

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0120745860



Payment Date: 24/03/2026 21:04:00

Office Name: JOBNER Ex-officio Sub Registrar

Location: SAMBHAR

Period: 01/04/2014-To-31/03/2026

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

Pan No.(If Applicable):

Address:Murlipura

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

City(Pincode): Jaipur(302039)

Remarks:Umesh Kumar Arya Khasra no 35/2 New 224/35
at Village Dakaniyawas Tehsil Jobner Distt- jaipur Rajasthan

Payment Details:

Bank: UPI

Date: 24/03/2026 21:04:00

Challan No. - 0

Bank CIN No: CNRB12074586024032026

Refrence No: IK20260324094701

Computer generated copy on : 24/03/2026

Courtesy : <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

27.03.2026

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 **Pari Nature Farms Khasra/survey/Khatoni Number 35/2 New 224/35, at Village Dakaniyawas, Patwar Halka,-Bobas, Tehsil – Jobner Distt. Jaipur 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.	Mr. Umesh Kumar Arya s/o Bahadur Mal Arya
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Dakaniyawas , Patwar Halka,-Bobas, Tehsil -Jobner Distt. Jaipur Rajasthan Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra no.old 35/2 new 224/35
4.	Land Area in Hectare/Sq. Meter/Feet	Total land Area 2.0 Hectare (20000 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	Mr. Umesh Kumar Arya s/o Bahadur Mal Arya

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.	Jamabandi Samwant 2070-2073 Village Dakaniyawas ,Patwar Halka, Bobas, bhu.Abhi. Ni.-Asalpura ,Tehsil-Phulera,Dist.Jaipur new khata no 85,old Khata no.90 in favor of Mr. Lala s/o Govinda thereafter mutation entry no.413 Dated 20-01-2014 in favor of Mrs. Narbada Devi w/o Mohan Lal via sale deed. Thereafter mutation entry no.420 dated 10-04-2014 in favor of Mr. Umesh Kumar Arya s/o Bahadur Mal Arya via sale deed land area 20.0300 hectare
2.	Registered sale deed dated 02-4-2014 executed by Mrs.Narbada devi w/o Mohan Lal of khasra no.35/2 ,Rakba/Area 20 Beegha 3 Biswa at Village Dakniyawas, Patwar halka-Bobas, Tehsil-Phulera Distt. Raj in favor of Umesh Kumar Arya s/o Bahadurmal registration date 02-04-2014, Book no.1,volume no.470, page no.113, Sr.no.2014002650 ,additional book no.1 ,volume no.694, page no.115 to 124 at sub-registrar Sambhar.
3.	90-A letter Sr.no.LSGCLU90A/2025-26/105723 agri to non-agri purpose as Farm house purpose of khasra no.35/2 land area 20000 Sq.Meter dated 26-09-2025 in favor of Mr. Umesh Kumar Arya s/o Bahadur Mal Arya
4.	Mutation entry 644 dated 29-09-2025 Old khasra no.35/2 and new khasra no 224/35 land area 2.0 hectare in favor of Nagarpalika Jobner uses as Farm House.

See
Do

5.	.
6.	Approved Layout plan issued by Nagarpalika Jobner
7.	

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

Jamabandi Samwant 2070-2073 Village Dakaniyawas, Patwar Halka, Bobas, bhu.Abhi. Ni.-Asalpura ,Tehsil-Phulera,Dist.Jaipur new khata no 85,old Khata no.90 in favor of Mr. Lala s/o Govinda thereafter mutation entry no.413 dated 20-01-2014 in favor of Mrs. Narbada devi w/o Mohan Lal via sale deed. thereafter mutation entry no.420 dated 10-04-2014 in favor of Mr. Umesh Kumar Arya s/o Bahadur Mal Arya via sale deed land area 20.0300 hectare.

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90-A letter Sr.no.LSGCLU90A/2025-26/105723 agri to non-agri purpose as **Farm house** purpose of khasra no.35/2 land area 20000 Sq.Meter dated 26-09-2025 in favor of Mr. Umesh Kumar Arya s/o Bahadur Mal Arya.

Mutation entry 644 dated 29-09-2025 Old khasra no.35/2 and new khasra no 224/35 land area 2.0 hectare in favor of Nagarpalika Jobner uses as Farm House.

Approved Layout plan issued by Nagarpalika Jobner

Current online Jamabandi samwant-2074-2077 -Jamabandi 2078 (Permanent from Year 2022), New Khata no.120 & old khata no.85 in favor of Nagar Palika Jobner of respective Khasra no.224/35, land area 2.00 Hectare, as Farmhouse.

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 **Mr. Umesh Kumar Arya s/o Bahadur Mal Arya** 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 Sambhar for a period of 2025-2026 and no registered further transaction found.

PART VII SUGGESTION/REMARK IF ANY –

Regards


Ankit Jain
(Advocate)