

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

Fee Receipt
Appendix I-Form No. 9 (Rule 75 & 131) Print Date : 10-09-2025 12:04 PM

Fee Receipt No	: 202502284002981	Receipt Date	: 10/09/2025
Name	: MANISH SHARMA ADV, MANISH SHARMA ADV	Document S. No.	: 202501284002689
Address	: MANSAROWAR JAIPUR		
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	: ₹ 500
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 500
From Year 2014 To Year 2023		Total Amount	: ₹ 500

Mode of Payment (#Mode Number Amount #)
e-Gras Challan 110409906 ₹ 500

Signature of presenter or applicant for
copy or Search certificate

[Signature]
Cashier



Date:	10/09/2025 11:43:29	Reference No:	IK0DJWJOS3
Computer generated copy on :	10/09/2025	Courtesy :	https://Egras.rajasthan.gov.in



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

Fee Receipt

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

Print Date : 10-09-2025 11:10 AM

Receipt No	: 202502611001921	Receipt Date	: 10/09/2025
Name	: ADVOCATE MANISH SHARMA, VEDARSH I.S REAL LAND TO HOME EXPERTS LLP	Document S. No.	: 202501611001528
Address	: JAIPUR		
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	: ₹ 100
Penalty	: ₹ 0	Inspection fee	: ₹ 0
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site/Inspection Fees	: 0	Cash Amount Received	: ₹ 100
		Other than Cash	: ₹ 100
		Total Amount	: ₹ 100
From Year 2024 To Year 2025			

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 110404855 ₹ 100

Signature of presenter or applicant for
copy or Search certificate

Cashier

Signature of recipient
and date of return receipt

SUB-REGISTRAR

MANISH SHARMA
Advocate
High Court:
Lawyer's Chamber No 51
'B' Block, Rajasthan High Court,
Jaipur-302002

Office: 30/06/05, Swarn Path
Madhyam Marg, Mansarovar,
JAIPUR-302020 (Raj)
e-mail: manishsharma5819@gmail.com
Mobile::9829097716

Date: 11.09.2025

Title Search Report

That I have examined the records at the office of the Sub Registrar I, Registration and Stamps Phagi, Jaipur and found the property free from any encumbrances.

Description of Property : Khasra No 1244/3 Area 0.5817 Hectare and Khasra No. 1245/2 Area 0.3288 total 2 Khasra Area 0.9105 Hectare situated at Village Renwal , Tehsil Madhorajpura, Distt Jaipur.

1. That the Property stands in the name of M/s Vedarsh I.S. Real Land to Home Experts LLP.
2. That As per Land Revenue Record of **Samvat 2072-2075** was owned by Shri Dhanna Lal S/o Suja Ram share 1/3, Shri Mukesh S/o Shri Bhanwar Lal share 1/6. Shri Rakesh S/o Shri Bhanwar Lal share 1/6 and Shri Ramlal S/o Shri Suja Ram share 1/3rd as Khatedar. following Khasras: KH NO. 1010/2 (0.2908 Hect.), 1015/1 (0.5817 Hect.) 1018/2 (0.1265 Hect.), 1085 (0.3035 Hect.), 1086 (0.2782 Hect), 1089 (0.2655 Hect.), 1090 (0.4173 Hect.) 1128 (0.0632 Hect.) **1244/3 (0.5817 Hect.), 1245/2 (0.3288 Hect.),** 1246/2 (0.3288 Hect.), 1403/2 (0.4679 Hect,) Total 12 Khasre area 4.0399 Hectate.
3. That the Khatedar sold the Kharsa No 1244/3 having area 0.5817 and Khasra No. 1245/2 (0.3288 Hectare) total 2 Khasra area 0.9105 Hectare) to M/s Vedarsh I.S. Real Land to Home Experts LLP vide Sale Deed dated 17.03.2025 which was registered on 18.03.2025 Book No 01 Volume No 58 serial No. 202503611100445 and pasted on additional Book No. 01 Volume No 70 Page No 111 to 128.
4. That the Landowner M/s Vedarsh I.S. Real Land to Home Experts LLP applied for 90 A for the said land and the agriculture land converted to Residential by order No LU20212/JDA/2024-25/1040227 dated 05.05.2025 by Deputy Commissioner, Zone 11, Jaipur Development Authority.
5. That subsequent to 90A the land vest in the name of Jaipur Development Authority.
6. The Landowner planned a Residential Scheme in the name of **"I.S. PRIDE CITY-IIInd "** and the Map of the scheme is approved by Jaipur Development Authority.



MANISH SHARMA
Advocate
High Court:
Lawyer's Chamber No 51
'B' Block, Rajasthan High Court,
Jaipur-302002

Office: 30/06/05, Swarn Path
Madhyam Marg, Mansarovar,
JAIPUR-302020 (Raj)
e-mail: manishsharma5819@gmail.com
Mobile::9829097716

7. The Map was approved by JDA vide Letter No RAJKAJ Reference No. 17723909 Dated 15.09.2025
8. The above land is free from any encumbrances.
9. That there are no claims of minors in the property.
10. That there is no impediment for creating the mortgage.
11. That the Property has not been acquired under Land Acquisition Act 1894 and no notification giving the intention of the acquisition of the said property has been issued.

Conclusion:

As per the documents I am in the opinion that M/s Vedarsh I.S. Real Land to Home Experts LLP is the absolute holder of the Land at Khasra No 1244/3 Area 0.5817 Hectare and Khasra No. 1245/2 Area 0.3288 Hectare total Area 0.9105 Hectare situated at Village Renwal Tehsil Madhorajpura, Distt Jaipur.

The said land is clear, marketable and free from any encumbrances.



(Manish Sharma)

Advocate

Enclosures:

1. Copy of Receipt No. 202502284002981 DATED 10.09.2025
202502611001921 DATED 10.09.2025
2. Copy of Khatedari Jamabandi
3. Copy of 90 A Order
4. Copy of JDA MUTATION