

Hemant Kumar Sharma
Advocate
Rajasthan High Court, Jaipur



e-Challan

(M) 9413332288
GARGI'S LAW CHAMBER
A-36, Pratap Stadium,
Chitrakoot Scheme, Jaipur
email:law.gargi01@gmail.com

Registration and Stamps department Government of Rajasthan

Ref.....

GRN: 0127514746



Date.....

Payment Date: 27/07/2026 13:03:23

Office Name: SUB REGISTRAR-I REGISTRATION & STAMPS, BIKANER
Location: BIKANER
Period: 01/01/2014-To-27/07/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	3000.00

Commision(-): 0.00

Total/NetAmount: 3000.00

Three Thousand 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:161, Scheme:- Riyasat Vatika Phase-I, Village Vatika and Ramsinghpura, Tehsil Sanganer, Jaipur	Remarks:1997 to 2026 inspection search rule75 and131

Payment Details:

Challan No. - 0

Bank: State Bank Of India	Bank CIN No: SBIN12751474627072026
Date: 27/07/2026 13:03:23	Refrence No: IK0DSVRNF7

Computer generated copy on : 27/07/2026

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



Ref:

Date: 27/07/2026

NON-ENCUMBRANCE CERTIFICATE/SEARCH REPORT

Area 3.81 Hectare converted land vide Khasra No. 88/4, measuring 2.7923 Hectare and Khasra No. 88/11, measuring 1.0177 Hectare situated at Village Karmisar, Bikaner, Rajasthan owned by Mr. Amar Singh son of Shri Manohar Singh through power of attorney holder Mr. Rajesh Rawat son of Shri Banwari Lal Rawat.

I, Hemant Kumar Sharma, Advocate have caused necessary searches in the office of Sub-Registrar, Sikar and have inspected all relevant records and all other documents in respect of the aforesaid property, my search report is as follows.

Whereas initially the said land belonging to the Khatedar Mr. Amar Singh son of Shri Manohar Singh, bearing Khasra No. 88/4, measuring 2.7923 Hectare and Khasra No. 88/11, measuring 1.0177 Hectare situated at Village Karmisar, Bikaner, Rajasthan.

After that above named Khatedar Mr. Amar Singh son of Shri Manohar Singh has appointed Mr. Rajesh Rawat son of Shri Banwari Lal Rawat as his attorney through a deed of power of attorney in respect of said khatedari land; said power of attorney was executed on 19/12/2022, said deed is registered in the office of Sub registrar Bikaner-I on 19/12/2022 in Book No. 4 Volume No. 172 page No. 11 Serial No. 202203058400578 and copy of deed in additional Book no. 4 Volume No. 307 at Page No. 1 to 9.

Thereafter the above named has applied in the office of UIT, Bikaner for land use conversion from agriculture to non-agricultural use under the provisions of section 90-A of Rajasthan land Revenue Act 1956 for proposed residential township Scheme at Khasra No. 88/4, measuring 2.7923 Hectare and Khasra No. 88/11, measuring 1.0177 Hectare situated at Village Karmisar, Bikaner, Rajasthan; and the same

has accepted through a Conversion Order No. LU2012/BIK/2022-23/100278 dated 12/06/2023 in respect of said land in favor of Mr. Amar Singh son of Shri Manohar Singh through power of attorney holder Mr. Rajesh Rawat son of Shri Banwari Lal Rawat.

After that above named Mr. Amar Singh son of Shri Manohar Singh through power of attorney holder Mr. Rajesh Rawat son of Shri Banwari Lal Rawat has applied for approval of maps for proposed residential township Scheme in the office concern and for the same approved maps issued by UIT, Bikaner through letter No. 16587 dated 03/10/2023 along with approved maps.

Hence, Mr. Amar Singh son of Shri Manohar Singh through power of attorney holder Mr. Rajesh Rawat son of Shri Banwari Lal Rawat has acquired the said proposed residential township Scheme at Khasra No. 88/4, measuring 2.7923 Hectare and Khasra No. 88/11, measuring 1.0177 Hecate situated at Village Karmisar, Bikaner, Rajasthan.

I, hereby certify that the said proposed residential township Scheme at Khasra No. 88/4, measuring 2.7923 Hectare and Khasra No. 88/11, measuring 1.0177 Hecate situated at Village Karmisar, Bikaner, Rajasthan 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. 0127514746 dated 27/07/2026 for the relevant search is enclosed herewith.


Hemant Kumar Sharma
Advocate