

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111499042



Payment Date: 03/10/2025 14:49:52

Office Name: SUB REGISTRAR-IV REGISTRATION & STAMPS, JODHPUR

Location: JODHPUR (CITY)

Period: 01/01/2013-To-03/10/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	650.00

Commision(-): 0.00

Total/NetAmount: 650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: HEMANT KUMAR SHARMA ADV

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302021)

Address:Khasra no. 147/119, Revenue Village- Uchiyarda, Tehsil-Jodhpur, District Jodhpur

Remarks:Legal and search and inspection

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN11149904203102025

Date: 03/10/2025 14:49:52

Refrence No: IK0DKPGHF5

Computer generated copy on : 03/10/2025

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



Lead No. RERA/2025-2026/122

Date :03/10/2025

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 7607.84 Square Meter land vide Khasra no. 147/119, Revenue Village- Uchiyarda, Tehsil- Jodhpur, District Jodhpur is owned by Khatedar Mrs. Poonam wife of Mr. Kaluram.

I, Hemant Kumar Sharma, Advocate have caused necessary searches in the office of Sub-Registrar, Jodhpur and have inspected all relevant records and all other documents in respect of the aforesaid property, my search report is as follows:-

As perused the documents forwarded to us, that Khatedar Mr. Surjaram son of Mr. Ramram is recorded owner of Khasra no. 119 Rakba 16 Bigha 14 Biswa Land.

Later, a registered gift deed dated 10/09/2024 executed by Mr. Surjaram son of Mr. Ramram in favor of Mrs. Poonam wife of Mr. Kaluram, in respect of Khasra no. 119 Rakba 16 Bigha 14 Biswa Land Revenue Village- Uchiyarda, Tehsil- Jodhpur, District Jodhpur; the said deed is registered in the office of Sub Registrar, Jodhpur IV on 10/09/2024 in Book No. 1 Volume No. 629 on Page No. 169 Serial No. 202403054116930 and the copy of deed filed in additional Book No. 1 Volume No. 2516 at Pages 241 to 250.

Later, the competent authority opened mutation in favor of Mrs. Poonam wife of Mr. Kaluram, in respect of the relevant land, as per Mutation Letter No. 848 dated 21/12/2024.

Later, a A Conversion Order No. 102773 dated 12/03/2025 was subsequently issued by the Jodhpur Development Authority, confirming the conversion of land comprising Khasra No. 119, located in Revenue Village Uchiyarda, Tehsil Jodhpur, District Jodhpur, measuring 7607.84 square meters, from agricultural to non-agricultural use in favor of Mrs. Poonam W/o Mr. Kaluram. This order legally authorizes the change of land use and affirms that the converted land is now designated for non-agricultural purposes under the ownership of the stated Khatedar.

Later, the competent authority opened mutation in favor of Jodhpur Development Authority, in respect of the relevant land, as per Mutation Letter No. 886 dated 04/04/2025 and change khasra no. 119 to 147/119 (Jodhpur development authority) and 148/119(Mrs. Poonam).

Following this, an approved layout plan titled "J.K. Residency" was sanctioned, showing


Hemant Kumar Sharma
Advocate

a planned residential colony with demarcated plots, internal roads, and open spaces on the converted portion of Khasra No. 147 Old New no. 147/119. The presence of official stamps and signatures on the layout confirms that the colony development is duly approved and in accordance with urban planning norms.

The Jodhpur Development Authority shall execute lease deeds/pattas in favor of the proposed allottees of the township known as "J.K. Residency" Residential Scheme, which has been developed on the land comprising Khasra No. 147/119, located in Revenue Village Uchiyada, Tehsil Jodhpur, District Jodhpur, measuring 7607.84 square meters.

I, hereby certify that the said land is free from all sorts of encumbrances, charges liabilities, liens and attachment of any kind of the charges and the title of the said property is clear, free and marketable. I hereby certify that Urban Land Ceiling Act and Tenancy Law Act etc. do not affect the said property. It is also hereby certified that the above-mentioned Plot is not hit by any restriction of Urban Land (Ceilings Regulations) Act. 1976 and it is fit for equitable mortgage.

The fee receipt no. GRN No. 0111499042 dated 03/10/2025 for the relevant search is enclosed herewith.


Hemant Kumar Sharma
Advocate