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

Fee Receipt

		Appendix I-Fo	rm No. 9 (Rule 75 & 131) Print Dat	e: 1	18-08-2025 5:17 PM
Fee Receipt No Name	:	202502093002458 ADV. MUKUL ANGIRAS, HARI RAM MEGHWAL	Receipt Date Document S. No.	:	18/08/2025 202501093002419
Address	:	: KH NO 25/1 GANGANA JHANWAR			
Document Type	:	Inspection And Search			
Face Value	:	₹0	Evaluated Value		
Ord-Registration Fee	:	₹0	A STATE OF THE STA		₹0
CSI	:	₹0	Fee for Memorandum Us_64_67	:	₹
Stamp (Memorandum)		₹	Certified copying fees Us_57	:	₹0
Surcharge		₹0	Reg (memorandum)		₹
Penalty		₹0	Stamp Duty	:	₹0
Js_25_34		₹0	Inspection fee	:	₹ 650
Custody			Commission	:	₹0
	•	₹	Others	:	₹0
SiteInspection Fees	:	0	Cash Amount Received		₹0
From Year 2012 T- V			Other than Cash		
From Year 2013 To Year 2025			Total Amount	•	₹ 650
Mode of Payment (#Mode Number Asset 19)			· · · · · · · · · · · · · · · · · · ·	:	₹ 650

Mode of Payment (#Mode Number Amount #)

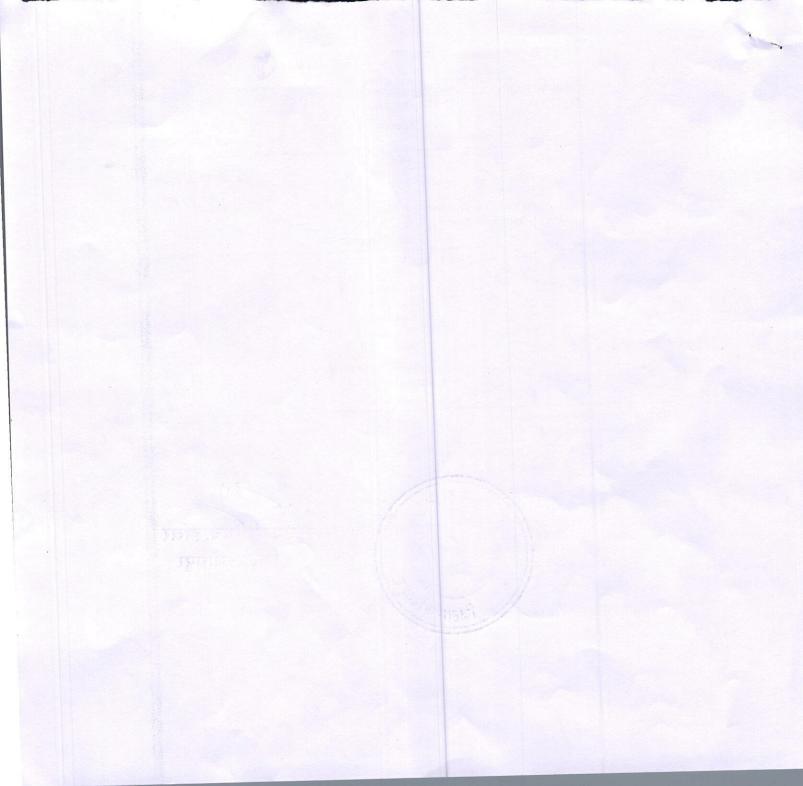
e-Gras Challan 109375249 ₹ 650

Signature of presenter or applicant for copy or Search certificate

Cashier

Signature of recipient and date of return receipt

SUB-REGISTRAR



B.Sc., LL.B. Advocate

Old Lawyer's Chamber 12, Rajasthan High Court, Jodhpur - 342001 (Raj.) Office: 1004, First 'D' Road, Sardarpura, Near Nehru Park, Jodhpur (Raj.) email: angirasassociates@gmail.com mukulangiras26@gmail.com Phone: 0291-2633300



Date: - 20.08.2025

To Whom It May Concern

Sub. :- Legal Report Regarding the property situated at Kh. No. 25/1 Village Gangana, Tehsil Jhanwar, District Jodhpur.

Project Name

- Ayushi Arusha Paradise Sect. B

Developer

M/s. Ayushi Buildcon Private Limited

Owner of Property

Hari Ram S/o Binja Ram

Details of Property

Property Situated At Various Residential Plots/Villas At Kh. No.

25/1 Village Gangana, Tehsil Jhanwar, District Jodhpur.

