

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0115420302



Payment Date: 22/12/2025 14:33:50

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JODHPUR

Location: JODHPUR (CITY)

Period: 01/01/2013-To-22/12/2025

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	1300.00

Commision(-): 0.00

Total/NetAmount: 1300.00

One Thousand Three Hundred Rupees and Zero Paise Only

Payee Details:

Full Name: Hemant kumar sharma adv

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

Pan No.(If Applicable):

City(Pincode): Jaipur(302021)

Address:Area 16834.90 Square Meter land vide Khasra no. 186/1 and 183/3 Gram Nandara Kallan, Jodhpur, Rajast

Remarks:Legal and search and inspection

Payment Details:

Challan No. - 0

Bank: State Bank Of India

Bank CIN No: SBIN11542030222122025

Date: 22/12/2025 14:33:50

Refrence No: IK0DMVLPO5

Computer generated copy on : 22/12/2025

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

Hemant Kumar Sharma
Advocate
Rajasthan High Court, Jaipur



(M) 9413332288
GARGI'S LAW CHAMBER
A-36, Pratap Stadium,
Chitrakoot Scheme, Jaipur

Lead No. RERA/2025-2026/134

Date :22/12/2025

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 16834.90 Square Meter land vide Khasra no. 186/1 and 183/3 Gram Nandra Kallan, Jodhpur, Rajasthan is owned by Khatedar Mr. Tulchharam son of Mr. Ranchhodram and Mr. Piraram son of Mr. Jawara Ram

I, **Hemant Kumar Sharma**, Advocate have caused necessary searches in the office of Sub-Registrar, Jodhpur and have inspected all relevant records and all other documents in respect of the aforesaid property, my search report is as follows:-

As perused the documents forwarded to us, that Khatedars Mr. Tulchharam son of Mr. Ranchhodram is Recorded owner of Khasra no. 186/3 Gram Nandra Kallan, Jodhpur, Rajasthan Measuring 2 Bigha 4 Biswa and Mr. Surjaram son of Mr. Ranchhodram is recorded owner of Khasra no. 186/1, Gram Nandra Kallan, Jodhpur, Rajasthan Measuring 11 Bigha 13 Biswa.

Later a notarized will executed by Mr. Surjaram son of Mr. Ranchhodram in favour of Mr. Piraram son of Mr. Jabraram, in respect of the Khasra no. 186/1, Gram Nandara Kallan, Jodhpur, Rajasthan admeasuring 11 Bigha 13 Biswa.

Later, Mr. Sujaram son of Mr. Ranchhodram Passed away.

Later, Competent authority issued a Mutation letter no. 1803 is in the name of Mr. Piraram son of Mr. Jawara Ram in respect of the Khasra no. 186/1, Gram Nandra Kallan, Jodhpur, Rajasthan admeasuring 11 Bigha 13 Biswa.

Later, a registered POA executed by Mr. Piraram son of Mr. Jawara Ram in favor of Mrs. Guddi Kanwar Daiyya wife of Mr. Premaram Ji Daiyya, in respect of the Khasra no. 186/1, Gram Nandara Kallan, Jodhpur, Rajasthan admeasuring 8 Bigha 4 Biswa; the said POA is duly registered with concerned sub-registrar of assurance as document no. 202403053400103, Book no. -4, Volume no. 20, page no. 30 on 24/05/2024.

Later, a registered POA executed by Mr. Tulchharam son of Mr. Ranchhodram in favour of Mrs. Guddi Kanwar Daiyya wife of Mr. Premaram Ji Daiyya, in respect of the Khasra no. 186/3, Gram Nandara Kallan, Jodhpur, Rajasthan admeasuring 2 Bigha 4 Biswa; the said POA is duly registered with concerned sub-registrar of assurance as document


Hemant Kumar Sharma
Advocate

no. 202303254400005, Book no. -4, Volume no. 2, page no. 19 on 24/01/2023.

Later, a conversion order no. 102255 dated 20/05/2024 (under section no.-90-A of Rajasthan Land Revenue Act, 1956) was subsequently issued by the Jodhpur Development Authority, confirming the conversion of land comprising Khasra no. 186/1 and 186/3, Gram Nandara Kallan, Tehsil-Jodhpur, Rajasthan admeasuring 1.68349 Hectare, from agricultural to non-agricultural use in favor of Mr. Tulchharam son of Mr. Ranchhodram and Mr. Piraram son of Mr. Jawara Ram. This order legally authorizes the change of land use and affirms that the converted land is now designated for non-agricultural purposes under the ownership of the stated Khatedars.

Following this, an approved layout plan titled "Aarti Puram" was sanctioned, showing a planned residential colony with demarcated plots, internal roads, and open spaces on the Khasra no. 186/1 and 186/3, Gram Nandra Kallan , Tehsil-Jodhpur, Rajasthan admeasuring 1.68349 Hectare. The presence of official stamps and signatures on the layout confirms that the colony development is duly approved and in accordance with urban planning norms.

Jodhpur Development Authority kept Plot Nos. 65, 81 to 90, and 96 (total 12 plots) admeasuring 1514.80 square yards, situated at Village Nandra Kallan, Jodhpur, under mortgage as per the approved layout and applicable rules.

The Jodhpur Development Authority shall execute lease deeds/patta in favor of the proposed allottees of the township known as "Aarti Puram" Residential Scheme, which has been developed on the land comprising Khasra no. 186/1 and 186/3, Gram Nandra Kallan, Tehsil-Jodhpur, Rajasthan admeasuring 1.68349 Hectare.

I, hereby certify that the said land is free from all sorts of encumbrances, charges liabilities, liens and attachment of any kind of the charges and the title of the said property is clear, free and marketable. I hereby certify that Urban Land Ceiling Act and Tenancy Law Act etc. do not affect the said property. It is also hereby certified that the above-mentioned Plot is not hit by any restriction of Urban Land (Ceilings Regulations) Act. 1976 and it is fit for equitable mortgage.

The fee receipt no. GRN No. 115420302 dated 22/12/2025 for the relevant search is enclosed herewith.

Hemant Kumar Sharma
Advocate


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Advocate