

FLOWCHART

In the year 1977, a Factory was situated at the Project Land. That Factory was on the name of Virender Singh S/o Aajad Shtru Singh Director Vijay Industries.

After that In the year 1977



Maharaj Virender Singh S/o Aajad Shtru Singh Director Vijay Industries sold Factory Building situated at Project land to **Jaychnad Lal S/o Deepchand Bhura** partner of Dk Industries.

and

Maharaj Virender Singh S/o Aajad Shtru Singh Director Vijay Industries sold Factory Building situated at Project land to **Kishan Lal S/o Deepchand Bhura** partner of Dk Industries.

There are two registries which are atatched at Page 1-32



Mr. Jaychand Lal died away and his land recorded on th ename of his legal heir **i.e. Manoj Kumar, Nayantara, Chanderkala, Kamal Devi, Vinod Kumar**



Accordingly after all this process following persons were become the owner
Murabba No. 176/419(8), Kila No. 1 to 10 (0.253 Hec. Each), Kila No. 11/1(0.126 Hec.),12/1(0.127 Hec.), 13/1(0.126 Hec.), 14/1(0.127 Hec.), 15/1(01.126 Hec.)
Total 3.162 Hec. Land was originally recorded on the name of following Perons

1. Mr. Kishan Lal Bhura S/o Sh. Deep Chand Bhura (0.762 Hectare)
2. Manoj Kumar (0.480 Hec.)
3. Nayantara (0.480 Hec.)
4. Chanderkala (0.480 Hec.)
5. Kamal Devi (0.320 Hec.)
6. Vinod Kumar (0.320 Hec.)



Mr. Kishan Lal Bhura passed away as on 06/06/2024. After that the land was transferred to Nirmal Kumar Bhura through. Mutation Entry No. 20 **PAGE 33-41**

Mr. Manoj Kumar, Nayantara, Chanderkala, Kamal Devi, Vinod Kumar donate their shares to Nirmal Kumar Bhura Mutation Entry No. 21 **PAGE 42-58**

**By these transfers Total 2.362 Hectare land came to
Nirmal Kumar Bhura**



After that a Vibhajan Order passed between Utam Kumar and Nirmal Kumar Bhura. By this Vibhajan following land registered on the name of Nirmal Kumar Bhura
Kila No. 2 (0.186 Hec.), Kila No. 3 to 8 (1.518 Hec. each), Kila No. 9 (0.186 Hec.), Kila No. 12/1 (0.093 Hec.), Kila No. 13/1 (0.126 Hec.), Kila No. 14/1 (0.127 Hec.), Kila No. 15/1 (0.126 Hec.) Total 2.362 Hec.) Mutation No. 22 **PAGE 59-66**



Issuance of Form 90-A

It is respectfully submitted that although the land is recorded in the Jamabandi as "Kism Gair Mumkin Factory," the conversion has been duly carried out under Section 90A of the Rajasthan Land Revenue Act, 1956 in accordance with the prescribed legal procedure. A technical scrutiny meeting was held by Nagar Palika Vijay Nagar on 01/12/2025 (notice dated 28/11/2025), wherein it was clearly recorded that if the land falls within the Master Plan area for residential purpose, then conversion under Section 90A can be allowed even without a separate land use change, subject to compliance of prescribed conditions. In compliance, public notices were duly published in two State-level newspapers and no adverse objections were received. Thereafter, the matter was further examined at the ATP level by Nagar Parishad Sri Ganganagar, where the same position was reaffirmed. Thus, after consistent findings at both the municipal and ATP levels and completion of due process, the conversion has been validly granted **PAGE 67-**

82

Form 90-A issued on 20/12/2025 for total land area of 16028.11 Square Meters situated at Murabba No. 176/419, Killa No. 1 to 10, 11/1, 12/1, 13/1, 14/1, 15/1.

PAGE 83-85



Jamabandi on the name of Owner **PAGE 86-87**
Jamabandi on the name of Nagarpalika **PAGE 88-89**