

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0111348700



Payment Date: 30/09/2025 17:01:33

Office Name: DIG, REGISTRATION & STAMPS, JAIPUR CIRCLE-III

Location: JAIPUR (CITY)

Period: 01/09/1995-To-30/09/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-02-800-01-00-अन्य प्राप्तियां	1500.00

Commision(-): 0.00

Total/NetAmount: 1500.00

One Thousand Five Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Turban Buildmart LLP

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

Pan No.(If Applicable):

City(Pincode): jaipur(302026)

Address:Plot No. 306, Khatwara Scheme Block-A, At SEZ

Remarks:Advocate-Kripa Kumari Gurjar

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN11134870030092025

Date: 30/09/2025 17:01:33

Refrence No: CK00LAWLR3

Computer generated copy on : 30/09/2025

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

Date- 30.09.2025

Title Search Report

Sir,

As per certified copy of documents/papers, I have carefully examined the same.

As revealed from the documents the Plot No. 306, Khatwara Scheme Block-A, At SEZ, District-Jaipur, State Rajasthan, area admeasuring 1250 square meters is owned by Mr. Praveen Vijaywargia.

Description of land with respect to Plot No. 306, Khatwara Scheme Block-A, At SEZ, District-Jaipur, State Rajasthan with total area admeasuring 1250 square meters.

- A. Certified copy of registered lease deed was mentioned by the name of Mr. Ram Prasad /Ad. Son of Mohari Lal, which was duly registered on 24.12.2012 in the office of Sub Registrar Jaipur-II, in its Book No. 1, Volume No. 808, Page No. 173 bearing serial No. 2012052009776 and an additional copy of the same was also pasted in its additional Book No. 1, Volume 3220 at Page No. 179 to 186.
- B. Certified copy of registered sale deed executed by Mr. Ram Prasad /Ad. Son of Mohari Lal in favour of Mr. Manmohan Krishan Bagla R/o Jaipur, which was duly registered on 04.02.2013 in the office of Sub- Registrar Jaipur VIII in its Book No. 1 Volume No. 204 at Page No. 132 bearing Serial No. 2013401001035 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 815 at Page No. 347 to 356.
- C. Certified copy of registered correction deed executed by Mr. Ram Prasad /Ad. Son of Mohari Lal in favour of Mr. Manmohan Krishan Bagla R/o Jaipur, which was duly registered on 12.02.2013 in the office of Sub- Registrar Jaipur VIII in its Book No. 1 Volume No. 206 at Page No. 199 bearing Serial No. 2013401001502 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 824 at Page No. 470 to 475.

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- D.** Certified copy of registered sale deed dated 26.03.2025 executed by Manmohan Krishan Bagla in favour of Mr. Praveen Vijaywargia R/o Jaipur, which was duly registered on 27.03.2025 in the office of Sub- Registrar Jaipur II in its Book No. 1 Volume No. 1665 at Page No. 33 bearing Serial No. 202503016103061 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 6645 at Page No. 542 to 555.
- E.** Certified copy of development agreement between the Promoter (Turban Buildmart LLP) and the aforesaid owner (Mr. Praveen Vijaywargia) of the Land for developing the Project and such agreement has been registered on 30.04.2025 in the office of Sub- Registrar Jaipur-II in its Book No. 1 Volume No. 1670 at Page No. 151 bearing Serial No. 202503016104175 and an additional copy of the same was also pasted in its additional Book No. 1 Volume No. 6668 at Page No. 82 to 103.
- F.** Name transfer letter issued by Jaipur Development Authority, Jaipur in favour of Mr. Praveen Vijaywargia vide letter no. F-JDA/ZONE-11/2025/138 dated 25.04.2025
- G.** Original copy of building construction permission issued by Jaipur Development Authority, Jaipur I in favour of Mr. Praveen Vijaywargia to develop the Project vide its approval number 2025/D-1658 dated 11.09.2025.

Conclusion/Observation, if any

As per the certified copy of the original documents submitted by the party and details mentioned therein, I am of opinion that Mr. Praveen Vijaywargia is the absolute owner of the land situated at Plot No. 306, Khatwara Scheme Block-A, At SEZ, District-Jaipur, State Rajasthan, area admeasuring 1250 square meters and the the said Land is clear, marketable and free from all encumbrance.

Adv. Kripa Kumari Gurjar
Kripa Gurjar
01/12/2017
Adv. Kripa Kumari Gurjar