

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111842325



Payment Date: 10/10/2025 11:02:00

Office Name: SUB REGISTRAR, REGISTRATION & STAMPS, CHAKSU

Location: CHAKSU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रतियां	50.00
Commision(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash

Tin/Actt.No./VehicleNo./Taxid :

Pan No.(If Applicable):

City(Pincode): Jaipur(302039)

Address:Murlipura scheme jaipur

Remarks:Owner - Mr Kailashchand Datak S/o Mr Dulyaram
Khasra No 1116/1111
Area 0.9792 Hectare - 9792 Varg Mitr

Payment Details:

Challan No. - 0

Bank: UPI

Bank CIN No: CNRB11184232510102025

Date: 10/10/2025 11:02:00

Refrence No: IK20251010090919

Computer generated copy on : 10/10/2025

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

J&J
Jain & Jain Law Chambers

ANKIT JAIN, Advocate
Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res: - 14/148, Malviya Nagar, Jaipur – 302017
Mobile: - 9772204880
Email: - ankitjainadvocate@hotmail.com

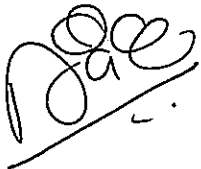
Land Due Diligence cum Legal opinion Report

Date: - 10.10.2025

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name Khasra/survey/Khatoni Number 1116/1111 at Village Girdharilalpur Patwar Halka Girdhari Lalpur, Tehsil Chaksu Distt. Jaipur

Part I DESCRIPTION OF THE PROPERTY:		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	Mr Kailash Chand Adopted (Datak Putra) S/o Mr Dulyaram
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Girdharilalpur, Patwar Halka Girdharilalpur, Tehsil Chakasu, District Jaipur Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No 1116/1111
4.	Land Area in Hectare/Sq. Meter/Feet	Area 0.9792-Hectare (9792 Sq.Meter)
5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs/Financial	NA



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ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

	institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	Mr Kailash Chand Adopted (Datakputra) S/o Mr Dulyaram
Part II <u>List of Documents submitted before me/us for scrutiny and legal Opinion on basis of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox copy)</u>		
	Revenue Record of Samwat 2076-2079	
	Revenue Record of Samwat 2076-2079 – current	
	Mutation Entry – 682 dated 16-12-2024	
	Convert Letter – as per revenue record khasra no 1116/1111 area 0.9792-hectare (9792 Sq. Meter) owned by Mr Kailash Chand Datak S/o Mr Dulyaram property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LSGCLU90A/2024-25/102955, order date 10.12.2024	
	as per revenue record mutation no 682 Khasra No 1116/1111 area 0.9792-hectare (9792 Varg-Mitr) owner by Mr Kailash Chand Datak S/o Mr Dulyaram property surrender in favour of his Nagar Palika Chakasu, mutation date 16.12.2024	

Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House (as highlighted in bold)

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. In the revenue record of Samwat 2076-2079 (2019 to 2022) - Khasra No 1116/1111 owned by Mr Kailash Chand Datak S/o Mr Dulyaram, Area 0.9792-Hectare, Village Girdharilalpura, Patwar Halka Girdharilalpura, Bhu. Abhi. Ni. Chhandel-kala, Tehsil Chakasu, District Jaipur.
2. In the revenue record of Samwat 2076-2079 (2019 to 2022)-current - Khasra No 1116/1111 owned by Nagar Palika Chakasu, Area 0.9792-Hectare, Village Girdharilalpura, Patwar Halka Girdharilalpura, Bhu. Abhi. Ni. Chhandel-kala, Tehsil Chakasu, District Jaipur.

Done

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ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Convert Letter – as per revenue record khasra no 1116/1111 area 0.9792-hectare (9792 Varg-Mitr) owned by Mr Kailash Chand Datak S/o Mr Dulyaram property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LSGCLU90A/2024-25/102955, order date 10.12.2024.

as per revenue record mutation no 682 Khasra No 1116/1111 area 0.9792-hectare (9792 Varg-Mitr) owner by Mr Kailash Chand Datak S/o Mr Dulyaram property surrender in favour of his Nagar Palika Chakasu, mutation date 16.12.2024.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that **Mr Kailash Chand Datak S/o Mr Dulyaram** is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

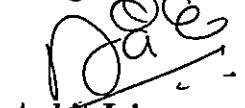
PART VI Search/Challan Certificate

This is to certify that a search or challan has been conducted by me/us/my team in this sub registrar office, for a period of 1 and no registered further transaction found.

