

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

Fee Receipt

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

Print Date : 26-09-2025 1:50 PM

Fee Receipt No	: 202502544003997	Receipt Date	: 26/09/2025
Name	: ADV RISHI NARAYAN, BHEPA RAM AND OTHER	Document S. No.	: 202501544003937
Address	: KHASRA NO 405/211 GRAM BHAKRASNI		
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	: ₹ 150
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
Site Inspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 150
From Year 2023 To Year 2025		Total Amount	: ₹ 150

Mode of Payment (#Mode Number Amount #)

e-Gras Challan 111169009 ₹ 150

Signature of presenter or applicant for
copy or Search certificate

Signature of recipient
and date of return receipt

Cashier

SUB-REGISTRAR

RISHI NARAYAN

Advocate
Rajasthan High Court, Jodhpur

Office

305, Jeet apartment, Subhash
Chandra Bose Colony, Ratanada,
Jodhpur (Raj.)

Date 05/07/2025

TITLE VERIFICATION REPORT

DESCRIPTION OF PROPERTY:

A Land in the name of Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram. The land is located at Khasra No. 405/211 in Village Bhakrasni, Tehsil Luni, Jodhpur, and measures 12,678.78 square meters. The boundaries are as follows :-

North - Village Basni Bagel KH no. 106
South - KH no. 406/211
East - Village Basni Bagel Kh. No. 107
West - Approved Scheme kh. No. 211/1 others

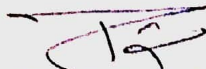
Present Owner :

1. Mr.Om Prakash s/o Heera Ram , aged about 48 years R/o Dhatarwalo ki dhani, bhakrasni, District Jodhpur-342013.
2. Mr.Birbal s/o Hira Ram, aged about 38 years R/o Dhatarwalo ki dhani, bhakrasni, District Jodhpur-342013.
3. Mr.Bhepa Ram s/o Heera Ram, aged about 38 years R/o Khicharo ki dhani, pali road, bhakrasni, District Jodhpur-342013.
4. Mrs.Rukma w/o Hira Ram, aged about 69 years R/o 95, bhakrasni, Luni, sangariya, District Jodhpur-342013.

List of Documents referred for furnishing prima facie opinion :

- 1- Copy of Approved layout Plan issued by JDA.
- 2- Copy of 90A order issued by Deputy commissioner, JDA.
- 3- Copies of Mutation Record.

On examination about the veracity of the aforesaid documents and perusal of the relevant records and registers at various offices including Registration office at Sub Registrar Office Jodhpur& Jodhpur Development Authority Jodhpur.


RISHI NARAYAN
ADVOCATE
Raj. High Court, Jodhpur
Mob. : 9413819718

It transpires that the present owner of the land Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram Mool Khatedar of KH No. 405/211 On personal Examination of the records I find that Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram were the Mool Khatedar of KH no. 405/211 and they applied for conversion and Patta In JDA and JDA examined and issued a 90A order in favor of Om Prakash & others . After that layout plan approved of KH no. 405/211 admeasuring 12678.78 Sqr Mtr. By the name of "R.K. GREEN

**CITY Situated at KH.NO.405/211,VILLAGE
BHAKRASNI, TEHSIL- LUNI, JODHPUR"**

On personal search of the records of the last 3 years at the registration office, Guda vishnoiyan, Jodhpur. no encumbrance has been found with regard to the aforesaid property.

Thus I come to the conclusion that as far as the chain of title is concerned it is complete and the property/ land in the absolute ownership of the present owner land Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram.

Conclusion/recommendation

Thus, on consideration of the above, the possession and title of the owner over the premises is absolute, clear, valid and marketable.

Dated :


RISHI NARAYAN
ADVOCATE
Raj. High Court, Jodhpur
Mob. : 9413819718

Rishi Narayan

Advocate

Rajasthan High Court, Jodhpur

Office

305. Jeet apartment, Subhash
Chandra Boss Colony, Ratanada,
Jodhpur (Raj.)

Date 05-07-2025

SEARCH REPORT

I have made the search in the office of Sub Registrar Guda vishnoiyan , Jodhpur Distt. Jodhpur and Jodhpur Development Authority Jodhpur Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram were Mool Khatedar of KH No. 405/211 On personal Examination of the records I find that Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram were the Mool Khatedar of KH no. 405/211 and they applied for conversion and Patta In JDA and JDA examined and issue a 90A order in favor of Om Prakash & others . After that approved layout plan of KH no. 405/211 admeasuring 12678.78 sq. mtr. By the name of "R.K.GREEN CITY Situated at KH. NO. 405/211, VILLAGE-BHAKRASNI, TEHSIL- LUNI, JODHPUR"

The Area and boundaries of the said land are under :-

BOUNDARIES

North	South	East	West
Village Basni Bagel Kh. No. 106	KH. No. 406/211	Village Basni Bagel KH no. 107	Approved Scheme Kh. No. 211/1 others

Total Area 12678.78 sq. mtr.

Receipt No.-----

Dated ----- are enclosed herewith.

(Rishi Narayan)

Advocate, Jodhpur

RISHI NARAYAN

ADVOCATE

Raj. High Court, Jodhpur

Mob. : 9413819718

Rishi Narayan

Advocate
Rajasthan High Court, Jodhpur

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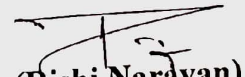
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Jodhpur (Raj.)

Date 05-07-2025

NON ENCUMBRANCE CERTIFICATE

All the basis of search made by me the land measuring 12678.78 sq. mtr. Layout Plan issued by JDA jodhpur on dated 05-06-2025 in favor of land Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram.

There after land Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram Owner of the above land. According to the search made by me of the Sub Registrar Guda vishnoiyan Jodhpur, No transaction was found in respect of the said land, I do not find anything adverse which would present the title holder from creating valid mortgage or transfer or any kind in favor of any person therefore. I certify that the said land is free from all kinds of encumbrance charges, liability of any kind whatsoever. The chain of title in favor of land Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram Jodhpur were complete in all respect and land Om Prakash s/o Heera Ram, Birbal s/o Hira Ram, Bhepa Ram s/o Heera Ram, Rukma w/o Hira Ram were absolute owner of the said land.


(Rishi Narayan)

Advocate, Jodhpur

RISHI NARAYAN
ADVOCATE
Raj. High Court, Jodhpur
Mob. : 9413819718