4, Jild No. 17, Page No. 66, Serial No. 202503054400101.**

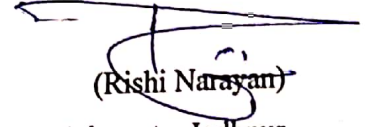
As per the search conducted by me at the office of the Sub-Registrar, (IV) Jodhpur and other concerned Sub-Registrar offices in Jodhpur, **no transactions** have been found in respect of the said land that would adversely affect the title. I hereby certify that the said land is **free from all encumbrances, charges, liabilities, or claims of any kind whatsoever.** There is **no restriction** on the titleholder from creating a **valid mortgage, sale, transfer, or any other legal transaction** in respect of the said land.

RISHI NARAYAN
ADVOCATE

Raj. High Court, Jodhpur
Mob. : 9413819718

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The **original recorded owner (Mool Khatedar)** of the land are Mr. Chaturaram S/o Jasaramji, Anil S/o Late Shree Lumbaramji, Arjun S/o Late Shree Lumbaramji, Sunil S/o Late Shree Lumbaramji, Smt Vimla W/o Late Shree Lumbaramji, Shyam lal S/o Late Shree Heeraram, Surendra S/o Late Shree Heeraram, and they are the **absolute owner** of the said land.


(Rishi Narayan)
Advocate, Jodhpur

RISHI NARAYAN
ADVOCATE
Raj. High Court, Jodhpur
Mob. : 9413819718