



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 2025000999R
S R Location SIKAR
Receipt No RJ1451242744189
Name Of Seller GARVIT AGARWAL ADV
Name Of Buyer NANDLAL
Type of Document Others - Search
ACC Reference NONSH/SHASHI RAJAWAT/JAIPUR

Receipt Date 01-OCT-2025 14:11



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
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SECOND COPY

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Dated: 01.10.2025

SEARCH REPORT

This search report is carried out on request of Shri Nandlal for registration of their project "Maruti Vihar Phase-4" before Rajasthan Real Estate Regulatory Authority and report is submitted herein under. This search report is for the property, as mentioned below in schedule of property.

Name of the Owner – Shri Nandlal.

Nature of Property- Plotted Residential Scheme.

Purpose – Registration of Project "Maruti Vihar Phase-4" situated at Khasra No. 2691/2495, 2693/2505 situated at Revenue Village-Radhakishanpura, Tehsil & District- Sikar, Rajasthan admeasuring 3950 Sq. Mtr. (hereinafter referred to as "Project Land") before Rajasthan Real Estate Regulatory Authority, Jaipur.

Schedule of Immovable Property-

S. No.	Owner Name	Khasra
1.	Shri Nandlal	Khasra No. 2691/2495, 2693/2505 situated at Revenue Village-Radhakishanpura, Tehsil & District-Sikar, Rajasthan admeasuring 3950 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 kept at the office of the Sub-Registrar, Sikar 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:

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

1. That Shri Nandlal was having 1/5th share the land bearing Khasra No. 927 Revenue Village-Radhakishanpura, Tehsil & District- Sikar, Rajasthan admeasuring 13800 evident from Jamabandi of Samvad 2071-74 (Year 2014-17).
2. That Shri Nandlal was having 1/5th share the land bearing Khasra No. 943 Revenue Village-Radhakishanpura, Tehsil & District- Sikar, Rajasthan admeasuring 12000 sq. mtr. evident from Jamabandi of Samvad 2075-78.
3. Thereafter, Shri Nandlal with other land owners divided their share in Khasra No. 927, 943, Revenue Village-Radhakishanpura, Tehsil & District- Sikar, Rajasthan and accordingly, Shri Nandlal became owner of divided new Khasra No. 2495/927 admeasuring 2590 sq. mtr. and Khasra No. 2505/943 admeasuring 2380 sq. mtr. evident from Mutation Letter dated 04.11.2022 bearing no. 2730.
4. Thereafter, Shri Nandlal applied for conversion of 2065 sq. mtr. out of 2590 sq. mtr. in land bearing Khasra No. 2495/927 and 1885 sq. mtr. out of 2380 sq. mtr. in Khasra No. 2505/943 admeasuring total of 3950 Sq. Mtr. situated at Gram-Nani, Sikar, Rajasthan before Urban Improvement Trust, Sikar. Consequently, Urban Improvement Trust, Sikar vide Order dated 06.06.2025 bearing no. LU2012/SIK/2024-25/100606 under Section 90-A of Rajasthan Land Revenue Act, 1956 in favour of Shri Nandlal for aforesaid land from agricultural to non-agricultural use.
5. Accordingly, Mutation in the name of Urban Improvement Trust, Sikar was opened and accordingly, new Khasra was formed from Khasra No. 2495/927 admeasuring 2590 sq. mtr. and Khasra No. 2505/943



admeasuring 2380 sq. mtr. was formed in the following manner evident from mutation letter dated 12.05.2025 bearing no. 3189:

S. No.	Old Khasra No.	New Khasra No.	Area of New Khasra	Mutation
1.	2495/927	2691/2495	2065	UIT, Sikar
2.		2692/2495	525	Nandlal
3.	2505/943	2693/2505	1885	UIT, Sikar
4.		2694/2505	495	Nandlal

ULC Applicability:

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

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

The receipt for the relevant searches is enclosed herewith.

Jaipur
Date: 01.10.2025

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


Garvit Agarwal
Advocate