



रामस्वरूप असावा
एम.कॉम., एल.एल.बी
एडवोकेट
RAMSWAROOP ASAWA
ADVOCATE

(PAN AATPA 2106L / Enrolment No. R/119/1970)

“मधुर मिलन”

2-A-11 & 12

रमेशचन्द्र व्यास नगर,

भीलवाड़ा - 311 001



01482-357291 (R)

Mob. 94142-62152

E-mail : rasawa1944@gmail.com

दिनांक : 23 APR 2026

The Rajasthan RERA
Real State Regulatory Authority Jaipur

SEARCH REPORT

Title holder/owner of the property:-

M/s BSR Enterprises (Partnership Firm)

Ward No. 55, Plot No.1, Anukampa Sky Deck, Near Old Green Valley School, Pansal 100' Ring Road, Bhilwara, Rajasthan, INDIA.

Partners:-

1. Shri Nakul Agarwal S/o Shri Subhash Agarwal R/o 3-I-8, Ramesh Chandra Vyas Nagar Yojana Bhilwara.
2. Shri Amit Chordia S/o Shri Bal Chand Chordia R/o 3-E-15-16, Ramesh Chandra Vyas Nagar Yojana Bhilwara.

Description of property:-

Residential Plot No. 1 measuring 5973.96 Sq. Yard bearing Arajai No. 5432/3854, 3855/1, 5508/5433 is situated at Rasjasv Gram Pansal Tehsil and District Bhilwara bearing following documents:-

1. Original Patta Vilekh (Leasehold) for residential purposes No. 2026/81108 dated 19.02.2026 registered on dated 20.02.2026, which is executed by Urban Improvement Trust Bhilwara through Authorized Officer in favour M/s BSR Enterprises Bhilwara (Partnership Firm) with site plan **under the Rajasthan Urban Areas (Permission for use of Agriculture land for non-agricultural purposes and Allotment) Rules 2012.**
(Registered on Book No. 1, Zild No. 1046, Page No. 135, Sr. No. 202603026102322 affixed on additional Book no. 1, Zild No. 4184, Page No. 667 to 684 at Sub Registrar office Bhilwara)
2. Original Construction Permission of Letter No. 08 dated 10.06.2026 for Residential Plot No. 1 measuring 4995 Sq. Mtrs bearing Arajai No. 5432/3854, 3855/1, 5508/5433 is situated at Rasjasv Gram Pansal Tehsil and District Bhilwara for Construction of Residential multi story Flats as shown in site plan (Map).





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3. Original Partnership Deed dated 29.11.2023 Registered on dated 30.11.2023 which is executed between Shri Nakul Agarwal S/o Shri Subhash Agarwal R/o 3-I-8, Ramesh Chandra Vyas Nagar Yojana Bhilwara and Shri Amit Chordia S/o Shri Bal Chand Chordia R/o 3-E-15-16, Ramesh Chandra Vyas Nagar Yojana Bhilwara.

(Registered on Book No. 4, Zild No. 25, Page No. 25, Sr. No. 202303026400447 affixed on additional Book no.4, Zild No. 49, Page No. 369 to 386 at Sub Registrar office Bhilwara)

I am of the opinion that M/s BSR Enterprises, Bhilwara has got a valid, clear, absolute, marketable title on the said property. I certify that said property is not hit by any sort of restriction under any land laws or any other Centre/State Legislation. I further certify that the above title deeds are genuine and not forged as per submitted before me and a valid and enforceable charge can be created.

I confirm having made a search in the Land/Revenue records. I do not find anything adverse which would prevent the Title Holder(s) from creating a valid charge.

I have searched and inspected the records for the period from 2014 to 2026 in the Office of Sub-Registrar of Assurance Bhilwara in respect of aforesaid property and no encumbrances disclosed and found that the title of aforesaid property in question is legal, genuine and not fake and free from any anomalies.

RAMSWAROOP ASAWA

BANK'S ADVOCATE

Enrolment No. R/119/1970



Enclosed :-

Search Receipt Number 202602026008796 Dated
23.04.2026 from year 2014 to 2026 at Sub-Registrar
Office Bhilwara.

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

Fee Receipt

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

Print Date : 23-04-2026 10:47 AM

Fee Receipt No	: 202602026008796	Receipt Date	: 23/04/2026
Name	: RAMSWAROOP ASAWA ADVOCATE, M/s BSR Enterprises Bhilwara	Document S. No.	: 202601026008625
Address	: Residential Plot No. 1 situated at Rasjasv Gram Pansal Tehsil and District Bhilwara		
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	: ₹ 1300
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 1300
From Year 2014 To Year 2026		Total Amount	: ₹ 1300

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 122376278 ₹ 1300

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

मंजीयक एवं मुद्रांक
SUB-REGISTRAR
भिलवाड़ा, पंजाब