

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0126680417



Payment Date: 11/07/2026 14:51:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS TONK

Location: TONK

Period: 01/07/2013-To-11/07/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	100.00
Commision(-):		0.00
Total/NetAmount:		100.00

One Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Avinash Singh	Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):	City(Pincode):	Jaipur(302039)
Address:Murlipura scheme jaipur	Remarks:Search Kamdhenu Nagar, Title owners Omprakash,Chirnjilal and others at Khasra no 53,53/823,53/824,53/825 at Village Dhola Kheda,Tehsil-Tonk Distt Tonk Rajasthan	

Payment Details:

Challan No. - 0

Bank:	UPI	Bank CIN No:	CNRB12668041711072026
Date:	11/07/2026 14:51:00	Refrence No:	IK20260711087872

Computer generated copy on : 11/07/2026

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

J&J Law Chambers

ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res: - 14/148, Malviya Nagar, Jaipur – 302017

Mobile: - 9772204880

Email: - ankitjainadvocate@hotmail.com

DATE: 13.07.2026

Land Due Diligence cum Legal opinion Report

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to that entire piece and parcel of Site Bearing with respective collateral/property/Scheme Name **Kamdhenu Nagar** survey/Khatoni/Khasra no .53,53/823,53/824,53/825 at Village -Dhola Kheda, Patwar Halka - Dhola Kheda, Tehsil- Tonk Distt. Tonk Rajasthan.

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	1. Om Prakash s/o Shri Kana, 2. Chiranji Lal s/o Shri Gangaram, 3. Jitendra s/o Kana, 4. Rajesh s/o Kana, 5. Raja Devi w/o Gangaram, 6. Shyoji Lal s/o Gangaram, 7. Sitaram s/o Gangaram, 8. Hari Bhajan s/o Gangaram, 9. Kanchan w/o Jagdish, 10 . Kailash s/o Kalyan 11.Premchand s/o Kalyan 12. Badam d/o Kalyan 13. Madan lal s/o Kalyan

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		14. Harishchandra s/o Kalyan 15. Shimla Kumari d/o Jagdish 16. Sushila Kumari d/o Jagdish
2.	Description of the respective Collateral/Property/Scheme.	Khamdhenu Nagar Revenue Village Dhola Kheda, Patwar Halka- Dhola Kheda, Tehsil- Tonk Distt. Tonk Rajasthan Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No 53 Land area 0.7461 hectare Khasra no. 53/823 Land area 1.6187 hectare Khasra no.53/824 Land area 0.0632 hectare Khasra no.53/825 Land area 1.1888 hectare
4.	Land Area in Hectare/Sq. Meter/Feet	Total Area 3.6168-Hecatre (36168 Sq. Meter)
5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by	NA

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	bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral in favor of title owner.	1. Om Prakash s/o Shri Kana, 2. Chiranji Lal s/o Shri Gangaram, 3. Jitendra s/o Kana, 4. Rajesh s/o Kana, 5. Raja Devi w/o Gangaram, 6. Shyoji Lal s/o Gangaram, 7. Sitaram s/o Gangaram, 8. Hari Bhajan s/o Gangaram, 9. Kanchan w/o Jagdish, 10 . Kailash s/o Kalyan 11.Premchand s/o Kalyan 12. Badam d/o Kalyan 13. Madan lal s/o Kalyan 14. Harishchandra s/o Kalyan 15. Shimla Kumari d/o Jagdish 16. Sushila Kumari d/o Jagdish

Part II List of Documents submitted before me/us for scrutiny and legal Opinion on basis of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox copy)