PART VII SUGGESTION/REMARK IF ANY

There are no any registered title deed available in Favor of title owner. this is ancestral collateral inheritance by family members. there are land revenue records available only

Regards



Ankit Jain

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111842958



Payment Date: 10/10/2025 11:09:00

Office Name: SUB REGISTRAR, REGISTRATION & STAMPS, CHAKSU

Location: CHAKSU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commision(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302039)
Address:Murlipura scheme jaipur	Remarks:Owner - Mrs Priyanka W/o Mr Kailashchand Khasra No 1115/1111 Khasra no 724 1st Area 0.3029 Hectare - 3029 Varg Mittr 2nd area 0.4600 Hectare - 4600 Varg Mittr total area 0.7629 Hectare - 7629 Varg Mittr

Payment Details:

Challan No. - 0

Bank: UPI	Bank CIN No: CNRB11184295810102025
Date: 10/10/2025 11:09:00	Refrence No: IK20251010091155

Computer generated copy on : 10/10/2025

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

(Signature)

J&J
Jain & Jain Law Chambers

ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res:- 14/148, Malviya Nagar, Jaipur – 302017
Mobile:- 9772204880
Email:- ankitjainadvocate@hotmail.com

Land Due Diligence cum Legal opinion Report

Date: - 10.10.2025

Dear Sir/Mam,

Subject:- Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name Khasra/ survey/ Khatoni number 1115/1111 & 724 at Village Girdharilalpura Patwar Halka Girdharilalpura, Tehsil Chaksu Distt. Jaipur

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	Mrs Priyanka Meena W/o Mr Kailash Chand
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Girdharilalpura, Patwar Halka Girdharilalpura, Tehsil Chaksu, District Jaipur Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No 1115/1111 Khasra No 724
4.	Land Area in Hectare/Sq. Meter/Feet	Area 0.3029-Hectare (3029 Sq-Meter) Area 0.4600-Hectare (4600 Sq-Meter) Total area – 0.7629-Hectare (7629 Sq-Meter)
5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by	NA

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ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

	bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	Mrs Priyanka W/o Mr Kailash Chand

Part II List of Documents submitted before me/us for scrutiny and legal Opinion on basis of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox copy)

	Revenue Record of Samwat 2076-2079
	Revenue Record of Samwat 2076-2079 – current
	Mutation Entry – 682 dated 16-12-2024
	Convert Letter – as per revenue record khasra no 1115/1111 area 0.3029-hectare (3029 Sq.Meter) & khasra no 724 area 0.4600-hectare (4600 Sq.Meter) total area 0.7629-hectare (7629 Sq.Meter) owned by Mrs Priyanka W/o Mr Kailash Chand property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LSGCLU90A/2024-25/102953, order date 10.12.2024
	As per revenue record mutation no 682 dated 16-12-2024 khasra no 1115/1111 area 0.3029-hectare (3029 Sq. Meter) & khasra no 724 area 0.4600-hectare (4600 Sq. Meter) total area 0.7629-hectare (7629 Sq. Meter) owner by Mrs Priyanka W/o Mr Kailash Chand property surrender in favour of his Nagar Palika Chakasu, mutation date 16.12.2024

Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House (as highlighted in bold)

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. In the revenue record of Samwat 2076-2079 (2019 to 2022) - Khasra no 1115/1111 area 0.3029-hectare (3029 Varg-Mitr) & Khasra no 724 area 0.4600-hectare (4600 Varg-Mitr) total area 0.7629-hectare (7629 Varg-Mitr), owned by Mrs Priyanka W/o Mr Kailash Chand, Village Girdharilalpura, Patwar Halka Girdharilalpura, Bhu. Abhi. Ni. Chhandel-kala, Tehsil Chakasu, District Jaipur.



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Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

2. In the revenue record of Samwat 2076-2079 (2019 to 2022)-current - Khasra no 1115/1111 area 0.3029-hectare (3029 Varg-Mitr) & Khasra no 724 area 0.4600-hectare (4600 Varg-Mitr) total area 0.7629-hectare (7629 Varg-Mitr) owned by Nagar Palika Chakasu, Village Girdharilalpura, Patwar Halka Girdharilalpura, Bhu. Abhi. Ni. Chhandelkale, Tehsil Chakasu, District Jaipur.

Convert Letter – as per revenue record Khasra no 1115/1111 area 0.3029-hectare (3029 Varg-Mitr) & Khasra no 724 area 0.4600-hectare (4600 Varg-Mitr) total area 0.7629-hectare (7629 Varg-Mitr) owned by Mrs Priyanka W/o Mr Kailash Chand property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LSGCLU90A/2024-25/102953, order date 10.12.2024.

as per revenue record mutation no 682 Khasra no 1115/1111 area 0.3029-hectare (3029 Varg-Mitr) & Khasra no 724 area 0.4600-hectare (4600 Varg-Mitr) total area 0.7629-hectare (7629 Varg-Mitr) owner by Mrs Priyanka W/o Mr Kailash Chand property surrender in favour of his Nagar Palika Chakasu, mutation date 16.12.2024.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that Mrs Priyanka W/o Mr Kailash Chand is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI SEARCH /CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us in this sub registrar office, for a period of 1 year and no registered further transaction found.



