

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

**Fee Receipt**

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

Print Date : 20-05-2025 1:33 PM

Fee Receipt No	: 202502017011574	Receipt Date	: 20/05/2025
Name	: ADV SUWA LAL DHAKA, M/s Shivam Builders and Developers	Document No	: 202501017008550
Address	: Plot No. 26,27,28,29,30&31, (Reconstitution) In Scheme Krishna Sarover, At Murlipura, 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	: ₹ 100
Us_25_34	: ₹ 0	Commission	: ₹ 0
Custody	: ₹	Others	: ₹ 0
SiteInspection Fees	: 0	Cash Amount Received	: ₹ 0
		Other than Cash	: ₹ 100
From Year 2024 To Year 2025		Total Amount	: ₹ 100

**Mode of Payment (#Mode Number Amount #)**

# e-Gras Challan 105350077 ₹ 100

Signature of presenter or applicant for  
copy or Search certificate

Cashier

Signature of recipient  
and date of return receipt

SUB-REGISTRAR



# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0105350077



Payment Date: 20/05/2025 13:16:36

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR.(CITY)

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	100.00
Commission(-):		0.00
Total/NetAmount:		100.00

One Hundred Rupees and Zero Paise Only

## Payee Details:

Full Name: ADV SUWA LAL DHAKA

Pan No.(If Applicable):

Address:Plot No. 26,27,28,29,30&31, (Reconstitution) In Scheme Krishna Sarover, At Murlipura, Jaipur

Tin/Actt.No. Vehicle No. (Taxi)  
City(Pincode): JAIPUR(302012)

Remarks: M/s Shivam Builders and Developers

## Payment Details:

Bank: State Bank Of India

Date: 20/05/2025 13:16:36

Challan No. - 0

Bank CIN No: SBIN10535007720052025

Reference No: IK0DGBRCD7

Computer generated copy on : 20/05/2025

Courtesy : <https://Egras.rajasthan.gov.in>



Ref. No.-25/21

Date:- 20/05/2025

**Title Search Report**

Sir

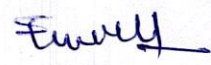
As per certified of Documents/papers, I have carefully examined the same.

As reveal from the Documents the Plot No. 26,27,28,29,30&31, (Reconstitution) In Scheme Krishna Sarover, At Murlipura, Jaipur State Rajasthan admeasuring 1239.45 sq Yds. is owned by M/s Shivam Builders and Developers Registered Office Address Plot No. 51 Kala Nagari, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Bhanwar Lal Jat S/o Shri Bholu Ram Jat And 2. Mr. Chotu Ram Jat S/o Shri Mangla Ram Jat And 3. Mr. Jairaj Singh Shekhawat S/o Shri Mastan Singh.

As Required the Search in the records (Of Sub-Registrar) viz. Book No. 1 has been made for the period 2024 to 2025 (As per the requirement the search for the period of 13 years is to be made however in the present case Government body has issued lese deed (encumbrance free) in the year 2024 in relation to the entire land and the chain has commenced form the date of issuance of patta it self hence the search for the period prior to year 2024 is not warranted in the matter and for the said justified reason the search has been conducted for the period commencing form year 2024. i.e. form the date of issuance of the patta by the government body) of the documents produced before me and up with the following observations.

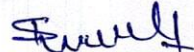
Description of Land with respect to the Plot No. 26,27,28,29,30&31, (Reconstitution) In Scheme Krishna Sarover, At Murlipura, Jaipur State Rajasthan.

1. As per the documents produced to me the residential property situated at Plot No. 26,27,28,29,30&31, (Reconstitution) In Scheme Krishna Sarover, At Murlipura, Jaipur State Rajasthan admeasuring 1239.45 sq Yds. Was purchased by (1) Mr. Sunil Modi S/o Mr. Lallu Prasad Modi Address:-Modi Market, New Mandi Road, Dausa And (2) Mr. Anil Modi S/o Mr. Lallu Prasad Modi Address:- Modi Market, New Mandi Road, Dausa And (3) Mr. Hari Shankar Khandelwal S/o Mr. Bhagwan Sahai Address:- Hindaun Road, Kherli, Alwar Rajasthan form the Niji Khatederi.