1.	Online Jamabandi Samwant 2073-2076 New Khata no. 27 & Old Khata no.23 Village- Dhola Kheda ,Patwar Halka- Dhola Kheda,Tehsil- Tonk Dist. Tonk Rajasthan Khasra no.127 land area 0.6197 hectare, Khasra no.
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	53 land area 0.7461 Hectare,Khasra no.53/823 Land area 1.6187 hectare, Khasra no.53/824 land area 0.0632 hectare,Khasra 53/825 land area 1.1888,Khasra no.744 land area 1.1129 hectare, Khasra no.744/818 land area 1.1129 Hectare Total Khasra no.7 and Total land area 6.4623 in the name of 1. Mr. Om Prakash S/O Kana (undivided land share 1/9 Complete Khata mortgage with the SBI,Branch Tonk) , 2. Kanchan W/O late. Jagdish Kumar (undivided land share 1/54),3.Kailash S/O Kalyan (undivided land share 1/18), 4.Chirnjilal s/o Gangaram (undivided land share 1/15), 5.Jitendra s/o Kana (undivided land share 1/9 and complete khata mortgage with the SBI Branch Tonk) 6. Prem chand s/o Kalyan (undivided land share 1/18), 7. Badam d/o Kalyan (undivided land share 1/18), 8. Madanlal s/o Kalyan (undivided land share 1/18),9. Rajesh s/o Kana ((undivided land share 1/9 complete Khata mortgage with the SBI Branch Tonk), 10.Raja devi w/o Late. Gangaram (undivided land share 1/15),11. Shyojilal s/o Gangaram (undivided land share 1/15),12.Shima Kumari d/o Jagdish (undivided land share 1/54),13.Sushila kumari d/o Jagdish (Undivided land share 1/54),14.Sitaram s/o Gangaram (undivided land share 1/15), 15.Haribhajan s/o Gangaram (undivided land share 1/15),16.Harishchandra s/o Kalyan (undivided land share 1/18).
2.	Copy of 90-A order Sr.no. MCT/Bhumi/ Shakha/2025-26/8378 dated 18-09-2025 issued by Nagar Parishad Tonk for Agri to non-Agri (Residencial) Purpose of respective Khasra no. 53 Land area 0.7461 hectare, Khasra no.53/823 land area 1.6187 hectare, Khasra no.53/824 land area 0.0632 hectare ,Khasra no.53/825 land area 1.1888 hectare at Village- Dhola Kheda ,Patwar Halka- Dhola Kheda,Tehsil- Tonk Dist. Tonk Rajasthan in favor of 1. Mr. Om Prakash S/O, 2. Kanchan W/O late. Jagdish Kumar,3.Kailash S/O Kalyan, 4.Chirnjilal s/o Gangaram, 5.Jitendra s/o Kana 6. Prem chand s/o Kalyan, 7. Badam d/o Kalyan, 8. Madanlal

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	s/o Kalyan,9. Rajesh s/o Kana, 10.Raja devi w/o Late. Gangaram,11. Shyojilal s/o Gangaram,12.Shima Kumari d/o Jagdish,13.Sushila kumari d/o Jagdish,14.Sitaram s/o Gangaram , 15.Haribhajan s/o Gangaram,16.Harishchandra s/o Kalyan.
3.	Mutation entry 994 dated 24-09-2025 Jamabandi Samwant 2073-76, Village- Dhola Kheda ,Patwar Halka- Dhola Kheda,Tehsil- Tonk Dist. Tonk Rajasthan of respective Khasra no.53 land area 0.7461 hectare hectare, Khasra no.53/823 land area 1.6187 hectare, Kh.no.53/824 land area 0.0632 hectare, Khasra no.53/825 land area 1.1888 hectare and same has been mutated from the cultivator to Nagar Parishad Tonk as residential purpose.
4.	Current Online Jamabandi Samwant 2073-2076 New Khata no. 296 & Old Khata no.334 Village- Dhola Kheda ,Patwar Halka- Dhola Kheda,Tehsil- Tonk Dist. Tonk Rajasthan Khasra no. 53 land area 0.7461 Hectare,Khasra no.53/823 Land area 1.6187 hectare, Khasra no.53/824 land area 0.0632 hectare, Khasra 53/825 land area 1.1888 hectare in the name of Nagar Parishad Tonk
5.	Layout plan of Kamdhenu Nagar at Khasra no.53,53/823,53/824,53/825 and total land area is 3.6168 hectare (36168 sq.meter) approved by Municipal council at Village Dhola Kheda,Tonk

Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House/**Residential** (as highlighted in bold).