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Jain & Jain Law Chambers

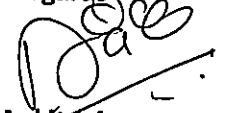
ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

PART VII SUGGESTION/REMARK IF ANY

There are no any registered title deed available in Favor of title owner. this is ancestral collateral inheritance by family members. there are land revenue records available only.

Regards



Ankit Jain

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111842608



Payment Date: 10/10/2025 11:05:00

Office Name: SUB REGISTRAR, REGISTRATION & STAMPS, CHAKSU

Location: CHAKSU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commision(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302039)
Address:Murlipura scheme jaipur	Remarks:Owner - Mr Surgyan Meena S/o Mr Chhitarmal Meena Khasra No 1117/1111 Area 0.2529 Hectare - 2529 Varg Mitr

Payment Details:

Challan No. - 0

Bank: UPI	Bank CIN No: CNRB11184260810102025
Date: 10/10/2025 11:05:00	Refrence No: IK20251010091035

Computer generated copy on : 10/10/2025

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

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Jain & Jain Law Chambers

ANKIT JAIN, Advocate
Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res: - 14/148, Malviya Nagar, Jaipur – 302017
Mobile: - 9772204880
Email: - ankitjainadvocate@hotmail.com

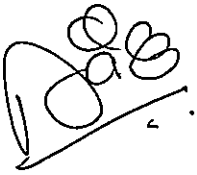
Land Due Diligence cum Legal opinion Report

Date: - 10.10.2025

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name, Khasra/survey/Khatoni number **1117/1111** at Village Girdharilalpura, Patwar Halka Girdharilalpura, Chandelkalla Tehsil Chaksu Distt. Jaipur

Part I DESCRIPTION OF THE PROPERTY:		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	Mr Surgyan Meena S/o Mr Chhitarmal Meena
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Girdharilalpura, Patwar Halka Girdharilalpura, Tehsil Chakasu, District Jaipur Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No 1117/1111
4.	Land Area in Hectare/Sq. Meter/Feet	Area 0.2529-Hectare (2529 Sq.Meter)
5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA



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Jain & Jain Law Chambers

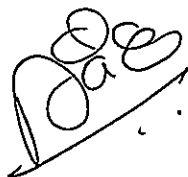
ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs /Financial institution/ co-operative banks via Equitable or Registered simple mortgage (without possession)	NA
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	Mr Surgyan Meena S/o Mr Chhitarmal Meena
Part II <u>List of Documents submitted before me/us for scrutiny and legal Opinion on basis of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox copy)</u>		
1.	Revenue Record of Samwat 2076-2079	
2.	Revenue Record of Samwat 2076-2079 – current	
3.	Mutation Entry – 682 dated 16-12-2024	
4.	90-A order- as per revenue record khasra no 1117/1111 area 0.2529-hectare (2529 Sq. Meter) owned by Mr Surgyan Meena S/o Mr Chhitarmal Meena property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LSGCLU90A/2024-25/102952, order date 10.12.2024	
5.	as per revenue record mutation no 682 Khasra No 1117/1111 area 0.2529-hectare (2529 Varg-Mitr) owner by Mr Surgyan Meena S/o Mr Chhitarmal Meena property surrender in favour of his Nagar Palika Chakasu, mutation date 16.12.2024	

Part III NATURE OF PROPERTY

Agriculture/Commercial/**Industrial** / Farm House (as highlighted in bold)



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Jain & Jain Law Chambers

ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. In the revenue record of Samwat 2076-2079 (2019 to 2022) - Khasra No 1117/1111 owned by Mr Surgyan Meena S/o Mr Chhitarmal Meena, Area 0.2529-Hectare, Village Girdharilalpura, Patwar Halka Girdharilalpura, Bhu. Abhi. Ni. Chhandel-kala, Tehsil Chakasu, District Jaipur.
2. In the revenue record of Samwat 2076-2079 (2019 to 2022)-current - Khasra No 1117/1111 owned by Nagar Palika Chakasu, Area 0.2529-Hectare, Village Girdharilalpura, Patwar Halka Girdharilalpura, Bhu. Abhi. Ni. Chhandel-kala, Tehsil Chakasu, District Jaipur.

Convert Letter – as per revenue record khasra no 1117/1111 area 0.2529-hectare (2529 Varg-Mitr) owned by Mr Surgyan Meena S/o Mr Chhitarmal Meena property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LSGCLU90A/2024-25/102952, order date 10.12.2024.

