

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0125269405



Payment Date: 17/06/2026 00:16:00

Office Name: Nawalgarh Sub Registrar
Location: NAWALGARH
Period: 01/04/2025-To-31/05/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतिया	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:MADHAV CITY PHASE - 2 situated at Khasra No. 840/164, 158, 130, Durjanpura, Nawalgarh	Remarks:LEGAL SEARCH AND INSPECTION

Payment Details:

Bank:	UPI	Challan No. -	0
Date:	17/06/2026 00:16:00	Bank CIN No:	CNRB12526940517062026
		Refrence No:	IK20260617026153

Computer generated copy on : 17/06/2026

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

Date: 17/06/2026

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

1. Introduction

This report is prepared to ascertain the legal title and ownership of Residential Project **“MADHAV CITY PHASE - 2” situated at Khasra No. 840/164, 158, 130, Village-Durjanpura, Tehsil-Nawalgarh, Distt.-Jhunjhunu (Raj.).** falling under the jurisdiction of Village- Durjanpura, Tehsil-Nawalgarh, District-Jhunjhunu, Rajasthan.

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 and Correction Letter entries
- 90-A Land Conversion Order issued by the Nagar Palika, Nawalgarh

2. Description of the Property

As per the revenue records examined, the land falls under Khata No. 315 and 316. The original land parcel was bearing Khasra No. 839/553, 840/164, 158 and 130 admeasuring 1.97 hectares, classified as barani land recorded in the name of Shri Arjun Singh and Shri Manoj Kumar Saini

3. Ownership History and Title Chain

Vide correction letter no. 42 dated 16.03.2026, Khata no. 316 was merged into Khata no. 315.

Thereafter, the Nagar Palika, Nawalgarh granted conversion permission under Section 90-A of the Rajasthan Land Revenue Act vide order dated 20.04.2026. The conversion order covers Khasra No. 840/164, 158 and 130 admeasuring 1.9700 hectares, permitting its use for residential development purposes vide letter no. **LSGCLU90A/2025-26/109036** dated 20.04.2026.

Thereafter, the co-owners namely Shri Arjun Singh and Shri Manoj Kumar Saini surrendered their jointly held land bearing **Khasra No. 840/164, 158 and 130 measuring 1.9700 hectares** in favour of Municipal Council, Nawalgarh. The said surrender was formally recorded vide Mutation No. 1263 dated 22.04.2026. Consequent to this mutation, ownership of the said land vested absolutely in

MONA SHARMA
Advocate
Reg. No.: R/2656/2020



Office/Residence:
4/49, K.C.C. Nagar,
Ajmer Road, Jaipur

Municipal Council, Nawalgarh, and the land use was recorded for residential purpose.

4. Conclusion and Legal Opinion

Based on the above examination of revenue records and mutation entries, it is evident that the title has lawfully passed through inheritance, relinquishment, registered sale, partition and finally surrender in favour of Municipal Council, Nawalgarh. The chain of title is continuous, unbroken and duly supported by sanctioned mutations and statutory approvals. The present ownership of the subject land clearly vests with Municipal Council, Nawalgarh, and the land stands validly converted for residential purposes. Accordingly, the title to the said land is found to be **clear, marketable and legally tenable**

The fee receipt no. GRN: **0116999867** dated **21/01/2026** for the relevant search is enclosed herewith.

Mona Sharma

Mona Sharma
Advocate

