

# e-Challan

Registration and Stamps department  
Government of Rajasthan

GRN: 0126682364



Payment Date: 11/07/2026 15:36:00

Office Name: SUB REGISTRAR-III REGISTRATION & STAMPS, JODHPUR  
Location: JODHPUR (CITY)  
Period: 01/01/2014-To-11/07/2026

| 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:Khasra no. 133/3, 134/1,134/3, Revenue Village-  
Uchiyada, Jodhpur

Remarks:2014 to 2026 inspection search rule75 and131

## Payment Details:

Challan No. - 24654652

Bank: State Bank Of India

Bank CIN No: SBIN12668236411072026

Date: 11/07/2026 15:36:00

Refrence No: IK0DSJGWD0

Computer generated copy on : 21/07/2026

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



**Lead No. RERA/2026-2027/05**

**Date :11/07/2026**

**NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT**

Area 15106.89 Square Meter land vide Khasra no. 133/3, 134/1, 134/3, Revenue Village- Uchiyada, Jodhpur is owned by Khatedars 1. Mr. Girdharisingh son of Mr. Heera Singh, 2. Mr. Kishan Singh son of Mr. Mohan Singh, 3. Mr. Pabu son of Mr. Mangla Ram, 4. Mr. Sesaram son of Mr. Manglaram.

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 1. Mr. Girdharisingh son of Mr. Heera Singh,(Khasra no. 134/3) 2. Mr. Kishan Singh son of Mr. Mohan Singh, (Khasra no. 134/1) 3. Mr. Pabu son of Mr. Mangla Ram, 4. Mr. Sesaram son of Mr. Manglaram (Khasra no. 110/,133/133/3,133/8,85/1) are recorded owners of Khasra no. 133/3, 134/1, 134/3, Revenue Village- Uchiyada, Jodhpur.

Later, a Land conversion order no. 104273 (under section no.-90-A of Rajasthan Land Revenue Act, 1956) dated 13/04/2026 was subsequently issued by the Jodhpur Development Authority, confirming the conversion of land comprising Khasra no. 133/3, 134/1, 134/3, Revenue Village- Uchiyada, Jodhpur, from agricultural to non-agricultural use in favor of 1. Mr. Girdharisingh son of Mr. Heera Singh, 2. Mr. Kishan Singh son of Mr. Mohan Singh, 3. Mr. Pabu son of Mr. Mangla Ram, 4. Mr. Sesaram son of Mr. Manglaram. 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 Khatedar.

Following this, a Map Approval Letter along with approved layout plan titled "Bhagyashree- Aashiyana" was sanctioned, showing a planned residential colony with demarcated plots, internal roads, and open spaces on the converted portion of Khasra no. 133/3, 134/1, 134/3, Revenue Village- Uchiyada, Jodhpur. 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.

The Jodhpur Development Authority shall execute lease deeds/pattas in favor of the proposed allottees of the township known as "Bhagyashree- Aashiyana" Residential Scheme, which has been developed on the land comprising Khasra no. 133/3, 134/1, 134/3, Revenue Village- Uchiyada, Jodhpur

  
**Hemant Kumar Sharma**  
Advocate

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.126682364 dated 11/07/2026 for the relevant search is enclosed herewith.

Hemant Kumar Sharma  
Advocate

~~Hemant Kumar Sharma~~  
Advocate