

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

Fee Receipt Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 20-11-2025 10:58 AM

Fee Receipt No	: 202502002018996	Receipt Date	: 20/11/2025
Name	: MANSHAA INFRA TEC DEVELOPERS AJMER, NAVEEN KUMAR YADAV ADV	Document S. No.	: 202501002016875

Address : KH NO 2944 AND 2945 MAKADWALI AJMER

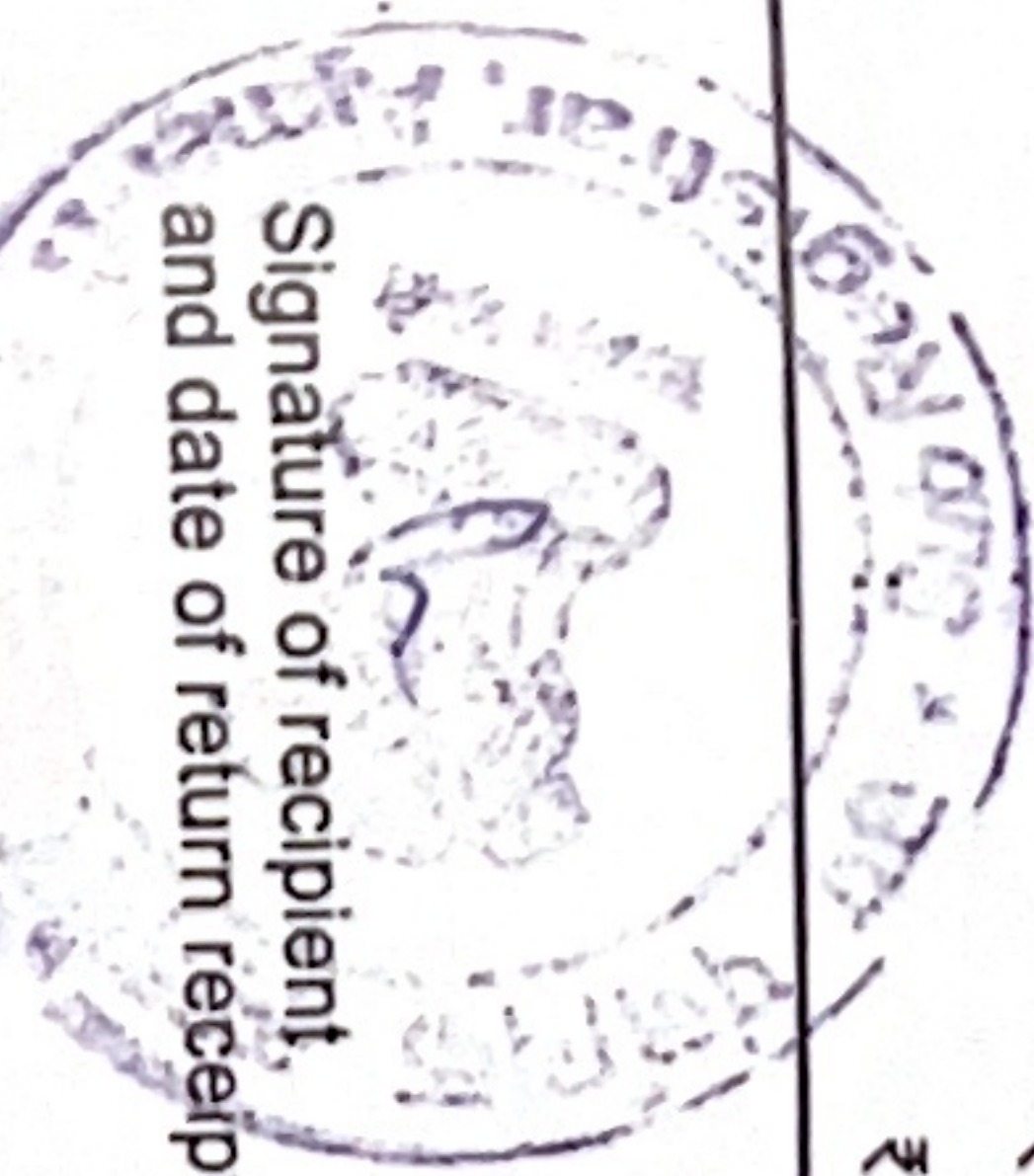
Document Type : Inspection And Search

Face Value	: ₹ 0	Evaluated Value	: ₹ 0	
Ord-Registration Fee	: ₹ 0	Fee for Memorandum Us_64_67	: ₹ 0	
CSI	: ₹ 0	Certified copying fees Us_57	: ₹ 0	
Stamp (Memorandum)	: ₹ 0	Reg (memorandum)	: ₹ 0	
Surcharge	: ₹ 0	Stamp Duty	: ₹ 250	
Penalty	: ₹ 0	Inspection fee	: ₹ 0	
Us_25_34	: ₹ 0	Commission	: ₹ 0	
Custody	: ₹ 0	Others	: ₹ 0	
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 250	
		Other than Cash		
From Year 2021 To Year 2025		Total Amount		₹ 250

Mode of Payment (#Mode Number Amount #)

e-Registration Receipt RJ1097243242569 ₹ 250

Signature of presenter or applicant for
copy or Search certificate


Signature of recipient
and date of return receipt

SUB-REGISTRAR

Cashier

NAVIN K. YADV & ASSOCIATES
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OFFICE- ADDRESS 302, JAGDISH ENCLAVE , CIVIL LINES , JAIPUR

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LEGAL TITLE SEARCH REPORT

Name of the Promoter- Manshaa Inftec Developers

Property Details- Khasra No. 2944 and 2945 Situated at Makadwali, Ajmer, Ajmer- 305001 (Raj.).

I. Introduction:

This Due Diligence Report is being carried under instructions of Manshaa Infratec Developers, Partnership Firm incorporated under Partnership Act, 1932, having its office at 36, Gurunanak Colony, Sukhadiya Nagar, Ajmer 305001 on the land admeasuring **3800 sq. mtrs.** of Khasra No. 2944 and 2945 Situated at Makadwali, Ajmer, Ajmer- 305001 (Raj.). (hereinafter referred to as "**Land**").

Manshaa Infratec Developers is a Partnership Firm having its Partners **1) Manoj Sharma**, S/o Sh. Kanhaiya Lal Sharma aged about 38 years R/o 36, Gurunanak Colony, Sukhadiya Nagar, Ajmer 305001 AND **2) Rajendra Kumar Jain**, S/o Lt. Sh. Nathulal Keshrimal Jain aged about 54 years, R/o B-39, Chhatri Yojna, Ajmer (Raj.) 305001 and has sought this title search report.

II. Scope of Due Diligence:

