

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

Fee Receipt

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

Print Date : 18-06-2025 5:38 PM

Fee Receipt No	: 202502087015526	Receipt Date	: 18/06/2025
Name	: RATANLAL, ADV PARBHURAM BHIDSRA	Document S. No.	: 202501087015304
Address	: 17 DWD		
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	: ₹ 300
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 300
From Year 2013 To Year 2018		Total Amount	: ₹ 300

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 106617602 ₹ 300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

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

Fee Receipt

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

Print Date : 18-06-2025 5:46 PM

Fee Receipt No	: 202502298003379	Receipt Date	: 18/06/2025
Name	: RATANLAL, ADV PARBHURAM BHIDSRA	Document S. No.	: 202501298003349
Address	: 17 DWD		
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	: ₹ 350
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
From Year 2019 To Year 2025		Other than Cash	: ₹ 350
		Total Amount	: ₹ 350

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 106574975 ₹ 50 # e-Gras Challan 106617386 ₹ 300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

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

Fee Receipt

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

Print Date : 13-10-2025 3:18 PM

Fee Receipt No	: 202502298005358	Receipt Date	: 13/10/2025
Name	: RATANLAL, ADV PARBHURAM BHIDSRA	Document S. No.	: 202501298005329
Address	: 17 DWD		
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	: ₹ 50
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 50
From Year 2025 To Year 2025		Total Amount	: ₹ 50

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 111961036 ₹ 50

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

Office of Parbhu Ram Bhidasara

Advocate Rawatsar
Mob 94145-02185, 88750-80004
Email- pradvocate50@gmail.com

Date :

The Registrar,

Rajasthan Real Estate Regulatory Authority

2nd And 3rd Floor RSTC Buildig, Udyog Bhavan,

Tilak Marg, C-Scheme, Jaipur.

Sub: Title Legal Opinion on investigation of Title (Search Report) Certifying Non-Encumbrances on the Chak 17 DWD A/c No. 146, 157 Stone No. 168/409(4) Killa No. 7/2, 14/1 Ki Total= 0.1900 Hec. and Stone No. 168/409 (4) Killa No. 7/1, 14/3 Ki 0.1890 Hec. Grand Total 0.3790 Hec. Tehsil Rawatsar Disst. Hanumangarh Raj. Total 0.3790 Hec. Belonging to Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/c Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Rajasthan.

Dear Sir/Madam

Project: SHREE RAMKRISHAN ENCLAVE (MIX LAND USE COLONY)

I, Prabhu Ram Bhidasara Advocate has investigated the title of Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj. (name of the owner) to the immovable 17 DWD A/c No. 146, 157 Stone No. 168/409(4) Killa No. 7/2, 14/1 Ki Total= 0.1900 Hec. and Stone No. 168/409 (4) Killa No. 7/1, 14/3 Ki 0.1890 Hec. Grand Total 0.3790 Hec. on the basis of the title deed/s and other documents (more particularly described in Schedule I) and searches carried out by me in Office of Sub Registrar, Rawatsar My report on the title is as under:-

PART 1 DESCRIPTION OF THE PROPERTY:

17 DWD A/c No. 146, 157 Stone No. 168/409(4) Killa No. 7/2, 14/1 Ki Total= 0.1900 Hec. and Stone No. 168/409 (4) Killa No. 7/1, 14/3 Ki 0.1890 Hec. Grand Total 0.3790 Hec.


PRABHU RAM BHIDASARA
Advocate
RAWATSAR (Hanumangarh)

PART II HISTORY OF TITLE OF PROPERTY (HISTORY OF TITLE)

Conversion Order Executed by Municipal Board, Rawatsar in favour of Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj. (Land Converted to Mix Land Use purpose)

Later a Conversion (90-A) Order Executed by SDO Office Rawatsar in favour of Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj. date 29.04.2003.