As per revenue record mutation no 682 Khasra No 1117/1111 area 0.2529-hectare (2529 Varg-Mitr) owner by Mr Surgyan Meena S/o Mr Chhitarmal Meena property surrender in favour of his Nagar Palika Chakasu, mutation date 16.12.2024.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that **Mr Surgyan Meena S/o Mr Chhitarmal Meena** is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI SEARCH/CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us/my office in this sub registrar office, for a period of 1 year and no registered further transaction found.



J&J
Jain & Jain Law Chambers

ANKIT JAIN, Advocate
Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

PART VII SUGGESTION/REMARK IF ANY

There is no any registered title deed available in Favor of title owner. this is ancestral collateral inheritance by family members. there are land revenue records available only

Regards

Ankit Jain
Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0111843291



Payment Date: 10/10/2025 11:13:00

Office Name: SUB REGISTRAR, REGISTRATION & STAMPS, CHAKSU

Location: CHAKSU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commision(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash	Tin/Actt.No./VehicleNo./Taxid :
Pan No.(If Applicable):	City(Pincode): Jaipur(302039)
Address:Murlipura scheme jaipur	Remarks:Owner - Mr Naveen Adwani S/o Mr Ishawar Adwani 1/2 share Mr Hitesh Adwani S/o Mr Ishawar Adwani 1/2 share Khasra No 686 Area 0.7600 Hectare - 7600 Varg Mitr

Payment Details:

Challan No. - 0	
Bank: UPI	Bank CIN No: CNRB11184329110102025
Date: 10/10/2025 11:13:00	Refrence No: IK20251010091277

Computer generated copy on : 10/10/2025

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

(Handwritten Signature)

J&J
Jain & Jain Law Chambers

ANKIT JAIN, Advocate
Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

Office & Res:- 14/148, Malviya Nagar, Jaipur – 302017
Mobile:- 9772204880
Email:- ankitjainadvocate@hotmail.com

Land Due Diligence cum Legal opinion Report

Date: - 10.10.2025

Dear Sir/Mam,

Subject:- Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/property/Scheme Name Khasra/survey/Khatoni number 686 at Village Girdharilalpura, Patwar Halka Girdharilalpura, Chandelkalla Tehsil Chaksu Distt. Jaipur

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	Mr Naveen Adwani S/o Mr Ishawar Adwani (1/2 share), Mr Hitesh Adwani S/o Mr Ishawar Adwani (1/2 share)
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Girdharilalpura, Patwar Halka Girdharilalpura, Tehsil Chakasu, District Jaipur Four side boundaries if any: - East West North South
3.	Survey/Khasra number	Khasra No 686
4.	Land Area in Hectare/Sq.	Area 0.7600-Hectare (7600 Sq.Meter)



J&J
Jain & Jain Law Chambers

ANKIT JAIN, Advocate

Chamber No. 102 E block, Rajasthan High Court, Jaipur- 302005

	Meter/Feet	
5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	NA
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	Mr Naveen Adwani S/o Mr Ishawar Adwani (1/2 share), Mr Hitesh Adwani S/o Mr Ishawar Adwani (1/2 share).

**Part II List of Documents submitted before me/us for scrutiny and legal Opinion on basis
of the aforesaid scanned copies furnished to us (Specify the documents are original or
xerox copy)**

1.	Revenue Record of Samwat 2076-2079
2.	Revenue Record of Samwat 2076-2079 – current
3.	Mutation Entry – 682 dated 16/12/2024
4.	Convert Letter – as per revenue record khasra no 686 area 0.7600-hectare (7600 Sq.Meter) owned by Mr Naveen Adwani S/o Mr Ishawar Adwani (1/2 share), Mr Hitesh Adwani S/o Mr Ishawar Adwani (1/2 share) property agriculture land convert to non- agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LSGCLU90A/2024-25/102954, order date



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	10.12.2024
5.	as per revenue record mutation no 682 Khasra No 686 area 0.7600-hectare (7600 Varg-Mitr) owner by Mr Naveen Adwani S/o Mr Ishawar Adwani (1/2 share), Mr Hitesh Adwani S/o Mr Ishawar Adwani (1/2 share) property surrender in favour of his Nagar Palika Chakasu, mutation date 16.12.2024

Part III NATURE OF PROPERTY

Agriculture/Commercial/Industrial / Farm House (as highlighted in bold)

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

1. In the revenue record of Samwat 2076-2079 (2019 to 2022) - Khasra No 686 owned by Mr Naveen Adwani S/o Mr Ishawar Adwani (1/2 share), Mr Hitesh Adwani S/o Mr Ishawar Adwani (1/2 share), Area 0.7600-Hectare, Village Girdharilalpur, Patwar Halka Girdharilalpur, Bhu. Abhi. Ni. Chhandel-kala, Tehsil Chakasu, District Jaipur.
2. In the revenue record of Samwat 2076-2079 (2019 to 2022)-current - Khasra No 686 owned by Nagar Palika Chakasu, Area 0.7600-Hectare, Village Girdharilalpur, Patwar Halka Girdharilalpur, Bhu. Abhi. Ni. Chhandel-kala, Tehsil Chakasu, District Jaipur.