  
SUWA LAL DHAKA ADVOCATE  
Reg. No. R/223/2013



2. That, there after (1) Mr. Sunil Modi S/o Mr. Lallu Prasad Modi Address:-Modi Market, New Mandi Road, Dausa And (2) Mr. Anil Modi S/o Mr. Lallu Prasad Modi Address:- Modi Market, New Mandi Road, Dausa And (3) Mr. Hari Shankar Khandelwal S/o Mr. Bhagwan Sahai Address:- Hindaun Road, Kherli, Alwar Rajasthan executed as General Power Of Attorney dated 22/08/2024 with respect to the said property in favour of Mr. Rajesh Khandelwal S/o Shri Bhagwan Sahai Khandelwal. The referred General Power Of Attorney was duly registered in the office of sub-registrar Jaipur-I on Dated 22/08/2024 and entered as Registered at Sr. No. 202403015400211, Book No. 4 Volume No. 649, At Page 180. And Copy of deed filed In addl. Book No. 4 Volume No. 2531 Page No. 177 to 189.
3. That, there after Lese Deed/Patta (Free Hold) No. 12609 Date 16/10/2024 With respect to above said land admeasuring area 1239.45 Sq. Yds. executed by Jaipur Development Authority in favour of (1) Mr. Sunil Modi S/o Mr. Lallu Prasad Modi Address:-Modi Market, New Mandi Road, Dausa And (2) Mr. Anil Modi S/o Mr. Lallu Prasad Modi Address:- Modi Market, New Mandi Road, Dausa And (3) Mr. Hari Shankar Khandelwal S/o Mr. Bhagwan Sahai Address:- Hindaun Road, Kherli, Alwar Rajasthan which was duly registered on 19/10/2024 in the office of sub Registrar Jaipur-I in Book No. 1 Volume No. 1587 Page No. 126 bearing serial No. 202403015115345 and an additinal copy of the same was also pasted in its additional Book No. 1 Volume No. 6344 at Page No. 159 to 170.
4. That, there after Government Of Rajasthan Town Planning Department Authorized Architect Ar. Arun Sharma CA/2016/76175 CTP RAJ/Architect/2021/123 Building Permission letter for Plot No. 26,27,28,29,30&31, (Reconstitution) In Scheme Krishna Sarover, At Murlipura, Jaipur State Rajasthan admeasuring 1239.45 sq Yds issued by Architect Ar. Arun Sharma CA/2016/76175 CTP RAJ/Architect/2021/123 in favor of (1) Mr. Sunil Modi S/o Mr. Lallu Prasad Modi Address:-Modi Market, New Mandi Road, Dausa And (2) Mr. Anil Modi S/o Mr. Lallu Prasad Modi Address:- Modi Market, New Mandi Road, Dausa And (3) Mr. Hari Shankar Khandelwal S/o Mr. Bhagwan Sahai Address:- Hindaun Road, Kherli, Alwar Rajasthan on 13/11/2024 vide its letter No. PA/BP/Approval/2024/01.

  
**SUWA LAL DHAKA ADVOCATE**  
Reg. No. R/223/2013



5. That, there after (1) Mr. Sunil Modi S/o Mr. Lallu Prasad Modi Address:-Modi Market, New Mandi Road, Dausa And (2) Mr. Anil Modi S/o Mr. Lallu Prasad Modi Address:- Modi Market, New Mandi Road, Dausa And (3) Mr. Hari Shankar Khandelwal S/o Mr. Bhagwan Sahai Address:- Hindaun Road, Kherli, Alwar Rajasthan executed as sale deed dated 11/12/2024 with respect to the said property in favour of M/s Shivam Builders and Developers Registered Office Address Plot No. 51 Kala Nagari, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Bhanwar Lal Jat S/o Shri Bholu Ram Jat And 2. Mr. Chotu Ram Jat S/o Shri Mangla Ram Jat And 3. Mr. Jairaj Singh Shekhawat S/o Shri Mastan Singh.

The referred Sale Deed was duly registered in the office of sub-registrar Jaipur-III on Dated 13/12/2024 and entered as Registered at Sr. No. 202403017119702, Book No. 1 Volume No. 1152, At Page 170. And Copy of deed filed In addl. Book No. 1 Volume No. 4633 at Page No. 781 to 802.

6. After That the M/s Shivam Builders and Developers Registered Office Address Plot No. 51 Kala Nagari, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Bhanwar Lal Jat S/o Shri Bholu Ram Jat And 2. Mr. Chotu Ram Jat S/o Shri Mangla Ram Jat And 3. Mr. Jairaj Singh Shekhawat S/o Shri Mastan Singh has applied to Jaipur Development Authority (JDA) for Name transfer Letter with Registered Documents and JDA Issued Name transfer Letter letter No. **F-JDA/ZONE-09/2025/29** Dated- 13/01/2025 in favor of M/s Shivam Builders and Developers Registered Office Address Plot No. 51 Kala Nagari, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Bhanwar Lal Jat S/o Shri Bholu Ram Jat And 2. Mr. Chotu Ram Jat S/o Shri Mangla Ram Jat And 3. Mr. Jairaj Singh Shekhawat S/o Shri Mastan Singh.

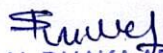
*Swamy*  
SUWA LAL DHAKA ADVOCATE  
Reg. No. R/223/2013



7. The Property is lying Mortgaged with the IIFL Home Finance Ltd.

**Conclusion/Observation, if any**

As per the certified Copies of the documents, I am of Opinion that M/s Shivam Builders and Developers Registered Office Address Plot No. 51 Kala Nagari, Govindpura, Kalwar Road, Jaipur Rajasthan through Partner 1. Mr. Bhanwar Lal Jat S/o Shri Bholu Ram Jat And 2. Mr. Chotu Ram Jat S/o Shri Mangla Ram Jat And 3. Mr. Jairaj Singh Shekhawat S/o Shri Mastan Singh is the absolute owner of the land situated at Plot No. 26,27,28,29,30&31, (Reconstitution) In Scheme Krishna Sarover, At Murlipura, Jaipur State Rajasthan admeasuring 1239.45 sq Yds. inspection at Sub.Registrar Office At Jaipur-III The Land is encumbrances form IIFL Home Finance Ltd. The Project/land is financed or taken construction loan from IIFL Home Finance Ltd.

  
**SUWA LAL DHAKA ADVOCATE**  
Reg. No. R/223/2013  
Adv Suwa Lal Dhaka