Later an Office Order by Town Planning (Bikaner Zone) Bikaner of Hand over Land by Chak 17 DWD Municipal Board Rawatsar in favour of Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj. is dated on 05/05/2025 and 90A dated 6/5/2025. The Layout committee was held on 12/05/2025 and Mutation No. 316 date 30.5.2025 The Scheme Name (Shree RamKrishan Enclave) intimation in Municipal record was done on 9/7/2025. Mortgage date 14/08/2025.

Since then of Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj. is continuing to be the owner of said property Municipal Board, Rawatsar.

Total Approval land is 40795.22 Sq. Feet Land Converted to Mix Use Purpose in which Out Let Land 2403.86 Sq. Feet Land Encroachment Other Total Land Area 38391.36 Sq. Feet Land is mix land purpose (Commercial and Residential). At present time aforesaid colony is in favour of Registered Power of Attorney Sh. Ashok Kumar Kularia S/o Surender Kumar B/C Jaat R/o Chak 4 DWM Tehsil Rawatsar Disst. Hanumangarh Raj {Article 44(e)(ii)}

PART III OTHER PROVISIONS:-

- 3.1 Whether property to be given a security is subject to any minors clean/share?
- 3.2 Mutation of the name of the owner in revenue record:
YES
- 3.3 Whether the user land has been converted into Non-Agricultural for Residential use by the other of the competent Authority.
YES
- 3.4 Whether up to tax/land Revenue has been paid on the property.
YES


PRABHU RAM BAIDASRA
Advocate
RAWATSAR (Hanumangarh)

3.5 Whether Search Report is obtained and submitted?

Search Receipt Details

Search Receipt No.	202502298003379, 202502007015526
Name of the Advocate	Parbhu Ram Bhidasara
Search Receipt Date	18.06.2025

PART IV CERTIFICATE

I further Certify that of **Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj.** has a valid, clear, marketable and free title over the subject property.

Conclusion:

Keeping in view of the above it is to be certify that **Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram** is the full owner of 17 DWD A/c No. 146, 157 Stone No. 168/409(4) Killa No. 7/2, 14/1 Ki Total= 0.1900 Hec. and Stone No. 168/409 (4) Killa No. 7/1, 14/3 Ki 0.1890 Hec. Grand Total 0.3790 Hec. area convert to Mix Land Use Purpose.

REMARKS:

- 1 The report does not comment on: The Technical regularity (Adherence to by laws/approvals) or other side of the said property, whether the said property is a subject matter of any pending legislative, authenticity of the documents/examined. All the above said is outside the scope of the working reference to this report.


PRABHU RAM BHIDASARA
Advocate
RAWATSAR (Hanumangarh)

Schedule-1

ANNEXURE-A

Photo Copy of Conversion Order Executed by Municipal Board, Rawatsar Favour of **Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj**(Land Converted to Mix Land Use Purpose)

1. Photo copy of correction Order Executed by Municipal Board, Rawatsar favour of **Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj.**

Photo copy of Conversion Order Executed by **Ratan Lal S/o Manfool Ram, Mahipat Ram S/o Manfool Ram B/C Meghwal R/o 1 RWM Tehsil Rawatsar Disst. Hanumangarh Raj.** The Sub Registrar Rawatsar Sr. No. 202502298003379 Date 18/06/2025 and Sub Registrar Hanumangarh Sr. No. 202502087015526 Date 18/06/2025, 17 DWD A/c No. 146, 157 Stone No. 168/409(4) Killa No. 7/2, 14/1 Ki Total= 0.1900 Hec. and Stone No. 168/409 (4) Killa No. 7/1, 14/3 Ki 0.1890 Hec. Grand Total 0.3790 Hec. Area convert to Mix Land Use Purpose.

2. Photo Copy of Proposed Layout Plan.
3. Photo Copy of Jamabandi of Chak 17 DWD
4. Photocopy of Registered Power of Attorney to Ashok Kumar Kularia.


PRABHU RAM BIDASR-
Advocate
RAWATSAR (Hanumangarh)