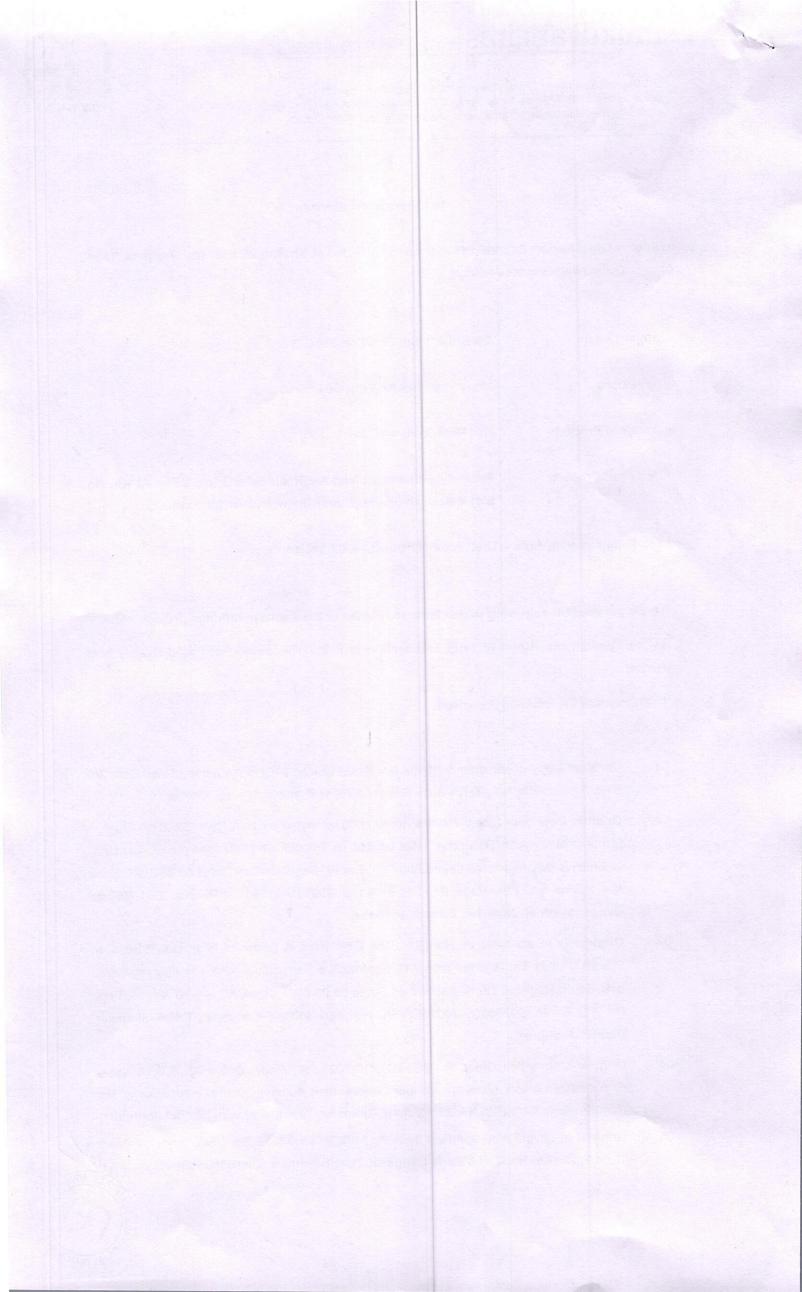
Total admeasuring Area - Total Area of Project 23232 Sq. Yard

I have perused the following to this letter in respect of the above mentioned project.

In my opinion, the Property Type Transaction is Plots/Villas Being Purchased Directly from Builder.

I have perused the following documents

- Certified Copy of Jamabandi (Khata No. New 214, Old 210) in the name of Hari Ram S/o
 Binja Ram for Kh. No. 25/1, Village Gangana, Tehsil Jhanwar, District Jodhpur.
- Original Developer (Joint Venture Agreement) executed by Hari Ram S/o Binja Ram in favour of M/s. Ayushi Buildcon Private Limited Th. Director Shri M.D. Sharma S/o Banshilal Ji, which is duly registered before Sub Registrar IV, Registered on Dated 08.08.2025, Book No. 1, Zild No. 729, Page No. 67, S. No. 202503054113537. (Kh. No. 25/1 Village Gangana, Tehsil Jhanwar, District Jodhpur)
- Original POA executed by Hari Ram S/o Binja Ram in favour of M/s. Ayushi Buildcon Private Limited Th. Director Shri M.D. Sharma S/o Banshilal Ji, which is duly registered before Sub Registrar IV, Registered on Dated 08.08.2025, Book No. 4, Zild No. 18, Page No. 51, S. No. 202503054400286. (Kh. No. 25/1 Village Gangana, Tehsil Jhanwar, District Jodhpur)
- Original Conversion Order No. LU2012/JOD/2024-25/102407, Dated 02.05.2024 issued by authorized officer (Zone 4) Jodhpur Development Authority, Jodhpur in favour of Hari Ram S/o Binja Ram (Kh. No. 25/1 Village Gangana, Tehsil Jhanwar, District Jodhpur)
- Of. Original of Layout plan approval by JDA, Jodhpur for 23232 Sq. Yard Land. on Dated. 16.01.2025 (Kh. No. 25/1 Village Gangana, Tehsil Jhanwar, District Jodhpur)



TITLE-CERTIFICATE

This is to certify Property Situated At Various Residential Plots/Villas At Kh. No. 25/1 Village Gangana, Tehsil Jhanwar, District Jodhpur is owned by Hari Ram S/o Binja Ram. Title of ownership of the said property is clear, free marketable and chain of title is complete. Property is marketable and mortgage-able.

Note:--1. Owner of Kh. No. 25/1, Hari Ram S/o Binja Ram executed a registered Developer Agreement and General Power of Attorney in favour of M/s. Ayushi Buildcon Private Limited Th. Director Shri M.D. Sharma S/o Banshilal Ji.

Place: Jodhpur.

SEARCH CUM NON-ENCUMBRANCE CERTIFICATE

This is to certify that a search has been conducted by me in the Sub Registrar Office, Jhanwar Jodhpur for a total period of 2013- 2025 and no registered encumbrances was found

Enclosed

Search Receipt No. 202502093002458 dated 18/08/2025 of Rs. 650/- for the 13 year from 2013-2025.