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Part IV

DERIVATION OF TITLE OF THE PROPERTY/LAND TITLE FLOW

1. Online Jamabandi Samwant 2073-2076 New Khata no. 27 & Old Khata no.23 Village- Dhola Kheda ,Patwar Halka- Dhola Kheda,Tehsil- Tonk Dist. Tonk Rajasthan Khasra no.127 land area 0.6197 hectare, Khasra no. 53 land area 0.7461 Hectare,Khasra no.53/823 Land area 1.6187 hectare, Khasra no.53/824 land area 0.0632 hectare,Khasra 53/825 land area 1.1888,Khasra no.744 land area 1.1129 hectare, Khasra no.744/818 land area 1.1129 Hectare Total Khasra no.7 and Total land area 6.4623 in the name of 1. Mr. Om Prakash S/O Kana (undivided land share 1/9 Complete Khata mortgage with the SBI,Branch Tonk) , 2. Kanchan W/O late. Jagdish Kumar (undivided land share 1/54),3.Kailash S/O Kalyan (undivided land share 1/18), 4.Chirnjilal s/o Gangaram (undivided land share 1/15), 5.Jitendra s/o Kana (undivided land share 1/9 and complete khata mortgage with the SBI Branch Tonk) 6. Prem chand s/o Kalyan (undivided land share 1/18), 7. Badam d/o Kalyan (undivided land share 1/18), 8. Madanlal s/o Kalyan (undivided land share 1/18),9. Rajesh s/o Kana ((undivided land share 1/9 complete Khata mortgage with the SBI Branch Tonk), 10.Raja devi w/o Late. Gangaram (undivided land share 1/15),11. Shyojilal s/o Gangaram (undivided land share 1/15),12.Shima Kumari d/o Jagdish (undivided land share 1/54),13.Sushila kumari d/o Jagdish (Undivided land share 1/54),14.Sitaram s/o Gangaram (undivided land share 1/15), 15.Haribhajan s/o Gangaram (undivided land share 1/15),16.Harishchandra s/o Kalyan (undivided land share 1/18).
2. Copy of 90-A order Sr.no. MCT/Bhumi/ Shakha/2025-26/8378 dated 18-09-2025 issued by Nagar Parishad Tonk for Agri to non-Agri (Residencial) Purpose of respective Khasra no. 53 Land area



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0.7461 hectare, Khasra no.53/823 land area 1.6187 hectare, Khasra no.53/824 land area 0.0632 hectare, Khasra no.53/825 land area 1.1888 hectare at Village- Dhola Kheda, Patwar Halka- Dhola Kheda, Tehsil- Tonk Dist. Tonk Rajasthan in favor of 1. Mr. Om Prakash S/O, 2. Kanchan W/O late. Jagdish Kumar, 3. Kailash S/O Kalyan, 4. Chiranjilal s/o Gangaram, 5. Jitendra s/o Kana 6. Prem chand s/o Kalyan, 7. Badam d/o Kalyan, 8. Madanlal s/o Kalyan, 9. Rajesh s/o Kana, 10. Raja devi w/o Late. Gangaram, 11. Shyojilal s/o Gangaram, 12. Shima Kumari d/o Jagdish, 13. Sushila kumari d/o Jagdish, 14. Sitaram s/o Gangaram, 15. Haribhajan s/o Gangaram, 16. Harishchandra s/o Kalyan.

3. Mutation entry 994 dated 24-09-2025 Jamabandi Samwant 2073-76, Village- Dhola Kheda, Patwar Halka- Dhola Kheda, Tehsil- Tonk Dist. Tonk Rajasthan of respective Khasra no.53 land area 0.7461 hectare, Khasra no.53/823 land area 1.6187 hectare, Kh.no.53/824 land area 0.0632 hectare, Khasra no.53/825 land area 1.1888 hectare and same has been mutated from the cultivator to Nagar Parishad Tonk as residential purpose..
4. Layout plan of Kamdhenu Nagar at Khasra no.53,53/823,53/824,53/825 approved by Municipal council at Village Dhola Kheda, Tonk.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that 11. Om Prakash s/o Shri Kana, 2. Chiranji Lal s/o Shri Gangaram, 3. Jitendra s/o Kana, 4. Rajesh s/o Kana, 5. Raja Devi w/o Gangaram, 6. Shyoji Lal s/o Gangaram, 7.



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Sitaram s/o Gangaram, 8. Hari Bhajan s/o Gangaram, 9. Kanchan w/o Jagdish, 10 . Kailash s/o Kalyan, 11. Premchand s/o Kalyan, 12. Badam d/o Kalyan, 13. Madan Lal s/o Kalyan, 14. Harishchandra s/o Kalyan , 15. Shimla Kumari d/o Jagdish, 16. Sushila Kumari d/o Jagdish is the absolute owner in possession having clear marketable title over the property/collateral described in Para I, and the said property/collateral is available as security against the loan if all Original referred Para IV of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI **SEARCH /CHALLAN CERTIFICATE**

This is to certify that a search or challan has been conducted by me/us in the respective sub registrar office Tonk for a period of 2013-2026 and no registered further transaction found.

PART VII **SUGGESTION/REMARK IF ANY – N/A**

REGARDS


(ANKIT JAIN)
ADVOCATE