

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

Fee Receipt

Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 18-08-2025 5:17 PM

Fee Receipt No	: 202502093002458	Receipt Date	: 18/08/2025
Name	: ADV. MUKUL ANGIRAS, HARI RAM MEGHWAL	Document S. No.	: 202501093002419
Address	: KH NO 25/1 GANGANA JHANWAR		
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	: ₹ 650
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
From Year 2013 To Year 2025		Other than Cash	: ₹ 650
		Total Amount	: ₹ 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

उप पंजीयक इंचार्ज
जिला-जोधपुर



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

01. **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.
02. **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**)
03. **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**)
04. **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**)
05. **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.



