

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0122554278



Payment Date: 27/04/2026 12:03:00

Office Name: Dataramgarh Sub Registrar
Location: DANTA RAMGARH
Period: 01/01/2013-To-24/04/2026

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:Jaipur

Remarks:Search Rampal,Surendra, Sumitra Shree Shyam
Banke Bihari at Jahamawas Tehsil Dantaramgrah sikar
Khasra number 1041/520,1042/520,1043/520

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB12255427827042026

Date: 27/04/2026 12:03:00

Refrence No: IK20260427087211

Computer generated copy on : 27/04/2026

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

J&J

Jain & Jain 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

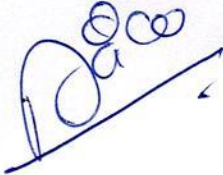
28.04.2026

Land Due Diligence cum Legal opinion Report

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name **Shree Shyam Banke Bihari Smart City Khasra/survey/Khatoni Number 1041/520,1042/520,1043/520** at Village Jhamawas , Tehsil -Dataramagrh Distt. Sikar 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. Mr.Rampal Meena S/o Ganpat Lal Meena 2. Mr. Surendra Kumar Meena s/o Raju Lal Meena, 3. Smt. Sumitra Devi w/o Surendra Kumar Meena through POA Holder Mr.Shankar Lal s/o Dhanna Ram
2.	Description of the respective Collateral/Property/Scheme.	At Village Jhamawas, Tehsil-Dataramagrh Distt. Sikar Rajasthan Four side boundaries if any: -



		East West North South	
3.	Survey/Khasra number	Khasra no. 1041/520 Land area 0.3367 hectare Khasra no. 1042/520 Land area 0.3367 hectare Khasra no.1043/520 Land area 0.3367 hectare	
4.	Land Area in Hectare/Sq. Meter/Feet	Total land Area 1.0100 Hectare (10100 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 bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	NA	
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	1. Mr.Rampal Meena S/o Ganpat Lal Meena 2. Mr. Surendra Kumar Meena s/o Raju lal Meena, 3. Smt. Sumitra Devi w/o Surendra Kumar Meena through POA Holder Mr.Shankar Lal s/o Dhanna Ram	



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.	Registered sale deed dated 23-05-2024 executed by Mr. Ramchandra s/o Shree Sardar (undivided land share 50/101) and Smt. Santosh Devi w/o Shree Ramchandra (undivided land share 51/101) in favor of 1. Mr.Surendra kumar meena s/o Raju lal meena (undivided share 1/3), 2. Smt. Sumitra devi w/o Surendra kumar meena (undivided share 1/3), 3. Rampal Meena s/o Ganpat Lal Meena village at Jhamawas , patwar halka Ladpur khasra no.520 land area 1.01 hectare registration date 23-05-2024, book no.1, volume no.630, page no.141, Sr.no.202403497102625, additional book no.1,volume no.2716 page no.323 to 331 before the sub-registrar office Dantaramgarh (Sikar).
2.	Mutation entry 1073 dated 23-05-2024 samwant 2076-79 Khata no.186 Khasra no.520 land area 1.0100 hectare in favor of 1. Ramchandra s/o Shree Sardar (undivided land share 50/101), 2. Smt. Santosh Devi w/o Shree Ramchandra (undivided land share 51/101) and after the sale deed mutation entry in favor of Mr. Surendra Kumar Meena s/o Raju Lal Meena (undivided share 1/3), 2. Smt. Sumitra devi w/o Surendra Kumar Meena (undivided share 1/3), 3. Rampal Meena s/o Ganpat Lal Meena village at Jhamawas, Patwar Halka-Ladpur, Tehsil-Dantaramgarh, Dist.Sikar
3.	Khasra Milan Keshtarfal Village Jhamawas, office patwar halka -Ladpur, Tehsil-Dantaramgarh (Sikar) Old kh.no. 520 to 1041/520 land area 0.3367 hectare, Kh.no.1042/520 land area 0.3367 hectare, Kh.no.1043/520 land area 0.3367 hectare dated 17-04-2026
4.	Registered power of attorney executed by 1. Rampal Meena s/o Ganpat Lal Meena Khasra No.1041/520 Land area 0.3367 hectare, 2. Smt. Sumitra devi w/o Surendra Kumar Meena Kh.no.1042/520 land area 0.3367 hectare, 3. Surendra Kumar Meena s/o Raju Lal Meena Khasra no.1043/520 land area 0.3367 hectare total land area 1.01 hectare in favor of Shankar Lal s/o Dhannaram Jat registration date 05-01-2026, book no.4,volume no.16,page no.155 Sr.no.202603497400005, additional book no.4, volume no.51 page no.471 to 479 before the sub-

