



**Land Search Report**

**Date:08/10/2025**

I have personally examined documents and records of the property and after due consideration certify :

That I have examined the records at the office of **SUB REGISTRAR REGISTRATION & STAMPS, SANGANER** for the past 20 years and found that the property is free from all sorts of encumbrances.

1. That the property stands in the name of **M/s RIYASAT INFRA DEVELOPERS PVT. LTD**
2. That as per 90-A vide Serial No. **LU/2012/JDA/2024-25/104147** dated **23/06/2025** issued By JDA the Property Khasra No. 897/629. at Village – Manohariyawala, Tehsil - Sanganer, District - Jaipur, Total Rakba – 0.411157 Hectare.
3. That as per the layout Approval Letter No. JDA/DC/Zone-14/2025/D-2993, dated 08.10.2025 Issued By JDA In favor of **M/s RIYASAT INFRA DEVELOPERS PVT. LTD** Property location Khasra No. 897/629. at Village – Manohariyawala, Tehsil - Sanganer, District - Jaipur. Total Rakba 0.4112 Hectare.
4. That there are no claims of minors in the property.
5. That as per revenue record of 20 yrs. I certify that **M/s RIYASAT INFRA DEVELOPERS PVT. LTD, Address :- RIYASAT TOWER, KHASRA NO. 688/1, RAMPURA ROAD, BEHIND ISKON TEMPLE, SUKHIYA, S.F.S MANSAROVAR JAIPUR – 302020** is presently selling rights of this property according to Certified Registered Sale Deed and layout Approval Letter from Jaipur Development Authority, Jaipur.
6. That there is no impediment for creating the mortgage.

7. That the legal title in favoring the present owner **M/s RIYASAT INFRA DEVELOPERS PVT. LTD** is clear and marketable and fit for accepting the same as security by way of mortgage.
8. 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. It is certified that **M/s RIYASAT INFRA DEVELOPERS PVT. LTD** is presently **selling rights** of this property according to Registered Sale Deed and layout Approval Letter from Jaipur Development Authority, Jaipur for which this report is certified.

**Details of the said property :**

That the **M/s RIYASAT INFRA DEVELOPERS PVT. LTD** is absolute owner in possession of the said property. Total area of this land is 0.4112 Hectare (4112.00 Sq. Meters) which is situated is **Village-Manohariyawala , Tehsil - Sanganer, District - Jaipur**, revenue record **SUB REGISTRAR REGISTRATION & STAMPS, SANGANER.**

**Enclosure :**

- 1) Copy of Receipt GRN No. 0111765798 Dated 08.10.2025 for 20 years.
- 2) Copy Of Jamabandhi .
- 3) Copy of 90A for JDA, Jaipur.
- 4) Copy of Certified Registered Sale Deed.



**Rajesh Sharma**  
Advocate

# e-Challan

## Registration and Stamps department

Government of Rajasthan

GRN: 0111765798



Payment Date: 08/10/2025 17:59:41

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, SANGANER

Location: JAIPUR (CITY)

Period: 01/10/2005-To-31/10/2025

| S.No | Purpose/Budget Head Name          | Amount (₹) |
|------|-----------------------------------|------------|
| 1    | 0030-03-800-01-00-अन्य प्रप्तियां | 1000.00    |

Commision(-):

0.00

Total/NetAmount:

1000.00

One Thousand Rupees and Zero Paise Only

### Payee Details:

Full Name: Rajesh sharma Advocate

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode):

Jaipur(303905)

Address:vPO-Vidhani near jecrc university th. sanganer, jaipur-303905

Remarks:LandSearch Report of Khasra No.897/629 at Village. Manohariyawala, Tehsil Sanganer in Favor Riyasat Infra Developers Pvt Ltd

### Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No:

SBIN11176579808102025

Date: 08/10/2025 17:59:41

Refrence No:

CK00LFGHX4

Computer generated copy on : 08/10/2025

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