90-A order as per revenue record khasra no 686 area 0.7600-hectare (7600 Varg-Mitr) owned by Mr Naveen Adwani S/o Mr Ishawar Adwani (1/2 share), Mr Hitesh Adwani S/o Mr Ishawar Adwani (1/2 share) property agriculture land convert to non-agriculture land as per under the Rajasthan Land Revenue (Granting permission for use of agricultural land for non-agricultural purposes under Section 90-A of the Rajasthan Land Revenue Act, 1956) Order Num LSGCLU90A/2024-25/102954, order date 10.12.2024.



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As per revenue record mutation no 682 Khasra No 686 area 0.7600-hectare (7600 Varg-Mitr) owner by Mr Naveen Adwani S/o Mr Ishawar Adwani (1/2 share), Mr Hitesh Adwani S/o Mr Ishawar Adwani (1/2 share) property surrender in favour of his Nagar Palika Chakasu, mutation date 16.12.2024.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that **Mr Naveen Adwani S/o Mr Ishawar Adwani (1/2 share), Mr Hitesh Adwani S/o Mr Ishawar Adwani (1/2 share)** is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

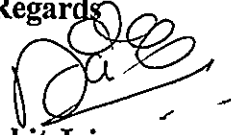
PART VI SEARCH/CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us in this sub registrar office, for a period of 1 and no registered further transaction found.

PART VII SUGGESTION/REMARK IF ANY

There are no any registered title deed available in favor of title owner. this is ancestral collateral inheritance by family members. there are land revenue records available only.

Regards



Ankit Jain

Advocate

e-Challan

Registration and Stamps department
Government of Rajasthan

GRN: 0112234508



Payment Date: 17/10/2025 17:17:00

Office Name: SUB REGISTRAR, REGISTRATION & STAMPS, CHAKSU

Location: CHAKSU

Period: 01/04/2025-To-31/03/2026

S.No	Purpose/Budget Head Name	Amount (₹)
1	0030-03-800-01-00-अन्य प्रप्तियां	50.00
Commission(-):		0.00
Total/NetAmount:		50.00

Fifty Rupees and Zero Paise Only

Payee Details:

Full Name: Advocate Avinash

Pan No.(If Applicable):

Address:Murlipura scheme jaipur

Tin/Actt.No./VehicleNo./Taxid :

City(Pincode): Jaipur(302039)

Remarks:Owner - Mr Mohammad Aarif
Khasra no 715 and 16 other
Total area 5.4200 hectare
Village- Girdharilalpura, Chaksu, Jaipur

Payment Details:

Bank: UPI

Date: 17/10/2025 17:17:00

Challan No. - 0

Bank CIN No: CNRB11223450817102025

Reference No: IK20251017007780

Computer generated copy on : 17/10/2025

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

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Email: - ankitjainadvocate@hotmail.com

Land Due Diligence cum Legal opinion Report

18.10.2025

Dear Sir/Mam,

Subject: - Regarding the legal scrutiny report of documents pertaining to all that piece and parcel of Site Bearing with respective collateral/ property/ Scheme Name Khasra/survey/Khatoni 715, 717, 718/1, 718/2, 719/1, 719/2, 720, 721/1, 721/2, 722, 725, 726, 727, 728, 730, 731, 732 number at Village Girdharilalpura Patwar Halka Girdharilalpura Tehsil-Chaksu Distt. Jaipur.

Part I <u>DESCRIPTION OF THE PROPERTY:</u>		
S.N.	Particulars	Contained
1.	Name of the Current Title Owner as per the Land revenue records or Title deeds.	Mr. Mohammad Aarif s/o Mohammad Rafiq
2.	Description of the respective Collateral/Property/Scheme.	Revenue Village Girdharilalpura, Patwar Halka Girdharilalpura, Tehsil Chaksu, District Jaipur Four side boundaries if any: - East West North South

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3.	Survey/Khasra number	Khasra No 715-area 0.34 hectare Khasra no.717- area 0.5100 hectare Khasra no.718/1-area 0.1000 hectare Khasra no. 718/2- area 0.3800 hectare Khasra no. 719/1-area 0.2400 hectare Khasra no.719/2- area 0.3100 hectare Khasra no. 720 – area 0.1900 hectare Khasra no. 721/1- area 0.1200 hectare Khasra no.721/2- area 0.2300 hectare Khasra no. 722- area 0.2700 hectare Khasra no.725-area 0.4100 hectare Khasra no.726-area 0.2400 hectare Khasra no.727-area 0.9500 hectare Khasra no.728- area 0.2200 hectare Khasra no-730-area 0.1200 hectare Khasra no-731 -area 0.5600 hectare Khasra no-732-area 0.2300 hectare Total Kahasra 17 and total land area 5.4200 hectare
4.	Land Area in Hectare/Sq. Meter/Feet	Area 5.4200 hectare (54200 sq meter)

