

Date: 06.10.2025

**SEARCH REPORT**

This search report is carried out on the request of Shri Ganesh, Shri Durgalal, Shri Badri, Shri Bhorilal and Shri Ramulal S/o Shri Hardev, for the registration of their project "Kesar Nagar" 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-** Shri Ganesh, Shri Durgalal, Shri Badri, Shri Bhorilal and Shri Ramulal S/o Shri Hardev.

**Nature of Property-** Plotted Residential Scheme.

**Purpose-** Registration of the Project "Kesar Nagar" situated at Khasra No. 244, 245/551, 252/515, 252/552, 253, 254, Village- Chak Getor, Tehsil- Sanganer, District- Jaipur, Rajasthan admeasuring 10300 Sq. Mtrs., before the Rajasthan Real Estate Regulatory Authority, Jaipur.

**Schedule of the Immovable Property-**

| S. No. | Owner Name                                                                              | Khasra                                                                                                                                                                                          |
|--------|-----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.     | Shri Ganesh, Shri Durgalal, Shri Badri, Shri Bhorilal and Shri Ramulal S/o Shri Hardev. | Khasra No. 244, 245/551, 252/515, 252/552, 253, 254, Village- Chak Getor, Tehsil- Sanganer, District- Jaipur, Rajasthan admeasuring 10300 Sq. Mtrs. (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 01.10.2025 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. 244 admeasuring 0.3500 hectares, Khasra No. 245/551 admeasuring 0.0200 hectares, Khasra No. 252/515 admeasuring 0.0600 hectares, Khasra No. 252/552 admeasuring 0.0400 hectares, Khasra No. 253 admeasuring 0.2400 hectares and Khasra No. 254 admeasuring 0.3200 hectares aggregating 1.0300 hectares, situated at Village- Chak Getor, Tehsil- Sanganer, District- Jaipur, Rajasthan was owned by Shri Ganesh, Shri Durgalal, Shri Badri, Shri Bhorilal and Shri Ramulal S/o Shri Hardev, each having 1/5<sup>th</sup> share in the Land as evident from Jamabandi of Samvat 2062-2065 (Year 2005-2008).
2. Thereafter, Shri Ganesh, Shri Durgalal, Shri Badri, Shri Bhorilal and Shri Ramulal S/o Shri Hardev applied for conversion of the land bearing Khasra No. 244 admeasuring 0.3500 hectares, Khasra No. 245/551 admeasuring 0.0200 hectares, Khasra No. 252/515 admeasuring 0.0600 hectares, Khasra No. 252/552 admeasuring 0.0400 hectares, Khasra No. 253 admeasuring 0.2400 hectares and Khasra No. 254 admeasuring 0.3200 hectares aggregating 1.0300 hectares, for residential use under section 90-A of the Rajasthan Land Revenue Act, 1956. The Jaipur Development Authority, vide Order No. LU2012/JDA/2024-25/103951/1392 dated 22.04.2025, approved the conversion of said land from agricultural to residential use.
3. Consequently, mutation in the name of Jaipur Development Authority Jaipur was opened evident from mutation letter dated 23.04.2025 bearing no. 198.

**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: 06.10.2025

Add: B-23, Yamuna Badi  
Tonk Road, JA:PUA 302015 (Reg.)

Garvit Agarwal  
Advocate