III. This Due Diligence is being conducted on the basis of Original documents and records provided by Manshaa Infratec Developers. This report is strictly based on records maintained in the public domain. As per the instructions received, the purpose of carrying out Due Diligence is to form a legal opinion as to whether present owner has absolute, clear and marketable land title over the aforesaid Khasra no./land and to validate the veracity of documents provided and so available in public domain.

IV.

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III. Details of the property

The aforementioned Land in question is owned by Manshaa Infratec Developers and details of the same are reiterated herein below:-

1. The said land at Khasra No. 2944 and 2945 situated at Makadwali, Ajmer, Ajmer- 305001 (Raj.). is purchased through registered sale deed in the following manner:-

- A. That, **Manshaa Infratec Developers** through its partner has purchased a piece of land out of Khasra no. 2945 admeasuring 161.11 sq.yrds from the erstwhile landowners i.e **Aryan Razzak Khan, General Power of Attorney Holder of Smt. Anita Mathur** through registered sale deed which is registered before Sub-Registrar, Ajmer-I on 19/09/2023 in Book no. 1, Vol. No. 2211, at pg. no. 77, at serial no. 202303001108192 and pasted in additional book no. 1 Vol no. 5837 at pg. no. 423 to 435.
- B. That, **Manshaa Infratec Developers** through its partner has purchased a piece of land out of Khasra no. 2945 admeasuring 161.11 sq.yrds from the erstwhile landowners i.e **Dayanand Chaturvedi, General Power of Attorney Holder of Smt. Sita Bulchandani** through registered sale deed which is registered before Sub-Registrar, Ajmer-I on 18/09/2023 in Book no. 1, Vol. No. 2211, at pg. no. 59, at serial no. 202303001108174 and pasted in additional book no. 1 Vol no. 5837 at pg. no. 223 to 233.
- C. That, **Manshaa Infratec Developers** through its partner has purchased a piece of land out of Khasra no. 2945 admeasuring 205.55 sq.yrds from the erstwhile landowners i.e **Danish Khan** through registered sale deed which is registered before Sub-Registrar, Ajmer-I on 18/09/2023 in Book no. 1, Vol. No. 2211, at pg. no. 58, at serial no. 202303001108173 and pasted in additional book no. 1 Vol no. 5837 at pg. no. 211 to 222.
- D. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 199/550 Kisam Hissa of Khasra no. 2945

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from the erstwhile landowners i.e **Danish Khan**, through registered sale deed which is registered before Sub-Registrar, Ajmer-I on 18/09/2023 in Book no. 1, Vol. No. 2211, at pg. no. 57, at serial no. 202303001108172 and pasted in additional book no. 1 Vol no. 5837 at pg. no. 202 to 210.