Dee

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5.	Encumbrances/Charge/mortgage (if any pending as per the land revenue records)	NA
6.	Details of mortgagee Institutions (if any) or create an valid mortgage by bank/NBFCs/Financial institution /co-operative banks via Equitable or Registered simple mortgage (without possession)	NA
7.	For the Company to execute Lease Agreement/Easement etc. with the respective Collateral	Mr. Mohammad Aarif s/o Mohammad Rafiq

**Part II List of Documents submitted before me/us for scrutiny and legal Opinion on basis
of the aforesaid scanned copies furnished to us (Specify the documents are original or xerox
copy)**

1.	Revenue Record of Samwat 2064-67 old khata 48 new khata 14 and of Samwat 2068- 71 old khata 14 and new khata 14
2.	Revenue Record 2076-79 (permanent From 2019) current owner is Nagarpalika Chaksu under 90-A



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3.	90-A order Sr.no. year 2024/7071-7073 dated 14-02-2024
4.	90-A order land revenue act 1956, under section 90-A, Agri to non-Agri uses (Primary Micro Industrial purpose) dated 14-02-2024 Sr.no. year 2024/7071-7073 Khasra No Khasra No 715-area 0.34 hectare Khasra no.717- area 0.5100 hectare, Khasra no.718/1-area 0.1000 hectare, Khasra no. 718/2- area 0.3800 hectare, Khasra no. 719/1-area 0.2400 hectare, Khasra no.719/2- area 0.3100 hectare Khasra no. 720 – area 0.1900 hectare, Khasra no. 721/1- area 0.1200 hectare, Khasra no.721/2- area 0.2300 hectare, Khasra no. 722- area 0.2700 hectare, Khasra no.725- area 0.4100 hectare Khasra no.726-area 0.2400 hectare, Khasra no.727-area 0.9500 hectare, Khasra no.728- area 0.2200 hectare, Khasra no-730-area 0.1200 hectare, Khasra no-731 -area 0.5600 hectare Khasra no-732-area 0.2300 hectare , Total Khasra 17 and total land area 5.4200 hectare Owner by Mr. Kalyan Shai S/o Bhagirath Meena and Teeja w/o Jagdish as per revenue Record of Samwat 2064-67 old Khata 48 and new 14
5.	Registered sale deed executed by Mr. Kalyan Shai s/o Bhagirath and Mrs. Teeja w/o Jagdish of khasra no.715 area 0.34 hectare (undivided $\frac{3}{4}$ share of Kalyan and undivided $\frac{1}{4}$ share of Teeja), khasra no.717 area 0.51 hectare, khasra no.718/1 area 0.10 hectare, khasra no.719/1 area 0.24 hectare , khasra no.720 area 0.19 hectare, khasra no,721/2 area 0.23 hectare, total 6 khasra 1.27 hectare in the name of Teeja w/o Jagdish , Khasra No 718/2 area 0.38 hectare, khasra no.719/2 area 0.31 hectare, khasra



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	no.721/1 area 0.12 hectare, khasra no.722 area 0.27 hectare, khasra no 725 area 0.41 hectare, khasra no.726 area 0.24 hectare, khasra no.727 area 0.95, khasra no 728 area 0.22 hectare, khasra no.730 area 0.12 hectare, khasra no. 731 area 0.56 hectare, khasra no. 732 area 0.23 hectare, Total 11 khasras and area 3.81 hectare completed name of Mr. Kalyan Sahai and total area is 5.4200 (54200.00 Sq.Meter) in favor of 1. Mr. Mohammad Aarif (area 2.9810 Hectare,29810 Sq Meter out of 5.4200 hectare) 2. Naveen Adwanai s/o Ishwar Adwanai (Area 1.2195 Hactare,12195 Sq. Meter out of 54200 Sq. Meter) 3. Hitesh Adwani s/o Ishwar Adwani ((Area 1.2195 Hactare,12195 Sq. Meter out of 54200 Sq. Meter) Registration endorsement dated 07-06-2024, Book no.1, volume no.644, page no.44 Sr.no.202403425102337, additional book no.1, volume no.2373 of page no.581 to 592 Sub-Registrar – Chaksu
6.	Registered sale deed executed by Mr.Naveen Adwani s/o Ishwar Adwani (Area 1.2195 Hactare,12195 Sq. Meter out of 54200 sq. meter) and Mr.Hitesh Adawani s/o Ishwar Adawani (Area 1.2195 Hactare,12195 Sq. Meter out of 54200 sq .meter) of khasra no.715 area 0.34 hectare ,khasra no.717 area 0.51 hectare, khasra no.718/1 area 0.10 hectare, khasra no.719/1 area 0.24 hectare ,khasra no.720 area 0.19 hectare, khasra no,721/2 area 0.23 hectare, total 6 khasra 1.27 hectare in the name of Teeja w/o Jagdish , Khasra No 718/2 area 0.38 hectare, khasra no.719/2 area 0.31 hactare, khasra no.721/1 area 0.12 hactare, khasra no.722 area 0.27 hactare, khasra no 725 area 0.41 hactare, khasra no.726 area 0.24 hactare, khasra no.727 area 0.95, khasra no 728 area 0.22 hactare, khasra no.730 area 0.12 hectare, khasra no. 731 area 0.56 hactare, khasra no. 732 area 0.23 hectare, Total 11 khasras and area 3.81 hactare in favor of Mr.Mohammad Aarif s/o Mohammad Rafiq. Registration endorsement dated



