



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 2025000999R Receipt Date 24-SEP-2025 15:19
S R Location SANGANER-II
Receipt No RJ1529122676589
Name Of Seller GARVIT AGARWAL ADV
Name Of Buyer M J DEVELOPERS
Type of Document Others - Search
ACC Reference NONSH/SHASHI RAJAWAT/JAIPUR



Paid Fees

Stock Holding Corporation of India Limited

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 600
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 600	Service Charges	₹ 10
Grand Total	₹ 610		
(Rupees Six Hundred Ten Only)			



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



Government of Rajasthan
e-Registration Fee Receipt

SECOND COPY

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Date: 24.09.2025

SEARCH REPORT

This search report is carried out on the request of MJ Developers through its designated partner Shri Madan Mohan Sharma, for the registration of their project "Urban Vatika" before the Rajasthan Real Estate Regulatory Authority and the report is submitted herein under. This search report is for the property, as mentioned below in the schedule of property.

Name of the Owner - MJ Developers.

Nature of Property - Plotted Residential Scheme.

Purpose - Registration of the Project "Urban Vatika" situated at Khasra No. 38, 535/39, Village-Ganeshpura, Tehsil-Madhorajpura, District-Jaipur admeasuring 19900 Sq. Mtr. before the Rajasthan Real Estate Regulatory Authority, Jaipur.

Schedule of the Immovable Property-

S. No.	Owner Name	Khasra
1.	MJ Developers through its designated partner Shri Madan Mohan Sharma.	Khasra No. 38, 535/39, Village-Ganeshpura, Tehsil-Madhorajpura, District-Jaipur admeasuring 19900 Sq. Mtr. (hereinafter referred to as "Project Land")

I, Garvit Agarwal, Advocate, have caused necessary searches for the period of 12 years (According to the available record) of which the records are kept at the office of the Sub-Registrar, Sanganer-II vide Receipt dated 24.09.2025 and have inspected all other relevant documents in respect of the aforesaid property.

My Search Report is as follows:



1. That, initially the land bearing Khasra No. 38 admeasuring 1.2519 hectares and Khasra No. 39 admeasuring 0.8093 hectares, aggregating 2.0612 hectares, situated at Village-Ganeshpura, Tehsil-Madhorajpura, District-Jaipur, was jointly owned by Shri Ashok Verma S/o Shri Dayaram Verma and Shri Madan Lal S/o Shri Khairati Lal, having share of 7/10 and 3/10 respectively, as evident from the Jamabandi of Samvad 2073-76.
2. Thereafter, Shri Ashok Verma transferred his 7/10th share of the said land to Shri Ram Prasad Meena by executing a Sale Deed dated 07.04.2025, which was registered in the office of Sub-Registrar, Jaipur-VIII on 07.04.2025 at Book No. 1, Volume No. 967, Page No. 79, Sr. No. 202503022105466 and its copy is pasted at Additional Book No. 1, Volume No. 3866, Pages 244 to 258
3. Thereafter, mutation was opened in the name of Shri Ram Prasad Meena evident from Mutation Letter dated 07.04.2025 bearing no. 408.
4. Similarly, Shri Madan Lal transferred his 3/10th share of the said land to Shri Ram Prasad Meena by executing a Sale Deed dated 07.04.2025, registered in the office of Sub-Registrar, Jaipur-VIII on 07.04.2025 at Book No. 1, Volume No. 967, Page No. 80, Sr. No. 202503022105467 and its copy is pasted at Additional Book No. 1, Volume No. 3866, Pages 259 to 273
5. Consequently, mutation was opened in the name of Shri Ram Prasad Meena for the 3/10 share in the project land evident from Mutation Letter dated 16.04.2025 bearing no. 409.
6. Thereafter, Shri Ram Prasad Meena applied for the conversion of land bearing Khasra No. 38 admeasuring 1.2519 hectares and 0.7381 hectares out of 0.8093 hectares of Khasra No. 39, aggregating to 1.99 hectares, for residential use under Section 90A of the Rajasthan Land Revenue Act, 1956. The Jaipur Development Authority vide Order No. LU2012/JDA/2025-26/104339 dated 07.05.2025, approved the conversion from agricultural to residential use and directed the mutation in the name of JDA for the converted area.
7. Pursuant thereto, vide Mutation dated 14.05.2025 bearing no. 412, the converted area of Khasra No. 38 admeasuring 1.2519 hectares and newly converted area admeasuring 0.7381 hectares of old Khasra No. 39 became Khasra No. 535/39, totaling 1.99 hectares, was mutated in favour of Jaipur Development Authority for residential purposes and the remaining land admeasuring 0.0712 hectares of



Khasra No. 536/39, remained under the ownership of Shri Ram Prasad Meena, as evident from the mutation letter dated 14.05.2025.

8. Thereafter, Shri Ram Prasad Meena sold the aforesaid converted land to MJ Developers through its partner Shri Madan Mohan Sharma vide Sale Deed dated 18.06.2025, registered in the office of Sub-Registrar, Sanganeer-II on 20.06.2025 at Book No. 1, Volume No. 651, Page No. 2 at Sr. No. 202503025105489 and its copy is pasted at Additional Book No. 1, Volume No. 2600, Pages 205 to 216.
9. Subsequently, MJ Developers through its partner Shri Madan Mohan Sharma, applied for the approval of map before JDA, for developing a Residential Plotted scheme on the converted land. JDA approved the map for the project named "Urban Vatika" vide Letter No. जविप्रा/उपा./जोन-14/2025/डी-2040 dated 30.07.2025.

ULC Applicability:

Urban Land Ceiling Act is **Not Applicable** in the state of Rajasthan and hence, no clearance under ULC is required to be obtained.

I hereby certify that the said property is free from all sorts of encumbrances, loanable and mortgageable, on the basis of available property records.

The receipt for the relevant searches is enclosed herewith.

Jaipur
Date: 24.09.2025

Add: B-23, Yamuna Badi
Tonk Road, JAIPUR 302015 (Raj.)

Garvit Agarwal
Advocate