	registrar Dantaramgarh (Sikar).
5.	90-A Order Sr.no.2026/1643 dated 28-01-2026 under Rajasthan land revenue act,1956 under section 90-A to agriculture to non-agriculture as residential purpose Khasra no. 1041/520 land area 0.3367 Hectare ,Kh.no.1042/520 Land area 0.3367 hectare, Kh.no.1043/520 land area 0.3367 hectare Total land area 1.0100 hectare. Scheme as Shree Banke Bihari Smart City in favor of Mr.Rampal Meena s/o Ganpat Lal Meena , Surendra kumar meena s/o Raju L al Meena, Smt. Sumitra Devi w/o Surendra kumar meena through POA Shree Shankar lal s/o Dhanna ram Jat.
6.	Online digital Jamabandi Samwant 2076-2079 Village – Jhamawas, Patwar Halka- Ladpur, Bhu. Abhi. Ni.-Khatu, Tehsil- Dantaramgarh Dist. Sikar New Khata no.386 and old Khata no.357 Khasra no.1041/520 land area 0.3367 Hectare, Khasra no. 1042/520 land area 0.3367 Hectare ,Khasra no.1043/520 land area 0.3367 hectare in favor of Nagarpalika Khatushyam ji
7.	Approved layout plan by Nagar Palika Khatushyam ji.

Part III NATURE OF PROPERTY

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

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. Registered sale deed dated 23-05-2024 executed by Mr. Ramchandra s/o Shree Sardar (undivided land share 50/101) and Smt. Santosh Devi w/o Shree Ramchandra (undivided land share 51/101) in favor of 1. Mr.Surendra kumar meena s/o Raju lal meena (undivided share 1/3), 2. Smt. Sumitra devi w/o Surendra kumar meena (undivided share 1/3), 3. Rampal Meena s/o Ganpat Lal Meena village at Jhamawas , patwar halka Ladpur khasra no.520 land area 1.01 hectare registration date 23-05-2024, book no.1, volume no.630, page no.141, Sr.no.202403497102625, additional book no.1,volume no.2716 page no.323 to 331 before the sub-registrar office Dantaramgarh (Sikar)...

2. Mutation entry 1073 dated 23-05-2024 samwant 2076-79 Khata no.186 Khasra no.520 land area 1.0100 hectare in favor of 1. Ramchandra s/o Shree Sardar (undivided land share 50/101), 2. Smt. Santosh Devi w/o Shree Ramchandra (undivided land share 51/101) and after the sale deed mutation entry in favor of Mr. Surendra Kumar Meena s/o Raju Lal Meena (undivided share 1/3), 2. Smt. Sumitra devi w/o Surendra Kumar Meena (undivided share 1/3), 3. Rampal Meena s/o Ganpat Lal Meena village at Jhamawas, Patwar Halka-Ladpur, Tehsil-Dantaramgarh, Dist.Sikar
3. Khasra Milan Keshtarfal Village Jhamawas, office patwar halka - Ladpur, Tehsil-Dantaramgarh (Sikar) Old kh.no. 520 to 1041/520 land area 0.3367 hectare, Kh.no.1042/520 land area 0.3367 hectare, Kh.no.1043/520 land area 0.3367 hectare dated 17-04-2026
4. Registered power of attorney executed by 1. Rampal Meena s/o Ganpat Lal Meena Khasra No.1041/520 Land area 0.3367 hectare , 2. Smt. Sumitra devi w/o Surendra Kumar Meena Kh.no.1042/520 land area 0.3367 hectare , 3. Surendra Kumar Meena s/o Raju Lal Meena Khasra no.1043/520 land area 0.3367 hectare total land area 1.01 hectare in favor of Shankar Lal s/o Dhannaram Jat registration date 05-01-2026, book no.4,volume no.16,page no.155 Sr.no.202603497400005, additional book no.4, volume no.51 page no.471 to 479 before the sub-registrar Dantaramgarh (sikar).
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6. Online digital Jamabandi Samwant 2076-2079 Village – Jhamawas, Patwar Halka- Ladpur, Bhu. Abhi. Ni.-Khatu, Tehsil- Dantaramgarh Dist. Sikar New Khata no.386 and old Khata no.357 Khasra no.1041/520 land area 0.3367 Hectare, Khasra no. 1042/520 land area 0.3367 Hectare ,Khasra no.1043/520 land area 0.3367 hectare in favor of **Nagarpalika Khatushyam ji.**
7. Approved layout plan by Nagar Palika Khatushyam ji.



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 **1. Mr.Rampal Meena S/o Ganpat Lal Meena 2. Mr. Surendra Kumar Meena s/o Raju Lal Meena, 3.Smt. Sumitra Devi w/o Surendra Kumar Meena through POA Holder Mr.Shankar Lal s/o Dhanna Ram** is the absolute owner in possession having clear marketable title over the property and above mentioned property/land are free from all encumbrance ,charge etc. described in Para I, and the said property is available as security against the loan if all Original title documents referred Para VI 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 Dantaramgarh (Sikar) for a period of 2025-2026 and no registered further transaction found.

PART VII SUGGESTION/REMARK IF ANY – N/A

Regards


Ankit Jain
(Advocate)