

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0113910507



Payment Date: 22/11/2025 17:44:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS NAGAU

Location: NAGAU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	650.00

Commision(-): 0.00

Total/NetAmount: 650.00

Six Hundred Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: SHUBAM OJHA AND HITIN SAINI

Tin/Actt.No./VehicleNo./Taxid SEARCH FEES

Pan No.(If Applicable):

City(Pincode): Nagaur(341001)

Address:KHASRA NO. 717/198 MOJA GUDLA TEHSIL AND DIST. NAGAU

Remarks:MAHAVEER CITY

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB11391050722112025

Date: 22/11/2025 17:44:00

Refrence No: IK20251122070141

Computer generated copy on : 22/11/2025

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

TITLE SEARCH CUM OPINION REPORT

Sir/Ma'am,

I hereby serve upon you the Title Search Report of the land comprising Khasra No. 717/198, admeasuring 2.9623 Hectares, situated at Village Gudla, Tehsil Nagaur, District Nagaur, Rajasthan, as under: -

1. That the Jamabandi of land bearing Khasra No. 717/198 admeasuring 2.9623 Hectares at Village Gudla, Tehsil Nagaur, District Nagaur, as per Revenue Records, is recorded in favour of Shubham Ojha S/o Rajnikant Ojha R/o Talab Ke Pass, Marwar Mundwa, Tehsil Mundwa, District Nagaur and Hitin Saini S/o Hukmi Chand Tak R/o Tausar Baas, Tehsil Atusar, District Nagaur. The Jamabandi is annexed as **Annexure-1.**

B-08, SHREE RK TOWER,
JHOTWARA ROAD, BANI PARK, JAIPUR- 302016
PH: 9680000159
E-mail: pulkitgodhaandassociates@gmail.com



Pulkit Godha

PULKIT GODHA & ASSOCIATES

2. That an Order dated 06/02/2025 with Letter No. LSGCLU90A/2024-25/103328 was issued by the Nagar Parishad, Nagaur approving the conversion of the said land for Non-Agricultural Residential use under Section 90A of the Rajasthan Land Revenue Act, 1956 in favour of Shubham Ojha S/o Rajnikant Ojha R/o Talab Ke Pass, Marwar Mundwa, Tehsil Mundwa, District Nagaur and

Hitin Saini S/o Hukmi Chand Tak R/o Tausar Baas, Tehsil Atusar, District Nagaur. The Conversion Order is annexed as **Annexure-2**.

By virtue of the above documents, it has been observed that all documents in context to the title of land bearing Khasra No. 717/198 admeasuring 2.9623 Hectares at Village Gudla, Tehsil Nagaur, Rajasthan, are legally in order and the title of the said property is clear and marketable, and presently stands in the names of Shubham Ojha S/o Rajnikant Ojha R/o Talab Ke Pass, Marwar Mundwa, Tehsil Mundwa, District Nagaur and Hitin Saini S/o Hukmi Chand Tak R/o Tausar Baas, Tehsil



Pulkit Godha

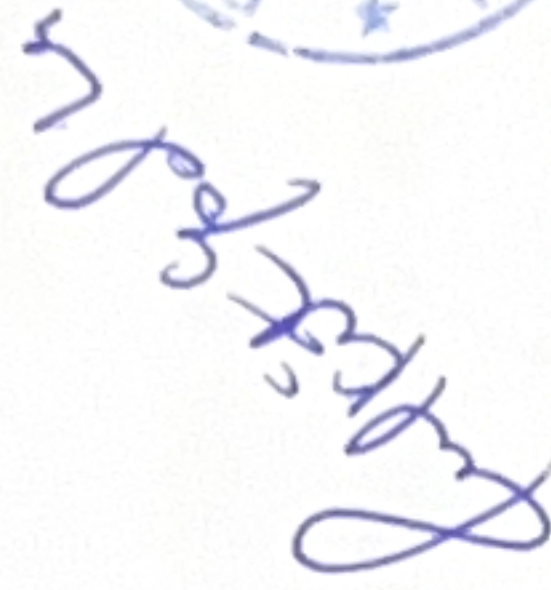
PULKIT GODHA & ASSOCIATES

Atusar, District Nagaur as per the revenue records provided.

This report is issued based on the documents provided and is subject to verification of any encumbrances not reflected in the records submitted for review.

Date: - 23.11.2025

Encl.: - Receipt




Pulkit Godha
(Advocate)

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