- E. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 439/2700 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e i.e **Azharuddin Khan, General Power of Attorney Holder of Shri Ramkumar Chaturvedi** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 61, at serial no. 202303002113488 and pasted in additional book no. 1 Vol no. 3466 at pg. no. 329 to 338.
- F. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 13/300 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e **Abdul Hanif, General Power of Attorney Holder of Musavvir Siddiqui** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 62, at serial no. 202303002113489 and pasted in additional book no. 1 Vol no. 3466 at pg. no. 339 to 348.
- G. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 53/1350 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e **Amit Kumar Soni** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 58, at serial no. 202303002113485 and pasted in additional book no. 1 Vol no. 3466 at pg. no. 299 to 308.
- H. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 287/675 Kisam Hissa of Khasra no. 2944

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from the erstwhile landowners i.e **Javed Ahmed, General Power of Attorney Holder of 1) Abdul Sattar Khan, 2) Jora Bano, 3) Akhtar Bano, 4) Smt. Mukhtar, 5) Smt. Kurshid 6) Rehmat Bano, 7) Hashmat Bano, 8) Saira Bano, 9) Abdul Razzak Khan** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 02/11/2023 in Book no. 1, Vol. No. 869, at pg. no. 88, at serial no. 202303002113915 and pasted in additional book no. 1 Vol no. 3475 at pg. no. 109 to 116.

- I. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 67/1350 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e, **Dayanand Chaturvedi** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 86, at serial no. 202303002113513 and pasted in additional book no. 1 Vol no. 3467 at pg. no. 78 to 88.
- J. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 13/135 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e **Reshma Ayub Allarakha** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 57, at serial no. 202303002113484 and pasted in additional book no. 1 Vol no. 3466 at pg. no. 289 to 298.
- K. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 121/2700 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e **Shahdab Allarakha, General Power of Attorney Holder of Shrimati Chandrabala Dadich** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 56, at serial no.

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202303002113483 and pasted in additional book no. 1 Vol no. 3466 at pg. no. 279 to 288.

L. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 5/108 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e **Shahana Khan, General Power of Attorney Holder of Shri Sher Singh** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 63, at serial no. 202303002113490 and pasted in additional book no. 1 Vol no. 3466 at pg. no. 349 to 358.

M. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 5/108 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e **Shahana Khan, General Power of Attorney Holder of Shri Kaushal Sharma** through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 60, at serial no. 202303002113487 and pasted in additional book no. 1 Vol no. 3466 at pg. no. 319 to 328.

N. That, **Manshaa Infratec Developers** through its partner has purchased a piece and parcel of land i.e 31/680 Kisam Hissa of Khasra no. 2944 from the erstwhile landowners i.e **Sneha Ramchandani**, through registered sale deed which is registered before Sub-Registrar, Ajmer-II on 23/10/2023 in Book no. 1, Vol. No. 867, at pg. no. 61, at serial no. 202303002113486 and pasted in additional book no. 1 Vol no. 3466 at pg. no. 309 to 318.

Attached are the copies of sale deed.

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2. That, the partners of **Manshaa Infratec Developers** applied before Ajmer Development Authority (hereinafter referred as “**ADA**”) for layout approval and vide letter bearing no. A.V.P/P.3/Niyojan Shakha/2025-26/M-1168/1077 dated 17/09/2025 the layout of the said project was approved by Ajmer Development Authority

IV. Conclusion/Observation:

It is observed that on the basis of records maintained at government offices and the original documents so provided to me, that **Manshaa Infratec Developers** is the absolute owner and has clear and marketable title of the aforementioned land by virtue of Sale Deed and map approval letter dated 17/09/2024 has all the rights to carry out construction, development, marketing, allotment, transfer, or sale rights in respect of the entire land.

NAVIN KUMAR YADAV
(R/2858/2019)