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03-06-2025, Book no.1, volume no.678, page no.97 Sr.no.202503425103196 ,additional book no.1, volume no.2511 of page no.25 to 36 Sub-Registrar – Chaksu
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Part III NATURE OF PROPERTY

Micro Industrial/Residencial /Agriculture/Commercial/Industrial / Farm House (as highlighted in bold)

Part IV DERIVATION OF TITLE OF THE PROPERTY TITLE FLOW

In the revenue record of Samwat 2064-2067 old Khata no.48 & New Khata no.14 - Khasra No. 715 area 0.3400,Khasra no.717 area 0.5100, khasra no.718 area 0.4800 hectare, khasra no.719 area 0.5500 Hectare, khasra no.720 area 0.1900 Hectare, Khasra no.721 area 0.3500 hectares, khasra no.722 area 0.2700 hectares, khasra no.725 area 0.4100 hectares, Khasra no.726 area 0.2400 hectares, khasra no.727 area 0.9500 hectares, khasra no.728 area 0.2200 hectares, khasra no.730 area 0.1200 hectares, khasra no.731 area 0.5600 hectares, khasra no.732 area 0.2300 hectares Total 14 Khasras and Total Land area is 5.4200 hectares owned by Mr. Kalyan Shai s/o Bhagirath Meena share 3/4, and Mrs. Teeja w/o Jagdish Share ¼. Village Girdharilalpura , Patwar Halka Girdharilalpura, Bhu. Abhi. Ni. Kothun, Tehsil Chaksu, District Jaipur.



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In the revenue record of Samwat 2068-2071 old Khata no.14 & New Khata no.14 - Khasra No. 715 area 0.3400, Khasra no.717 area 0.5100, khasra no.718 area 0.4800 hectare, khasra no.719 area 0.5500 Hectare, khasra no.720 area 0.1900 Hectare, Khasra no.721 area 0.3500 hectares, khasra no.722 area 0.2700 hectares, khasra no.725 area 0.4100 hectares, Khasra no.726 area 0.2400 hectares, khasra no.727 area 0.9500 hectares, khasra no.728 area 0.2200 hectares, khasra no.730 area 0.1200 hectares, khasra no.731 area 0.5600 hectares, khasra no.732 area 0.2300 hectares Total 14 Khasras and Total Land area is 5.4200 hectares owned by Mr. Kalyan Shai s/o Bhagirath Meena share 3/4, and Mrs. Teeja w/o Jagdish Share ¼. Village Girdharilalpura , Patwar Halka Girdharilalpura, Bhu. Abhi. Ni. Kothun, Tehsil Chaksu, District Jaipur

90-A order land revenue act 1956, under section 90-A, Agri to non-Agri uses (Primary Micro Industrial purpose) dated 14-02-2024 Sr.no. year 2024/7071-7073 Khasra No Khasra No 715- area 0.34 hectare, Khasra no.717- area 0.5100 hectare ,Khasra no.718/1-area 0.1000 hectare, Khasra no. 718/2- area 0.3800 hectare, Khasra no. 719/1-area 0.2400 hectare, Khasra no.719/2- area 0.3100 hectare ,Khasra no. 720 – area 0.1900 hectare, Khasra no. 721/1- area 0.1200 hectare, Khasra no.721/2- area 0.2300 hectare, Khasra no. 722- area 0.2700 hectare , Khasra no.725-area 0.4100 hectare, Khasra no.726-area 0.2400 hectare, Khasra no.727-area 0.9500 hectare, Khasra no.728- area 0.2200 hectare, Khasra no-730-area 0.1200 hectare, Khasra no-731 -area 0.5600 hectare, Khasra no-732-area 0.2300 hectare , Total Khasra 17 and total land area 5.4200 hectare, Owner by Mr. Kalyan Shai S/o Bhagirath Meena and Teeja w/o Jagdish as per revenue Record of Samwat 2064-67 old khatam 48 and new 14



