



Government of Rajasthan
e-Registration Fee Receipt

FIRST COPY

SRO Unique ID 2025000999R Receipt Date 21-NOV-2025 14:08
S R Location SANGANER-I
Receipt No RJ1473053258619
Name Of Seller ABHISHEK WADHWA ADV
Name Of Buyer VARDHMAN REAL ESTATE THROUGH SHRI MANISH JAIN
Type of Document Others - Search
ACC Reference NONSH/SHASHI RAJAWAT/JAIPUR



Paid Fees

Stock Holding Corporation of India Limited

Particulars	Amount (Rs.)	Particulars	Amount (Rs.)
Registration Fees	₹ 0	CSI	₹ 0
Copy of Fees	₹ 0	Record Inspection Fees	₹ 50
Late Fees	₹ 0	Commission Fees	₹ 0
Other Charges	₹ 0		
Total Amount	₹ 50	Service Charges	₹ 10
Grand Total	₹ 60		
(Rupees Sixty Only)			



Statutory Alert : The authenticity of this receipt should be verified at www.shcilestamp.com . Any discrepancy in the details on this receipt and as available on the website renders it invalid.



Government of Rajasthan
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SECOND COPY

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S R Location SANGANER-I
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Dated: 21.11.2025

SEARCH REPORT

This search report is carried out on request of Vardhaman Real Estate through its partner Shri Manish Jain for registration of their project "Shree Krishna Van" before Rajasthan Real Estate Regulatory Authority and report is submitted herein under. This search report is for the property, as mentioned below in schedule of property.

Name of the Owner – Vardhaman Real Estate through its partner Shri Manish Jain.

Nature of Property- Plotted Residential Scheme.

Purpose – Registration of Project "Shree Krishna Van" situated at Khasra No. 1445/313, 314, 315, 1441/262, 1443/312, 309, 310, 311, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 7655 Sq. Mtr. before Rajasthan Real Estate Regulatory Authority, Jaipur.

Schedule of Immovable Property-

S. No.	Owner Name	Khasra
1.	Vardhaman Real Estate through its partner Shri Manish Jain.	Khasra No. 1445/313, 314, 315, 1441/262, 1443/312, 309, 310, 311, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 7655 Sq. Mtr. (hereinafter referred to as "Project Land")

I, Abhishek Wadhwa, Advocate have caused necessary searches for the period of 1 year (According to the available record) of which the records kept at the office of the Sub-Registrar, Sanganeer-I vide Receipt dated 21.11.2025 and have inspected all other relevant documents in respect of the aforesaid property.

My Search Report is as follows:



1. That initially the land bearing Khasra No. 262, 309, 310, 311, 312, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 3921 Sq. Mtr. was in the name of Shri Ravindra Gupta evident from Mutation Letter dated 23.07.2025 bearing no. 2305 of Samvad 2075-78.
2. Thereafter, Vardhaman Real Estate through its partner Shri Manish Jain purchased the land bearing Khasra No. 262, 309, 310, 311, 312, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 3921 Sq. Mtr. from Shri Ravindra Gupta vide Sale Deed dated 21.07.2025, which was registered in the office of Sub Registrar, Renwal Manjhi on 23.07.2025 at Book No. 1, Volume No. 21, Page No. 159 at Sr. No. 202503611101144 and its copy is pasted at Additional Book No. 1, Volume No. 84, Page No. 123 to 138.
3. Thereafter, mutation for land bearing Khasra No. 262, 309, 310, 311, 312, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 3921 Sq. Mtr. was opened in the name of Vardhaman Real Estate evident from Mutation Letter dated 23.07.2025 bearing no. 2305 of Samvad 2075-78.
4. That the land bearing Khasra No. 313, 314, 315, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 5058 Sq. Mtr. was in the name of Smt. Yajula Gupta evident from Mutation Letter dated 04.08.2025 bearing no. 2312 of Samvad 2075-78.
5. Thereafter, Vardhaman Real Estate through its partner Shri Manish Jain purchased the land bearing Khasra No. 313, 314, 315, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 5058 Sq. Mtr. from Smt. Yajula Gupta vide Sale Deed dated 21.07.2025, which was registered in the office of Sub Registrar, Renwal Manjhi on 23.07.2025 at Book No. 1, Volume No. 21, Page No. 158 at Sr. No. 202503611101143 and its copy is pasted at Additional Book No. 1, Volume No. 84, Page No. 107 to 122.
6. Thereafter, mutation for land bearing Khasra No. 313, 314, 315, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 5058 Sq. Mtr. was opened in the name of Vardhaman Real Estate evident from Mutation Letter dated 04.08.2025 bearing no. 2312 of Samvad 2075-78.
7. Thereafter, Vardhaman Real Estate surrendered 1324 sq. mtrs. out of 5058 Sq. Mtr. area from land bearing Khasra No. 262, 312, 313 Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur for road and pathway and accordingly vide

mutation dated 11.09.2025 bearing no. 2332 dividing Khasra No. 262, 312, 313 Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur in the following manner:

S. No.	Old No.	Khasra	New Khasra No.	New Khasra Area	Ownership
1.	313		1444/313	0.0758	Road and Pathway
2.			1445/313	0.2403	Vardhaman Real Estate
3.	262		1440/262	0.0287	Road and Pathway
4.			1441/262	0.0725	Vardhaman Real Estate
5.	312		1442/312	0.0279	Road and Pathway
6.			1443/312	0.0606	Vardhaman Real Estate

8. Thereafter, Vardhaman Real Estate through its partner Shri Manish Jain applied for conversion of land bearing Khasra No. 1445/313, 314, 315, 1441/262, 1443/312, 309, 310, 311, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 7655 Sq. Mtr. under Section 90-A of Rajasthan Land Revenue Act, 1956 before Sub Division Officer, Madhorajpura, Jaipur and the Sub Division Officer, Madhorajpura, Jaipur converted the said land vide Order dated 24.09.2025 bearing no. LC/2025-26/242491 and accordingly the said conversion order dated 24.09.2025 was registered in the office of Sub Registrar, Sanganer-I on 28.10.2025 at Book No. 1, Volume No. 1523, Page No. 66 at Sr. No. 202503024113477 and its copy is pasted at Additional Book No. 1, Volume No. 5687, Page No. 396 to 402.
9. Thereafter, Mutation for residential scheme was opened for land bearing Khasra No. 1445/313, 314, 315, 1441/262, 1443/312, 309, 310, 311, Village-Harsuliya, Tehsil-Madhorajpura, District-Jaipur admeasuring 7655 Sq. Mtr. for residential scheme evident from Mutation Letter dated 30.09.2025 bearing no. 2337 of Samvad 2075-78.

ULC Applicability:

Urban Land Ceiling act is **Not Applicable** in state of Rajasthan and hence no clearance under ULC is required to be obtained.

ABHISHEK WADHWA
Advocate
Rajasthan High Court
Jaipur

I hereby certify that the said property is free from all sorts of encumbrances, loanable and mortgagable on the basis of available property records.

The receipt for the relevant searches is enclosed herewith.

Jaipur
Date: 21.11.2025



Abhishek Wadhwa
Advocate