

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0112663473



Payment Date: 30/10/2025 02:39:00

Office Name: SUB REGISTRAR REGISTRATION & STAMPS, SIKAR

Location: SIKAR

Period: 01/04/2024-To-30/10/2025

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: MONA SHARMA ADVOCATE	Tin/Actt.No./VehicleNo./Taxid :	
Pan No.(If Applicable):	City(Pincode):	Jaipur(302029)
Address:Ram Nagar at Khasra No 16, Nathusar, Bikaner	Remarks:LEGAL SEARCH AND INSPECTION	

Payment Details:

Challan No. - 0

Bank:	UPI	Bank CIN No:	CNRB11266347330102025
Date:	30/10/2025 02:39:00	Refrence No:	IK20251030030409

Computer generated copy on : 30/10/2025

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

Date: 30/10/2025

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Introduction

This report is prepared to ascertain the legal title and ownership of Residential Project **“RAM NAGAR” situated at Khasra No. 16 admeasuring a total area of 1.18 hectares** falling under the jurisdiction of Village – Nathusar, Bikaner.

I, **Mona Sharma**, Advocate have caused necessary searches in the office of Sub-Registrar, Sikar and have inspected all relevant records of the aforesaid property. The search is based on the examination of the following documents:

- Jamabandi extract
- Mutation entries
- Previous Sale Deed
- Land Conversion Order issued by the BDA, Bikaner
- Map Approval Letter issued by BDA, Bikaner

Chronology of Title Events

- The earlier ownership of Khasra No. 16 stood in the name of *Shiv Narayan and Poonam Chand*. The part of this Khasra no. 16 was sold through POA holder Mr. Hanuman Das to multiple buyers through individual sale deeds. The detail of which is mentioned as below-
 - Prabhu Dayal - 0.16 hectare vide sale deed dated 27/03/02
 - Rajendra Kumar - 0.16 hectare vide sale deed dated 27/03/02
 - Vijendra Kumar - 0.18 hectare vide sale deed dated 27/03/02
 - Surendra Choudhary - 0.16 hectare vide sale deed dated 27/03/02
 - Rami Devi - 0.17 hectare vide sale deed dated 27/03/02
 - Vimla - 0.18 hectare vide sale deed dated 27/03/02
 - Bega Ram - 0.32 hectare vide sale deed dated 09/04/02
- Later, Mr. Bega Ram through his will dated 15/10/12, transferred his share to Vijendra, Rajendra and Surendra being 0.07 hectare each

Subsequently, an application was filed under **Section 90A of the Rajasthan Land Revenue Act, 1956**, for conversion of agricultural land to non-agricultural residential use. The competent authority, after due verification of title and



documents, granted suo-moto approval vide order dated **20.11.2012**, authorizing the said land to be used for residential colony development purposes. This marks the legal conversion of land use from agricultural to residential.

Pursuant to the 90A approval, wherein the land got recorded in the name of **Bikaner Development Authority (JDA), Bikaner**, as per the statutory requirement of Section 90A regarding vesting of planning rights under Khata No. 44.

Conclusion

Based on the examination of records and documents provided, it is my considered legal opinion that:

- The promoters have acquired the land through valid title, duly recognized in revenue records.
- The land has been legally converted under Section 90A for residential development.
- There are no visible legal impediments or encumbrances that affect the right of promoters to develop the colony known as “RAM NAGAR”.
- Subject to compliance with the terms of the 90A approval and layout sanction from the competent authority, the promoters are legally entitled to register the said project under the Real Estate (Regulation and Development) Act, 2016.
- The title over the project land is **clear, valid, and marketable**.

The fee receipt no. GRN: **0112663473** dated **30/10/2025** for the relevant search is enclosed herewith.



Mona Sharma
Advocate