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Registered sale deed executed by Mr. Kalyan Shai s/o Bhagirath and Mrs. Teeja w/o Jagdish of khasra no.715 area 0.34 hectare (undivided $\frac{3}{4}$ share of Kalyan and undivided $\frac{1}{4}$ share of Teeja), khasra no.717 area 0.51 hectare, khasra no.718/1 area 0.10 hectare, khasra no.719/1 area 0.24 hectare, khasra no.720 area 0.19 hectare, khasra no.721/2 area 0.23 hectare, total 6 khasra 1.27 hectare in the name of Teeja w/o Jagdish, Khasra No 718/2 area 0.38 hectare, khasra no.719/2 area 0.31 hectares, khasra no.721/1 area 0.12 hectares, khasra no.722 area 0.27 hectares, khasra no 725 area 0.41 hectares, khasra no.726 area 0.24 hectares, khasra no.727 area 0.95, khasra no 728 area 0.22 hectares, khasra no.730 area 0.12 hectare, khasra no. 731 area 0.56 hectares, khasra no. 732 area 0.23 hectare, Total 11 khasras and area 3.81 hectares completed name of Mr. Kalyan Sahai and total area is 5.4200 (54200.00 Sq.Meter) in favor of 1. Mr. Mohammad Aarif (area 2.9810 Hectare, 29810 Sq Meter out of 5.4200 hectare) 2. Naveen Adwanai s/o Ishwar Adwanai (Area 1.2195 Hactare, 12195 Sq. Meter out of 54200 Sq. Meter) 3. Hitesh Adwani s/o Ishwar Adwani ((Area 1.2195 Hactare, 12195 Sq. Meter out of 54200 Sq. Meter) Registration endorsement dated 07-06-2024, Book no.1, volume no.644, page no.44 Sr.no.202403425102337, additional book no.1, volume no.2373 of page no.581 to 592 Sub-Registrar – Chaksu.

Registered sale deed executed by Mr. Naveen Adwani s/o Ishwar Adwani (Area 1.2195 Hactare, 12195 Sq. Meter out of 54200 sq. meter) and Mr. Hitesh Adawani s/o Ishwar Adawani (Area 1.2195 Hactare, 12195 Sq. Meter out of 54200 sq .meter) of khasra no.715 area 0.34 hectare, khasra no.717 area 0.51 hectare, khasra no.718/1 area 0.10 hectare, khasra no.719/1 area 0.24 hectare, khasra no.720 area 0.19 hectare, khasra no.721/2 area 0.23 hectare, total 6 khasra 1.27 hectare in the name of Teeja w/o Jagdish, Khasra No 718/2 area 0.38 hectare, khasra no.719/2 area 0.31 hectares, khasra no.721/1 area 0.12 hectares, khasra



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no.722 area 0.27 hectares, khasra no 725 area 0.41 hectares, khasra no.726 area 0.24 hectares, khasra no.727 area 0.95, khasra no 728 area 0.22 hectares, khasra no.730 area 0.12 hectare, khasra no. 731 area 0.56 hectares, khasra no. 732 area 0.23 hectare, Total 11 khasras and area 3.81 hectares in favor of Mr. Mohammad Aarif s/o Mohammad Rafiq. Registration endorsement dated 03-06-2025, Book no.1, volume no.678, page no.97 Sr.no.202503425103196 ,additional book no.1, volume no.2511 of page no.25 to 36 Sub-Registrar – Chaksu.

PART V CERTIFICATE OF TITLE

On the basis of the photocopies of the documents scrutinized as referred in Para II subject to conditions mentioned in Para IV, prima facie, I certify that **Mr. Mohammad Aarif s/o Mohammad Rafiq** is the absolute owner in possession having clear marketable title over the property described in Para I, and the said property is available as security against the loan if all Original referred Para VI of final approval with the bank/NBFCs/Financial Institutions/Co-operative banks in the manner as required by law, which will satisfy the condition of creation equitable or simple mortgage (without Possession).

PART VI SEARCH /CHALLAN CERTIFICATE

This is to certify that a search or challan has been conducted by me/us/team in this sub registrar office Churu for a period of 2025-2026 and no registered further transaction found.



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PART VII SUGGESTION/REMARK IF ANY

Current Owner is Nagar Palika Chaksu as per latest Land revenue records Samwat 2076-2079 (Permanent from Year 2019) old Khata no. 238 and New Khata no.234 and 90-A order dated 14-02-2024 Sr.no.2024/7071-7073 under the Rajasthan land revenue act,1956 under section 90-A Agriculture to Non-Agriculture purpose for uses.

Regards



Ankit Jain

Advocate