

e-Challan

Registration and Stamps department Government of Rajasthan

GRN: 0125053263



Payment Date: 12/06/2026 14:12:58

Office Name: SUB REGISTRAR-II REGISTRATION & STAMPS, JAIPUR

Location: JAIPUR (CITY)

Period: 01/04/2026-To-31/03/2027

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: RAVINDRA KUMAR SHARMA ADV	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): JAIPUR(000000)
Address:KHASRA NO 83, 83/396, 83/397, 83/398, 83/399 VILL MADRAMPURA TEH JAIPUR DR VINAY SUREN	Remarks:SEARCH FEES SKY LINE DEVELOPERS YEAR 2025-26

Payment Details:

Bank:	State Bank Of India	Challan No. -	0
Date:	12/06/2026 14:12:58	Bank CIN No:	SBIN12505326312062026
		Refrence No:	CK00QCXMD0

Computer generated copy on : 12/06/2026

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



Ravindra Kumar Sharma

**Advocate
Raj. High Court**

**Off./Res. :- Plot No. 35&35 A Mahadev Nagar,
New Loha Mandi Road 14 No. Sikar Road,
Jaipur (Raj.)-302013**

Mob: 9829084758 Email: advocate.ravindra81@gmail.com

LEGAL TITLE SEARCH REPORT

Date: 26 June 2026

I, **Ravindra Kumar Sharma, Advocate**, hereby certify that I have conducted a legal title search in respect of the immovable property comprising land bearing **Khasra Nos. 83, 83/396, 83/397, 83/398 and 83/399**, admeasuring **4,148.578 square metres**, situated at **Village Madrampura, Tehsil Jaipur, District Jaipur, Rajasthan**.

For the purpose of this report, I have examined the relevant title documents, revenue records, mutation entries, conversion order, registered lease deed, registered sale deed, registration records and other supporting documents produced before me.

Legal Opinion

Upon examination of the aforesaid documents and records, I am of the considered opinion that:

1. The subject property was originally owned by **Dr. Vinay Suren**.
2. The property was duly converted from agricultural to residential use by the **Jaipur Development Authority (JDA)** under Section 90-A of the Rajasthan Land Revenue Act, 1956, and thereafter a **Registered Lease Deed** was executed by JDA in favour of **Dr. Vinay Suren**, thereby perfecting his leasehold rights over the property.
3. Subsequently, the property was transferred in favour of **M/s Skyline Developers**, through its Partner **Mr. Girraj Agarwal**, by virtue of a **Registered Sale Deed dated 06 February 2026**, registered before the **Sub-Registrar, Jaipur-II**, bearing **Registration No. 202603016101825**.
4. The chain of title is complete, continuous and legally valid.
5. The title documents examined do not disclose any mortgage, lien, charge, attachment, acquisition proceedings, litigation or any other encumbrance affecting the title of the subject property.
6. Accordingly, the title of **M/s Skyline Developers** over the aforesaid property appears to be **clear, valid, marketable and free from encumbrances**, based on the documents and records examined by me.

This report has been prepared on the basis of the documents made available for verification and the revenue and registration records produced before me.

PROPERTY DETAILS

The subject property comprises land bearing **Khasra Nos. 83, 83/396, 83/397, 83/398 and 83/399**, admeasuring **4,148.578 square metres**, situated at **Village Madrampura, Tehsil Jaipur, District Jaipur, Rajasthan**.

The title history of the property is as follows:

1. The land was originally owned by **Dr. Vinay Suren**.



Ravindra Kumar Sharma

**Advocate
Raj. High Court**

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2. Mutation was duly entered in the revenue records (Jamabandi) in respect of Khasra Nos. **83, 83/396, 83/397, 83/398, 83/399 and 84.**
3. The owner applied for conversion of the land under **Section 90-A of the Rajasthan Land Revenue Act, 1956**, whereupon the **Jaipur Development Authority** converted the land from agricultural to residential use measuring **5,004.08 square metres** vide its order dated **28 January 2022.**
4. Consequent upon the conversion, the necessary mutation entries were recorded in the revenue records.
5. Thereafter, the **Jaipur Development Authority (JDA)** executed and registered a **Lease Deed** in favour of **Dr. Vinay Suren** in respect of the converted land. The said Lease Deed was registered before the **Sub-Registrar, Jaipur-X**, on **09 January 2025.** The Lease Deed pertains to the converted residential land comprising **Khasra Nos. 83, 83/396, 83/397, 83/398 and 83/399**, Village Madrampura, Tehsil Jaipur, District Jaipur, and forms an integral link in the chain of title.
6. Thereafter, **Dr. Vinay Suren** transferred the subject property to **M/s Skyline Developers**, through its Partner **Mr. Girraj Agarwal**, by a **Registered Sale Deed dated 06 February 2026**, bearing **Registration No. 202603016101825**, registered before the **Sub-Registrar, Jaipur-II.**

Chain of Title

Transferor	Transferee	Date	Sub-Registrar	Registration No.
Dr. Vinay Suren	M/s Skyline Developers through Partner Mr. Girraj Agarwal	06.02.2026	Jaipur-II	202603016101825

Place: Jaipur

Date: 26 June 2026

**(Ravindra Kumar Sharma)
Advocate
Enrollment No. R/443/2005**

**Ravindra Sharma
Advocate
Raj. High Court, Jaipur
Mob. 9829084758**